



GREEN OAKS CROSSING – HOLLY SPRINGS, NC

Mixed-Use Development

SWC Green Oaks Parkway
& Highway 55 Bypass
Holly Springs, NC 27540

Highlights:

Site: 45± Total Acres
Retail: 96,700± SF Retail & Grocery
Restaurant: 25,000± SF
Office: 10,000± SF
Multi-Family: 250 Units
Pricing: Call for Pricing
Traffic Counts: 44,000 VPD NC 55 Bypass

- Affluent area with \$107,003 Average Household Income within 3 Miles
- Located on Hwy 55 & Green Oaks Parkway
- Approximately 1/2 mile south of Holly Springs Towne Center
- Signalized Access to NC 55 Bypass

Outparcels, grocery anchor, junior anchor, build-to-suit and shop space along NC 55 Bypass at Green Oaks Crossing in Holly Springs

The site is situated just south of Holly Springs Towne Center with signalized access and visibility to NC 55 Bypass.

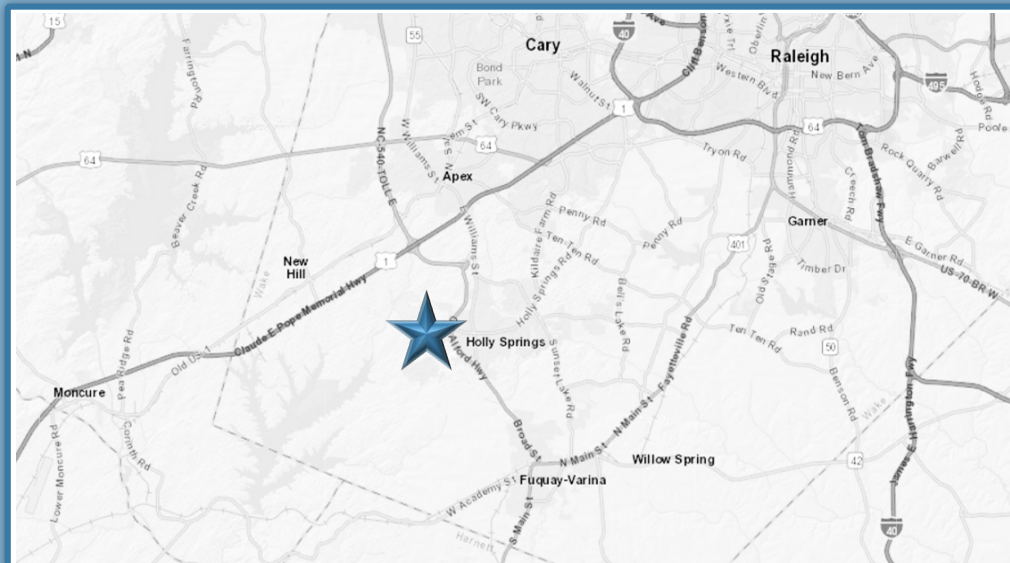
The recently completed Triangle Expressway connects Holly Springs residents to the Research Triangle in less than 20 minutes.

Holly Springs was recently recognized in the Bloomberg Businessweek 2013 list as the “Best Place to Raise Kids in North Carolina.”

National retailers just north include: Starbucks, Target, Petco, Walmart, Marshalls, Michaels, Bed, Bath and Beyond, Pier 1, and Ulta.

DEMOGRAPHICS (2018)	1 MILE	3 MILES	5 MILES
POPULATION	4,329	38,021	78,022
TOTAL HOUSEHOLDS	1,428	12,772	26,647
AVGERAGE HH INCOME	\$101,349	\$107,003	\$106,972

DEMOGRAPHICS (2023)	1 MILE	3 MILES	5 MILES
POPULATION	5,172	44,982	91,624
TOTAL HOUSEHOLDS	1,695	15,027	31,171
AVGERAGE HH INCOME	\$113,221	\$118,733	\$118,233



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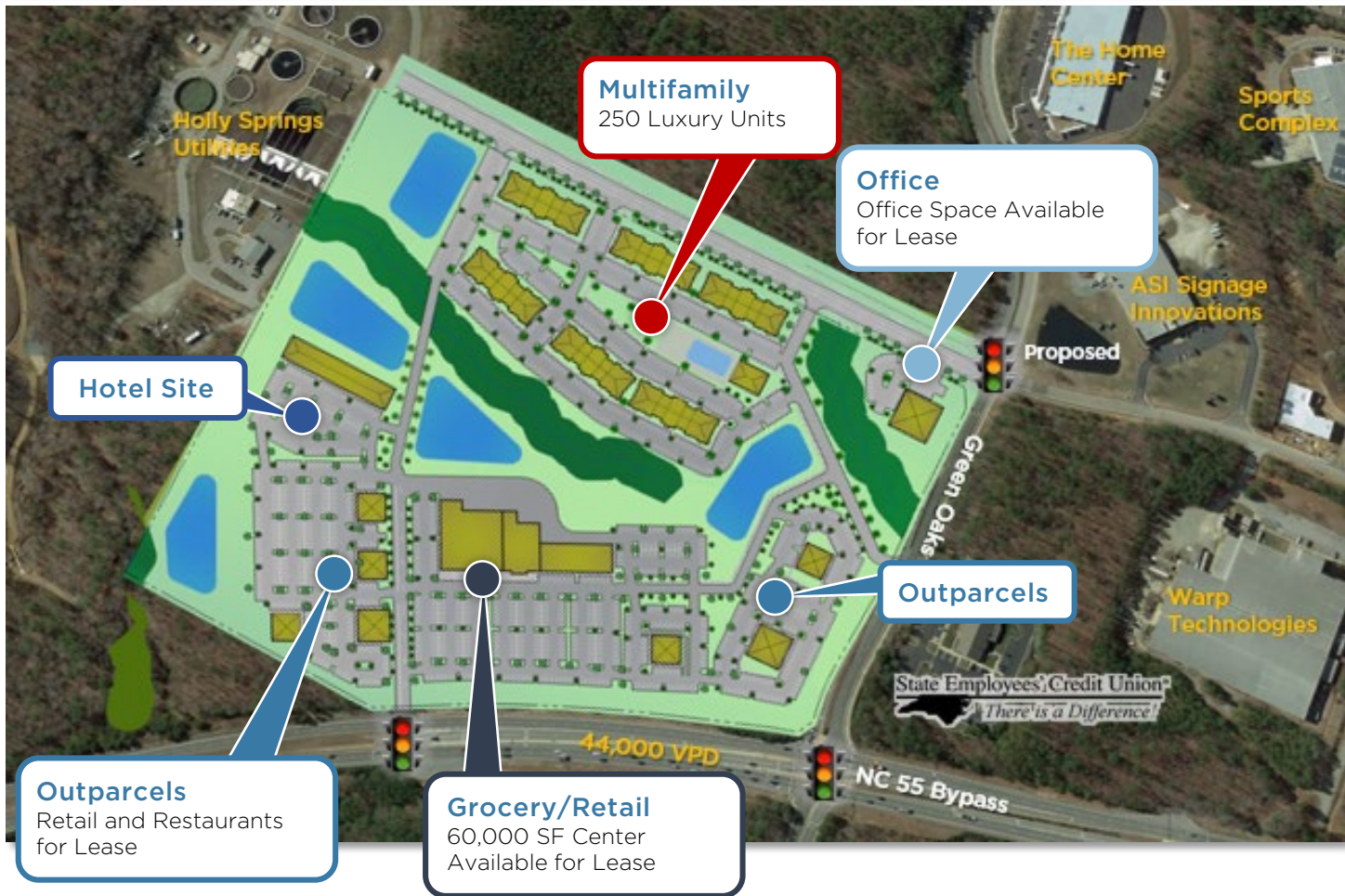
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Holly Springs, NC

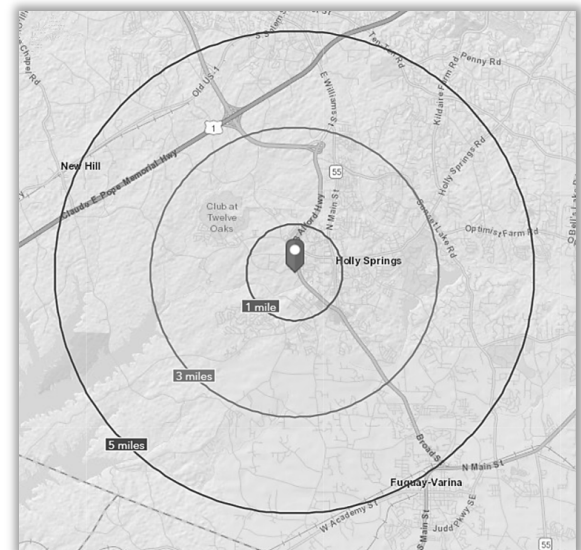


Site Layout Plan



HOLLY SPRINGS, NC AREA FACTS:

- Holly Springs ranks #1 as the safest city in N.C. in a comparison of FBI Crime Report and population data compiled by the home security company SafeWise.
- Holly Springs ranks seventh in affordability. According to a financial analysis website SmartAsset, Holly Springs ranks among the top 10 towns in the state for affordability, taking into consideration home prices, median income, mortgage payments and more.
- Holly Springs ranked seventh nationally and the top small city in North Carolina on the website WalletHub's analysis. WalletHub compared 1,268 cities nationwide between 25,000 and 100,000 population on criteria such as affordability, economic health, education, safety, and quality of life.



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Holly Springs, NC



Retail Aerial

