

# ROSEWOOD CENTRE OUTPARCELS

190 ROSEWOOD CENTRE DR. | HOLLY SPRINGS, NC 27540

Gb Alford Hwy

36,000 VPD



1.59 ac  
FOR SALE

Rosewood Centre Dr

3.35 ac  
FOR SALE



Future  
Restaurant

N Main St

55

14,000 VPD

## CONTACT

CARLA TREPPER  
carla@chambers-group.com  
(919) 900-2201

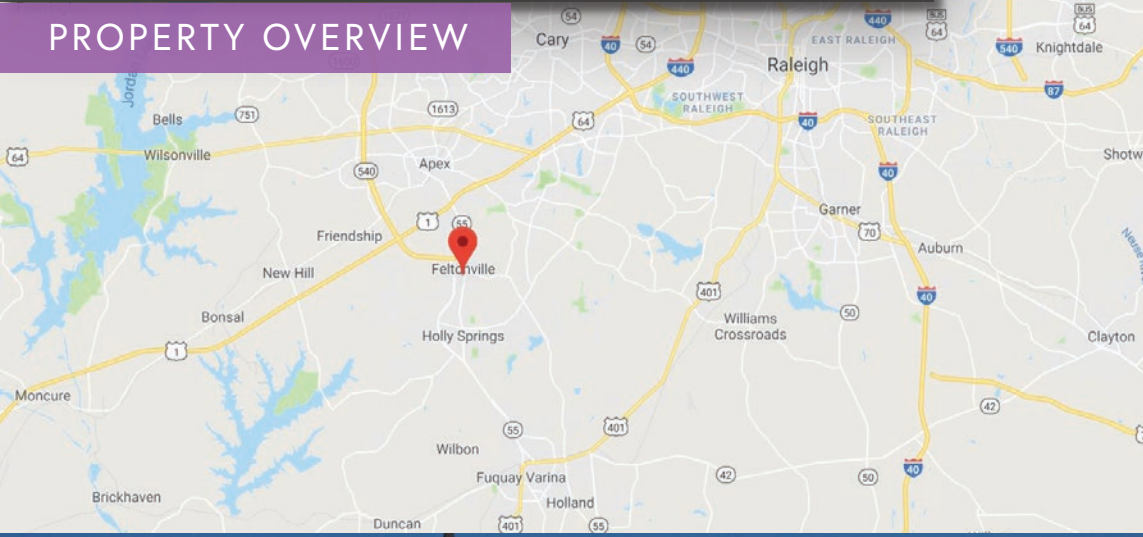


THE CHAMBERS GROUP  
ACCELERATING RETAIL SUCCESS™

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## PROPERTY OVERVIEW



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## PROPERTY DETAILS

- 1.59 Acres for Sale - Pad-ready, Zoning LB
- 3.35 Acres for Sale - Pad-ready, Zoning CB, Can be sub-divided
- No Stormwater Pond Required
- Located between Holly Springs and Apex, just 1 mile North of Ting Park, Holly Springs' athletic complex
- Parcels front Business 55
- Neighboring tenants include Role Model Software Company, Holly Springs Family Dentistry, Vineyard Church of Holly Springs, and Carolina Family Practice and Sports Medicine, Pine Springs Charter School, Kiddie Academy, Pirouette Dance Academy, and restaurant (coming soon)

## MARKET DETAILS

Increased populations in Cary and Apex caused spillover into Holly Springs, creating a booming economy. At a distance of only 18 miles from RTP, the town is propelled by the economic engine of Research Triangle Park (RTP). Holly Springs is home to Ting Park, formerly known as North Main Athletic Complex, and hosts recreational athletic programs, community sports leagues, concerts, community events, and the Holly Springs Salamanders, a collegiate baseball team. Seqirus, a flu vaccine manufacturer, is the town's largest employer. The site is conveniently located less than 5 miles from US-1 and 1 mile to Hwy 540.

## DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
POPULATION	40,203	109,128	366,446
AVG. HH INCOME	\$108,555	\$120,025	\$109,940
BUSINESSES	1,047	2,856	10,428
EMPLOYEES	11,926	35,370	115,861

**XTEAM**  
RETAIL ADVISORS

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Carolina Springs  
Planned Unit Development  
for 396.05 acres  
of mixed use commercial  
and residential

12 Oaks  
Subdivision Phase 9  
Single Family  
Subdivision 439 lots

12 Oaks  
Subdivision Phase 10  
Major Subdivision  
for 192 lots

12 Oaks  
Subdivision Phase 1  
Single Family  
Subdivision 236 lots

12 Oaks  
Subdivision Phase 2  
Single Family  
Subdivision 393 lots

Oakview  
Elementary

Future  
Residential

**Holly Springs  
Business Park**

Duke Health  
Medical Office  
Development Plan  
for 72,291 sqft  
of office space

Seqirus  
550 Full-Time  
#1 Largest Employer  
(Holly Springs)

Trinity Creek Subdivision  
Single Family  
Subdivision 340 lots

US-1 2.0 mi  
NC-540 0.65 mi

★ **SITE**

**Holly Springs Towne Center**

New Hill Place Apartments  
Apartment complex  
with 288 units

SAL AMANDELL'S

HOLLY  
SPRINGS

FOOD LION

W

RITE  
AID

2018 Market  
Subdivision  
Townhomes & single  
family homes 344  
units combined

Town Hall Commons  
Development plan for  
a 45,000 sqft mixed  
use (office, retail,  
restaurant) building

**Holly Springs Crossing**

The Block  
Development plan  
for a 52,810 sqft  
mixed use building

**South Park Village**

HOLLY SPRINGS SURGERY CENTER

**Shoppes at Holly Springs**

SHAPFITNESS 24-7  
DUNKIN' DONUTS

ALDI

Exchange at  
Holly Springs  
Development Plan for  
316 multifamily units

Collins Park  
Commercial  
Subdivision

Pecan Grove South  
Apartment complex 174  
units, commercial space

Wildwood Subdivision  
Single Family  
subdivision 157 lots

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