



4928 LINKSLAND DRIVE

HOLLY SPRINGS, NORTH CAROLINA 27540
OFFICE FOR LEASE

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
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4928 Linksland Drive

RETAIL & OFFICE FOR LEASE IN HOLLY SPRINGS

PROPERTY FEATURES

- » Office building with ground floor retail in Holly Springs less than three miles from NC Highway 55, the new Rex Holly Springs Hospital, and downtown Holly Springs
- » High visibility corner at signalized intersection
- » Walkable neighborhood setting
- » Rapidly growing market with more than 3,000 homes approved or under construction

ADDRESS	4928 Linksland Drive Holly Springs, NC 27540
BUILDING SIZE	37,567 SF (3 stories)
YEAR BUILT	1998 & 2017
PARKING	84 surface spaces
ZONING	Planned Unit Development

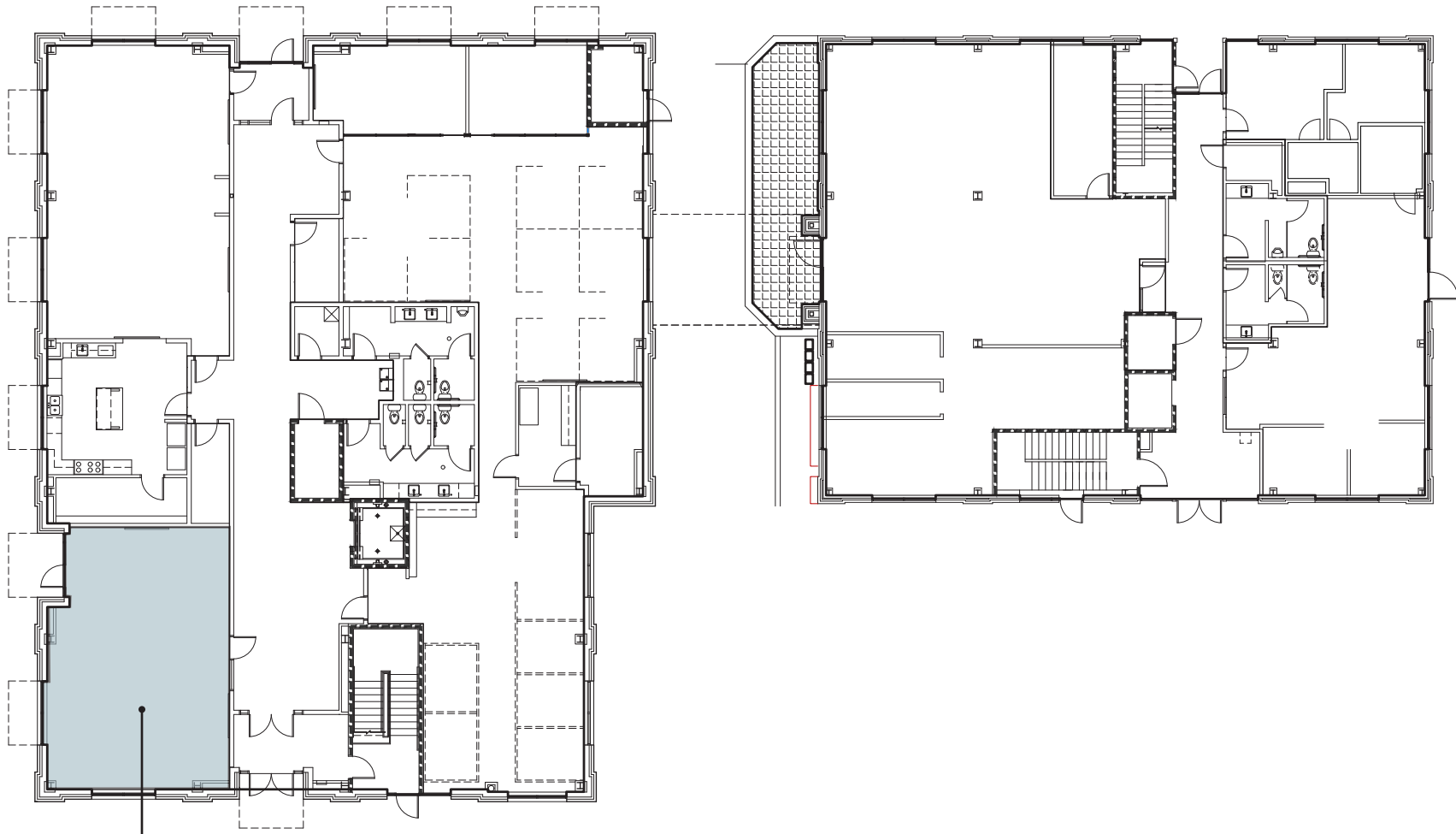
AVAILABLE SPACE

SUITE 102*	» 1,802 RSF
\$29.50 SF/yr Full Service Tenant responsible for janitorial	» Shared amenities include conference/training room and breakroom
<i>*Official suite number to be assigned by the Town</i>	» Move-in ready
SUITE 300	» 7,885 RSF
\$29.50 SF/yr Full Service	» Mix of private offices and open area along with conference and break room
	» In-suite restrooms
	» Shared amenities include conference/training room and breakroom on first floor



First Floor

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Suite 102
1,802 RSF
\$29.50/SF Full Service

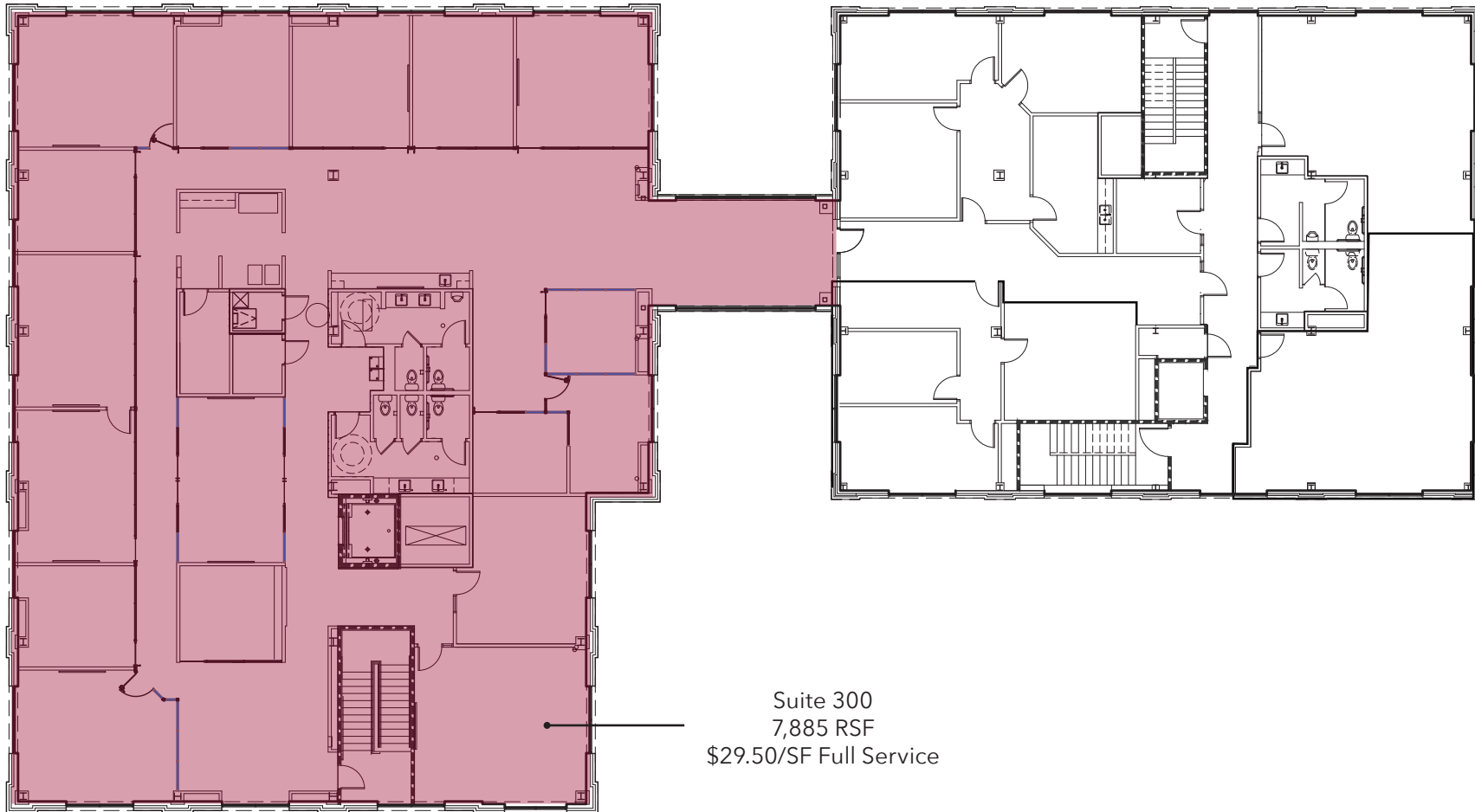
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Third Floor

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Suite 300
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Photos

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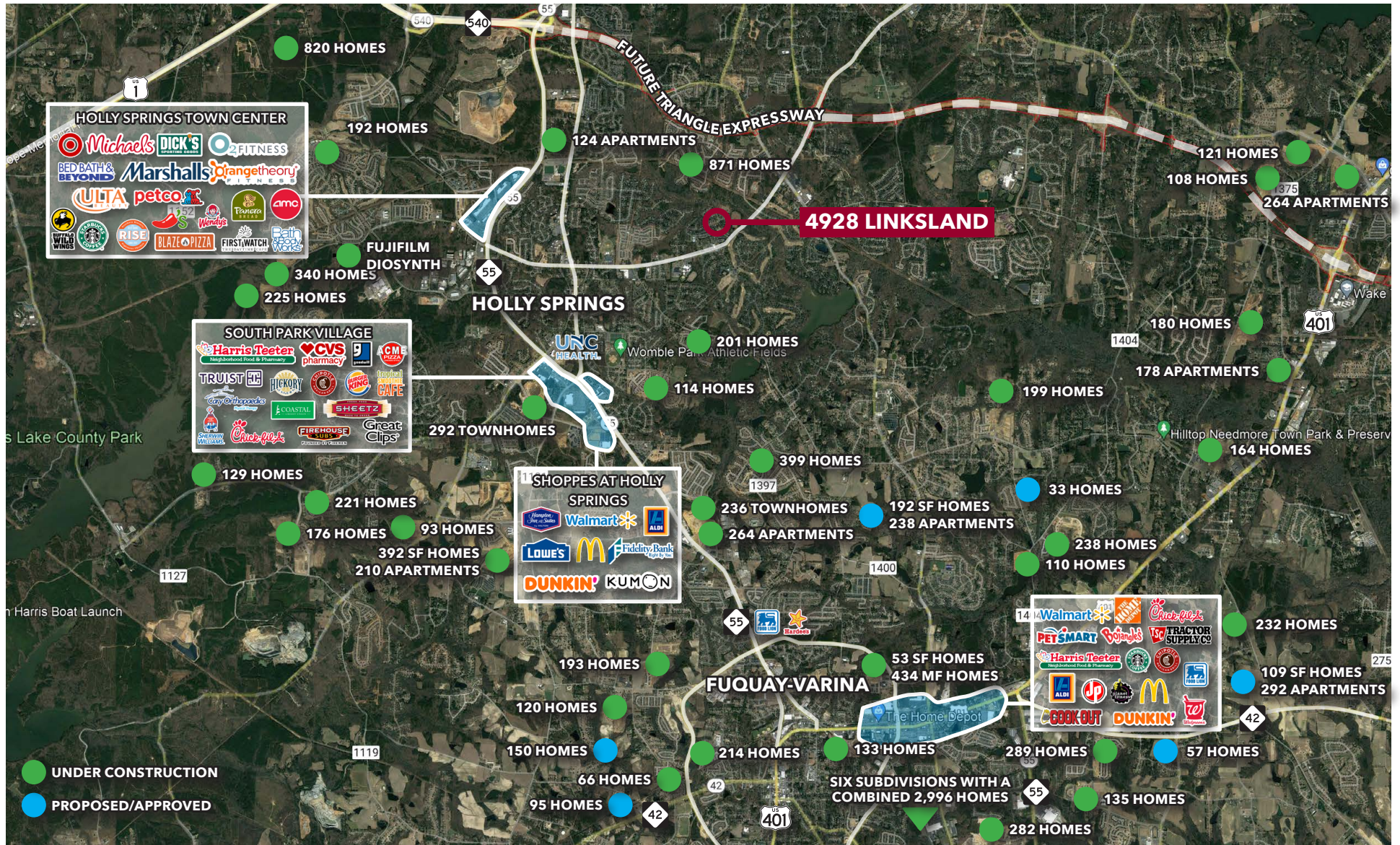
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Area Amenities

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Location

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	1 MILE	3 MILES	5 MILES
2022 Population	9,245	55,388	116,837
2010-2022 Population Growth	30.4%	55.2%	55.0%
2027 Projected Population	9,736	60,069	126,831
Daytime Population	6,951	45,409	96,435
Bachelor's Degree or Higher	42.8%	40.1%	38.4%
Median Age	35.6	35.1	35.3
Average Household Income	\$176,074	\$153,477	\$148,863
Average Home Value	\$433,237	\$414,281	\$426,269

#2 Safest Town in North Carolina
MoneyGeek, 2023

#1 Best Cities in North Carolina to Get a Job
Zippia, 2019

#5 Best Place to Live in NC to Raise a Family
WalletHub, 2019



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