



102 HYANNIS DRIVE

HOLLY SPRINGS, NC 27540

1,038 SF

FOR LEASE

LISTING BROKER:

SHELLEY BHATIA, CCIM
SR. VICE PRESIDENT

919.645.1421 (O) | 910.273.8474 (M)
SBHATIA@TRADEMARKPROPERTIES.COM



1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

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PROPERTY HIGHLIGHTS

- › 1,038 SF office condo for lease
- › Perfect for office, medical office, or educational center
- › Multiple layouts possible based on the tenants need
- › Single-story office condos with neighboring tenants such as:
 - › Klooster Family Dentistry,
 - › Holly Springs Pediatrics
 - › Massage Ingenuity
- › Conveniently located just off of Hwy 55/N. Main Street and Hyannis Drive
- › Across from the newly built Pine Springs Prep Academy
- › Close to several residential, medical, office, and retail developments
- › Fantastic location only one mile from Ting Athletic Park and two miles from Holly Springs Towne Center



LEASE RATE:
\$26.00, NNN

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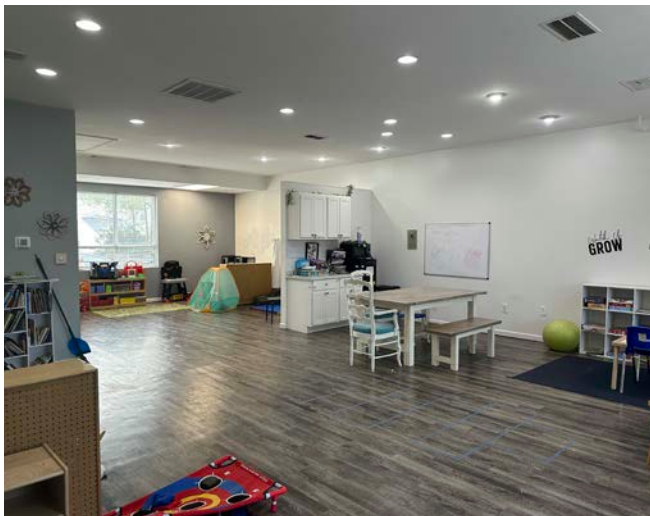
PROPERTY PHOTOS



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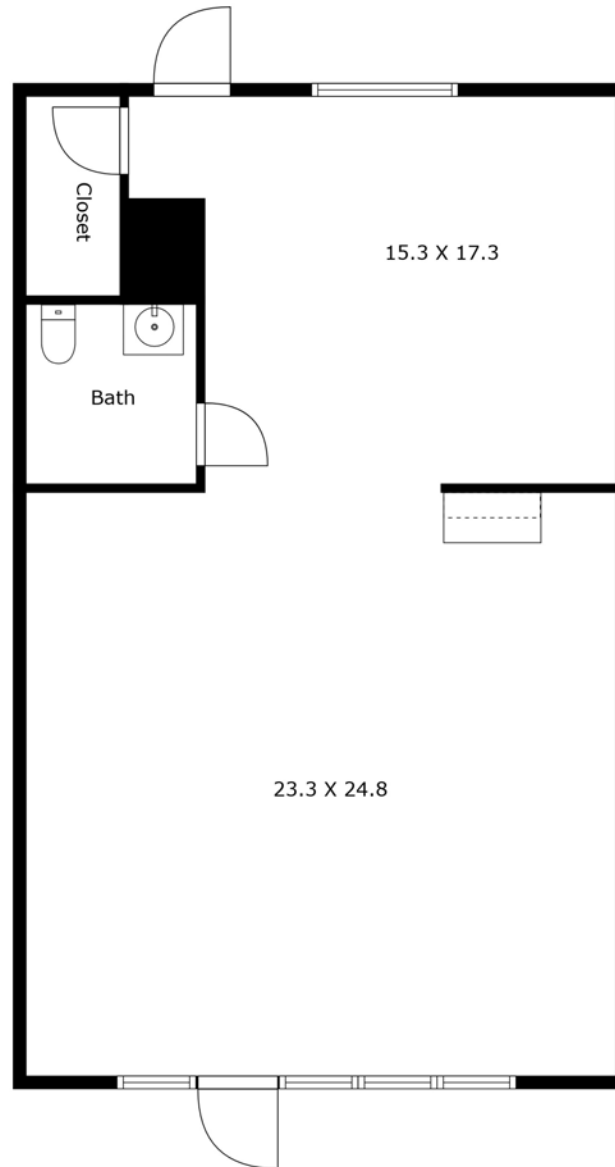
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FLOOR PLAN



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RETAIL MAP



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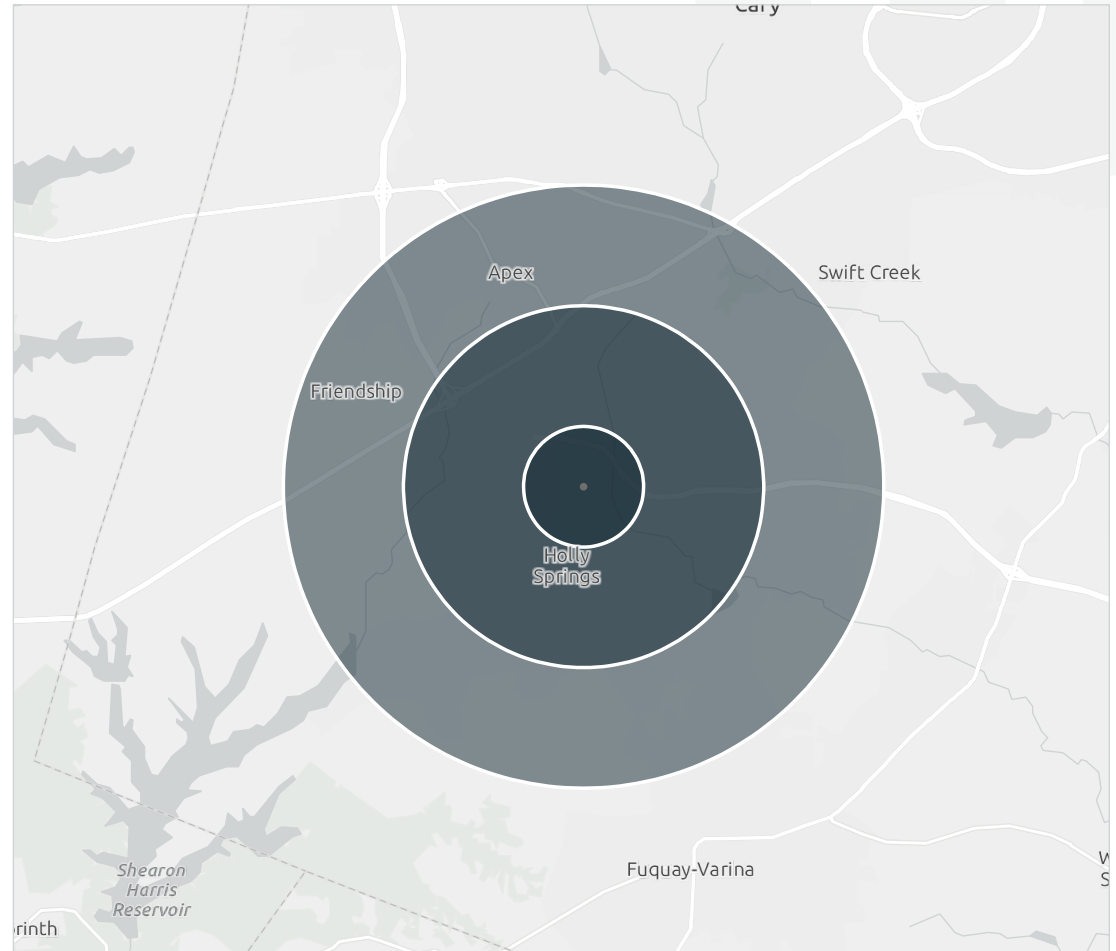
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DEMOGRAPHICS

	1 MILE	
	2023	2028 (Projected)
POPULATION	8,915	9,575
AVERAGE HOUSEHOLD INCOME	\$144,222	\$164,235

	3 MILE	
	2023	2028 (Projected)
POPULATION	47,043	50,267
AVERAGE HOUSEHOLD INCOME	\$159,004	\$182,726

	5 MILE	
	2023	2028 (Projected)
POPULATION	125,962	134,563
AVERAGE HOUSEHOLD INCOME	\$165,939	\$188,893



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