

# TRADE WINS COMMERCIAL COMPLEX

135 OLD FAYETTEVILLE RD, LELAND, NC 28451



## PROPERTY DESCRIPTION

Located in Leland, NC's vibrant Mixed Use Gateway District, the Trade Wins Commercial Complex offers flexible leasing options on a full service basis, including power and utilities. The facility boasts 480v 3-phase electric service with numerous step-down transformers, catering to a wide range of power needs. The complex includes three shop bays, each with separate access and available office space. There is ample parking, and even limited potential for leasing of yard space. Additionally, the facility features a common reception area and bathrooms. Call today to discuss our potential to meet your needs.

## PROPERTY HIGHLIGHTS

- Centrally located flex space
- Heavy power 480 V-3 phase

## OFFERING SUMMARY

Lease Rate:	\$4,050.00 - 5,000.00 per month (Full Service)
Number of Units:	3
Available SF:	3,240 - 4,272 SF
Lot Size:	95,776 SF
Building Size:	11,872 SF

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,606	25,406	92,214
Total Population	3,822	52,384	196,252
Average HH Income	\$71,319	\$60,182	\$65,353

## KENNETH FISHER

Broker / REALTOR

910.616.2123

kfisher@beachtownbrokers.com

NC #227264



ESSENTIAL

Each office independently owned and operated

1650 Military Cutoff Rd | Ste 100  
Wilmington, NC 28403

910.616.2123

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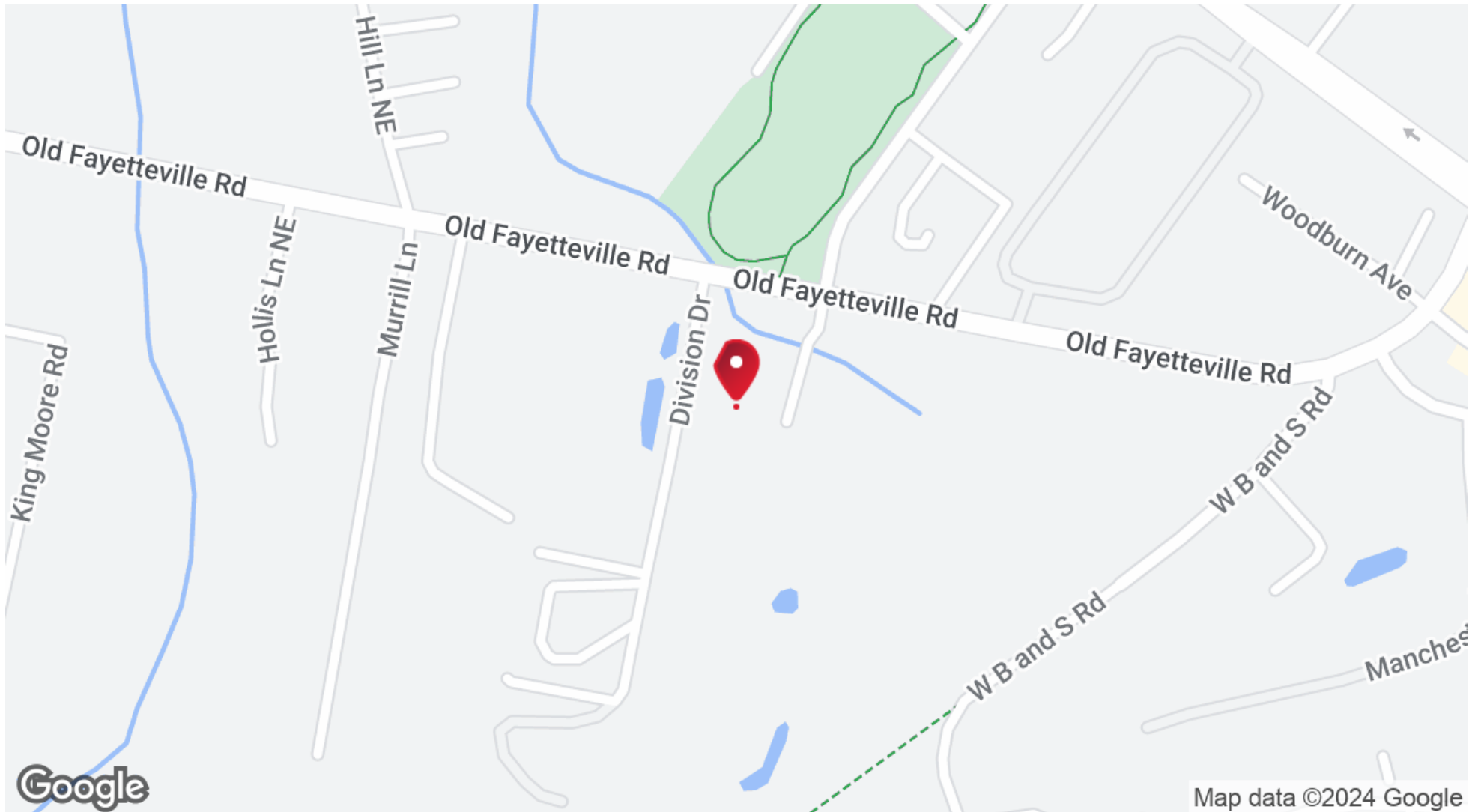
FOR LEASE

INDUSTRIAL PROPERTY

LOCATION MAP

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## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	3,240 - 4,272 SF	Lease Rate:	\$4,050.00 - \$5,000.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit A	Available	3,240 - 3,480 SF	Full Service	\$4,050 per month	Unit A includes a 3250 SF open flex space with one large roll up door (18ft X 12ft) and for an additional monthly fee a 12 X20 office space is available. Common space shared among 3 tenants includes entry/ reception area and 2 bathrooms. Air compressor on site.
Unit B	Available	4,272 SF	Full Service	\$5,000 per month	Unit B features 4272 SF of open flex space, one roll up door, and for an additional monthly fee a spacious office space is available. Common space shared among 3 tenants includes entry/ reception area and 2 bathrooms. Air compressor on site.



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ADDITIONAL PHOTOS

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FOR LEASE

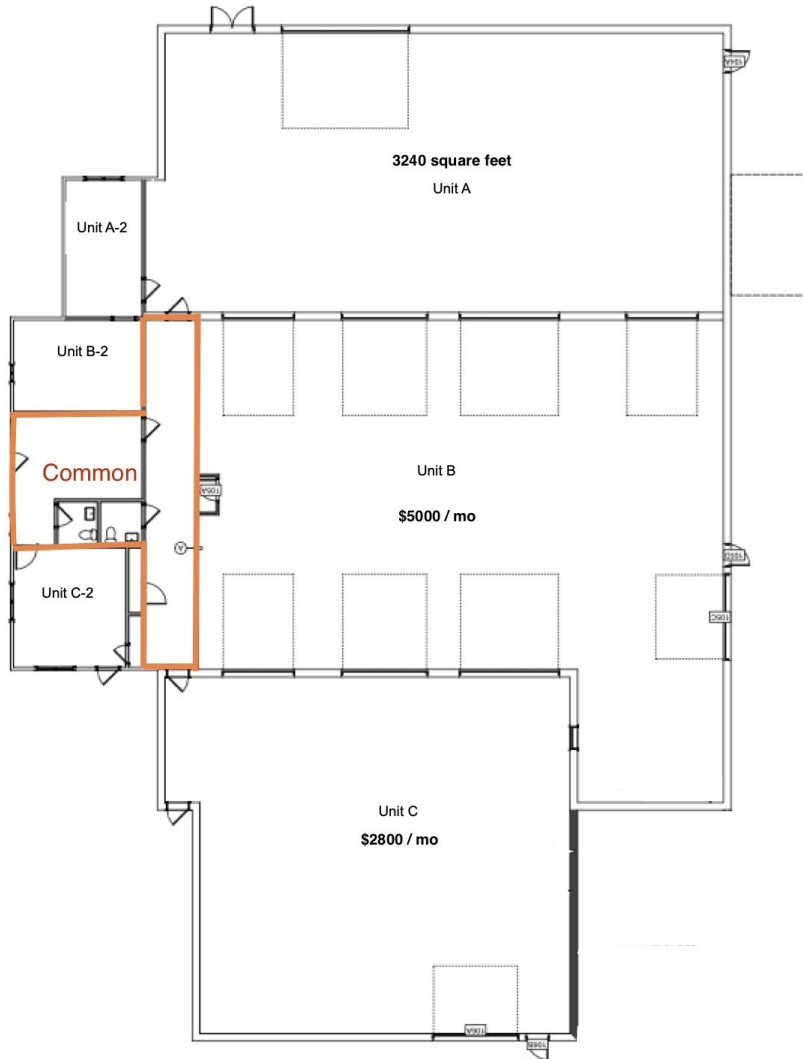
INDUSTRIAL PROPERTY

SITE PLANS

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(Not to Scale)



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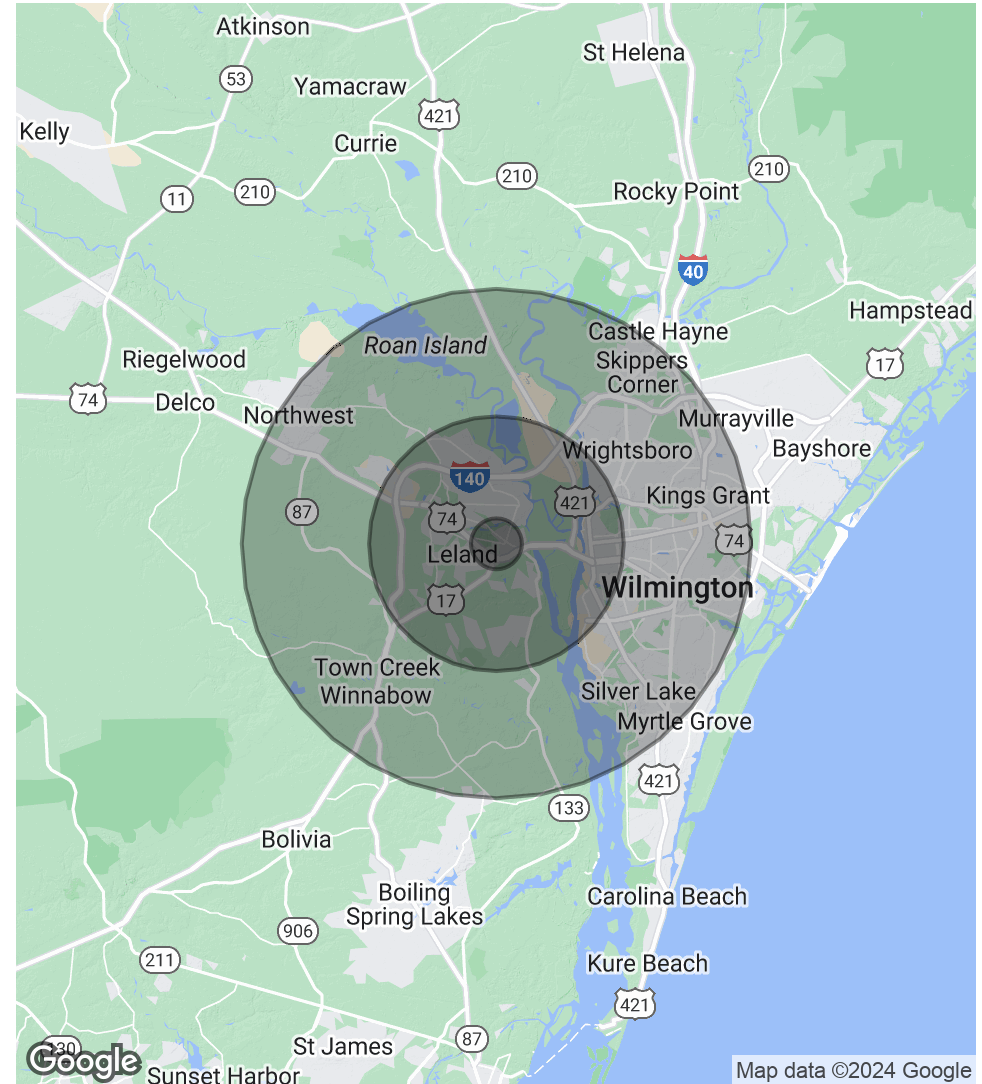
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,822	52,384	196,252
Average Age	46.5	42.3	39.8
Average Age (Male)	48.5	41.1	38.6
Average Age (Female)	45.3	44.0	41.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,606	25,406	92,214
# of Persons per HH	2.4	2.1	2.1
Average HH Income	\$71,319	\$60,182	\$65,353
Average House Value	\$248,630	\$223,551	\$205,185

\* Demographic data derived from 2020 ACS - US Census



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