



OFFICE/LAND | 104 CAROLINA AVENUE | LELAND, NC

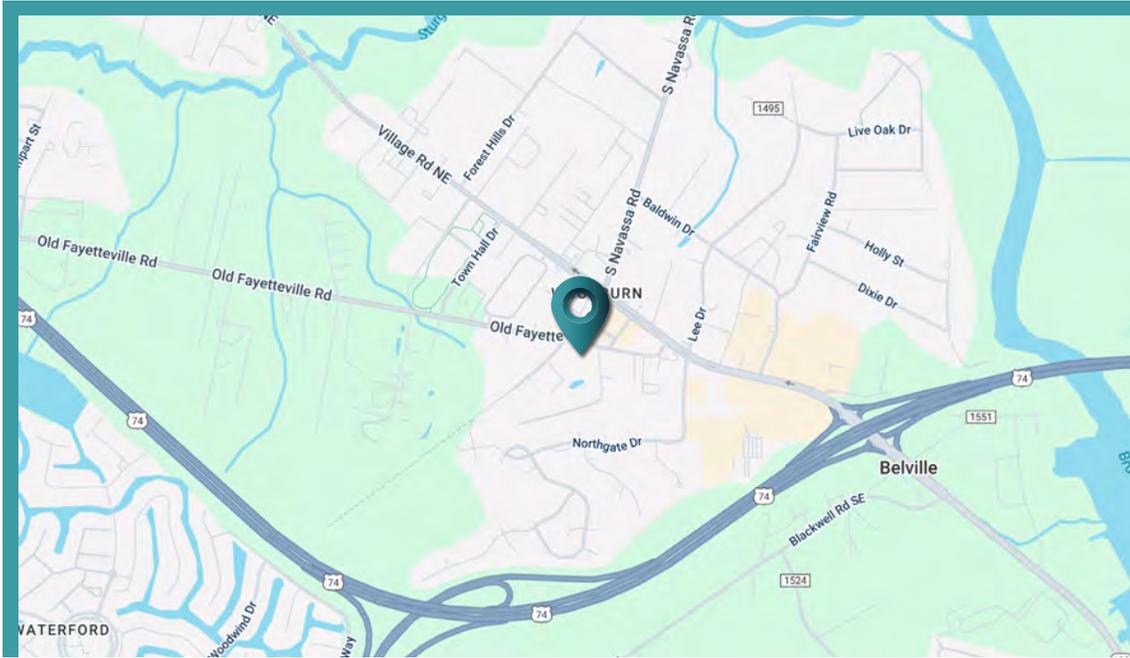
PHILLIP WINSOR
786 778 8764
phillip.winsor@scpcommercial.com

FOR SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpcommercial.com



**Sun Coast
Partners**
COMMERCIAL



104 Carolina Avenue Leland, NC 28451

AVAILABLE SPACE'	1,587 SF
ACREAGE'	1.4 Acres
SALE PRICE	\$450,000
EXPENSES	\$1,724
ZONED	T40
OPPORTUNITY ZONE	Yes
SIGNAGE	Freestanding

Existing Building with Laydown Yard – Ideal for Small Office or Future Redevelopment

The existing 1,587 SF structure at 104 Carolina Ave offers immediate functionality as a small office with a laydown area, ideal for contractors, service providers, or small businesses in need of workspace and outdoor storage. Situated on a generous 1.4-acre parcel zoned T40 (Urban Mixed Use), the property is well-suited for current operations and presents a compelling redevelopment opportunity for commercial or mixed-use projects.



*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

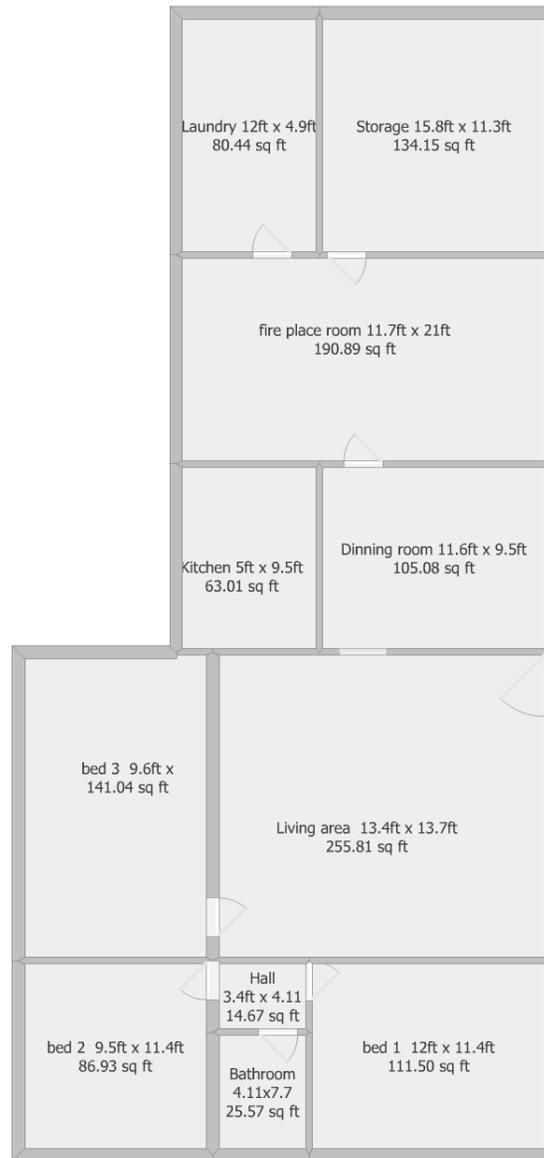
OFFICE/LAND | 104 CAROLINA AVENUE | LELAND, NC

SALE

PHILLIP WINSOR
786 778 8764
phillip.winsor@scpcommercial.com



Floor Plan



OFFICE/LAND | 104 CAROLINA AVENUE | LELAND, NC

SALE

PHILLIP WINSOR
786 778 8764
phillip.winsor@scpcommercial.com



Located in the fast-growing town of Leland, NC, part of the Wilmington MSA.



6 miles to Downtown Wilmington's Central Business District (CBD) (approx. 10 minutes)

16 miles to Wrightsville Beach, offering easy access to coastal amenities (approx. 25 minutes)

30% population growth in the past decade, making it one of the fastest-growing towns in North Carolina

25K+ Population has grown from 13,500 in 2010 to over 25,000 in 2024, with continued growth projected

75K Median household income of ~\$75,000, with a strong base of professionals, families, and retirees.

OFFICE/LAND | 104 CAROLINA AVENUE | LELAND, NC

SALE

PHILLIP WINSOR
786 778 8764

phillip.winsor@scpcommercial.com



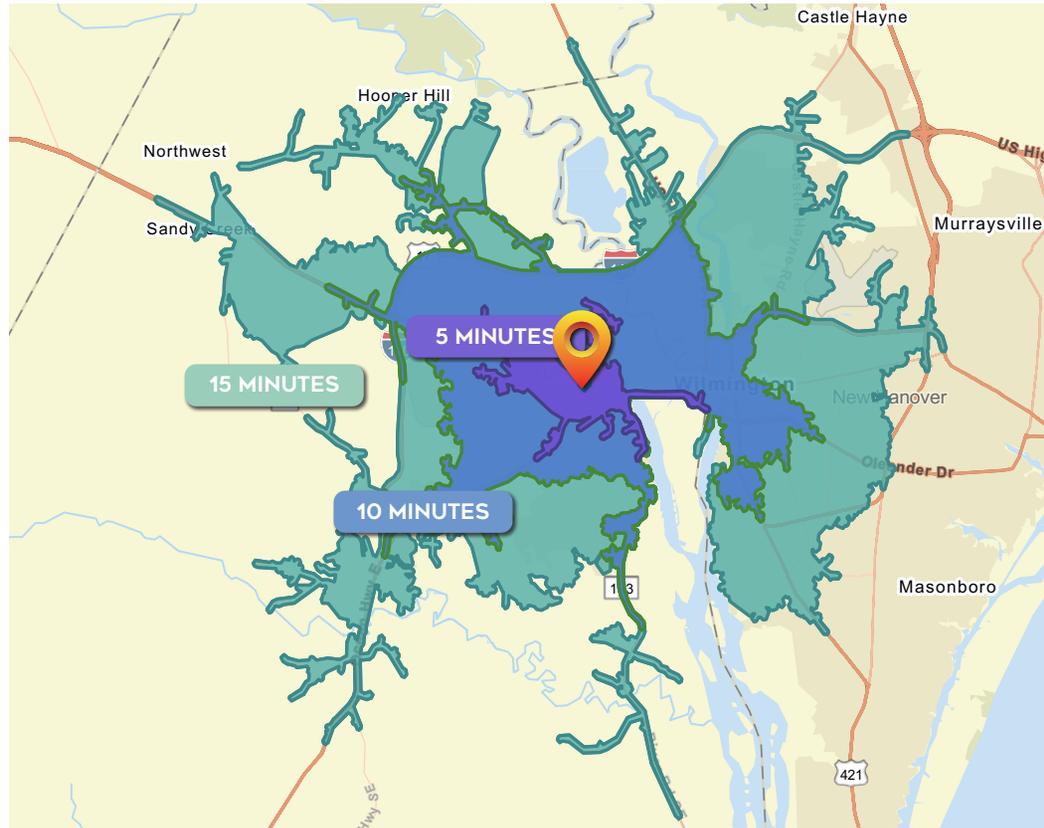


OFFICE/LAND | 104 CAROLINA AVENUE | LELAND, NC

SALE

PHILLIP WINSOR
786 778 8764
phillip.winsor@scpcommercial.com





DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	7,219	44,216	109,179
Average Age	42.9	43.6	42.1
Households	3,062	20,603	50,730
Average HH Size	2.36	2.13	2.12
Median HH Income	\$75,259	\$75,435	\$71,183
Average HH Income	\$90,942	\$93,872	\$92,498
Per Capita Income	\$38,790	\$44,004	\$42,996

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

OFFICE/LAND | 104 CAROLINA AVENUE | LELAND, NC

SALE

PHILLIP WINSOR
786 778 8764
phillip.winsor@scpcommercial.com

