

FOR LEASE: FLEX/OFFICE WAREHOUSE SPACE

FLEX SPACE FOR LEASE

2169 & 2171 HWY 172 | SNEADS FERRY, NC





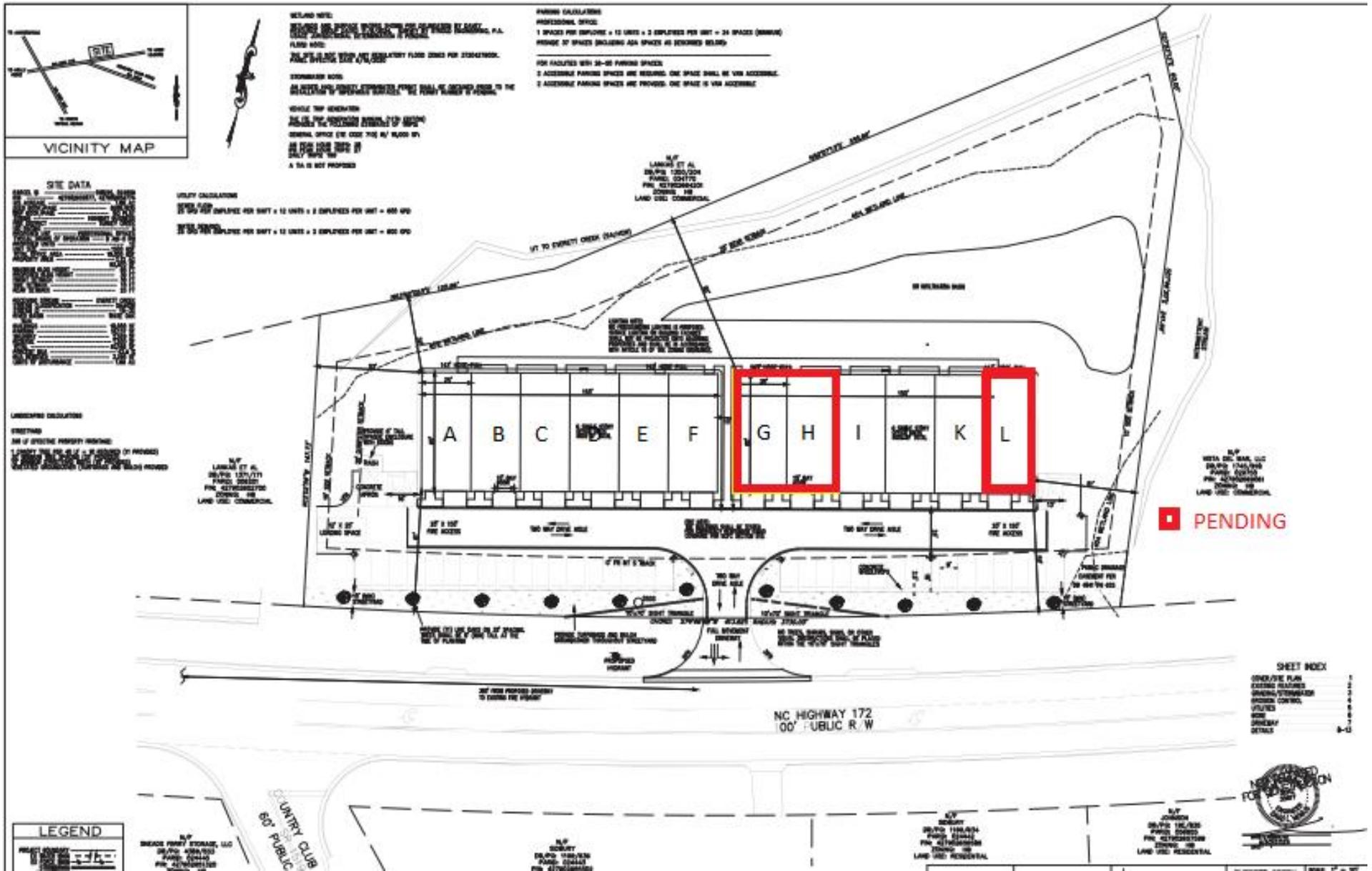
SUMMARY

Twelve ±1,500 SF flex/office warehouse units available for lease in Sneads Ferry, with an anticipated delivery in Fall 2026. Construction is scheduled to begin in January 2026. Each unit will include 1,500 SF of flex/warehouse space featuring a front and rear personnel door and a 12' x 14' front roll-up door. Units will be delivered with approximately 500 SF of temperature-controlled office buildout and one ADA-compliant restroom, with the balance of the space remaining as raw warehouse.

Sneads Ferry is experiencing rapid residential and commercial growth, driven by strong population increases and its proximity to Camp Lejeune, Topsail Island, and the expanding Hampstead/Surf City corridor. Located along the high-visibility US Highway 172 corridor, the property is surrounded by established and growing retail, restaurant, and service amenities, offering immediate access to daily traffic patterns.

ADDRESS	2169 & 2171 US Highway 172 Sneads Ferry, NC 28460 Onslow County
AVAILABLE SF	Twelve ± 1,500 SF units across two buildings, up to ± 9,000 SF contiguous
DELIVERY DATE	~Fall 2026
LEASE RATE	\$2,450.00 / month (includes base rent and TICAM) Tenant responsible for separately metered utilities.
ZONING	HB—Highway Business (Onslow County)

SITE PLAN



RENDERINGS



Simulated Render

Back Sidewall



RENDERINGS



Simulated Render



Simulated Render

GIS AERIAL





DEMOGRAPHICS



16,813

POPULATION
WITHIN A 5-MILE RADIUS



\$100,562

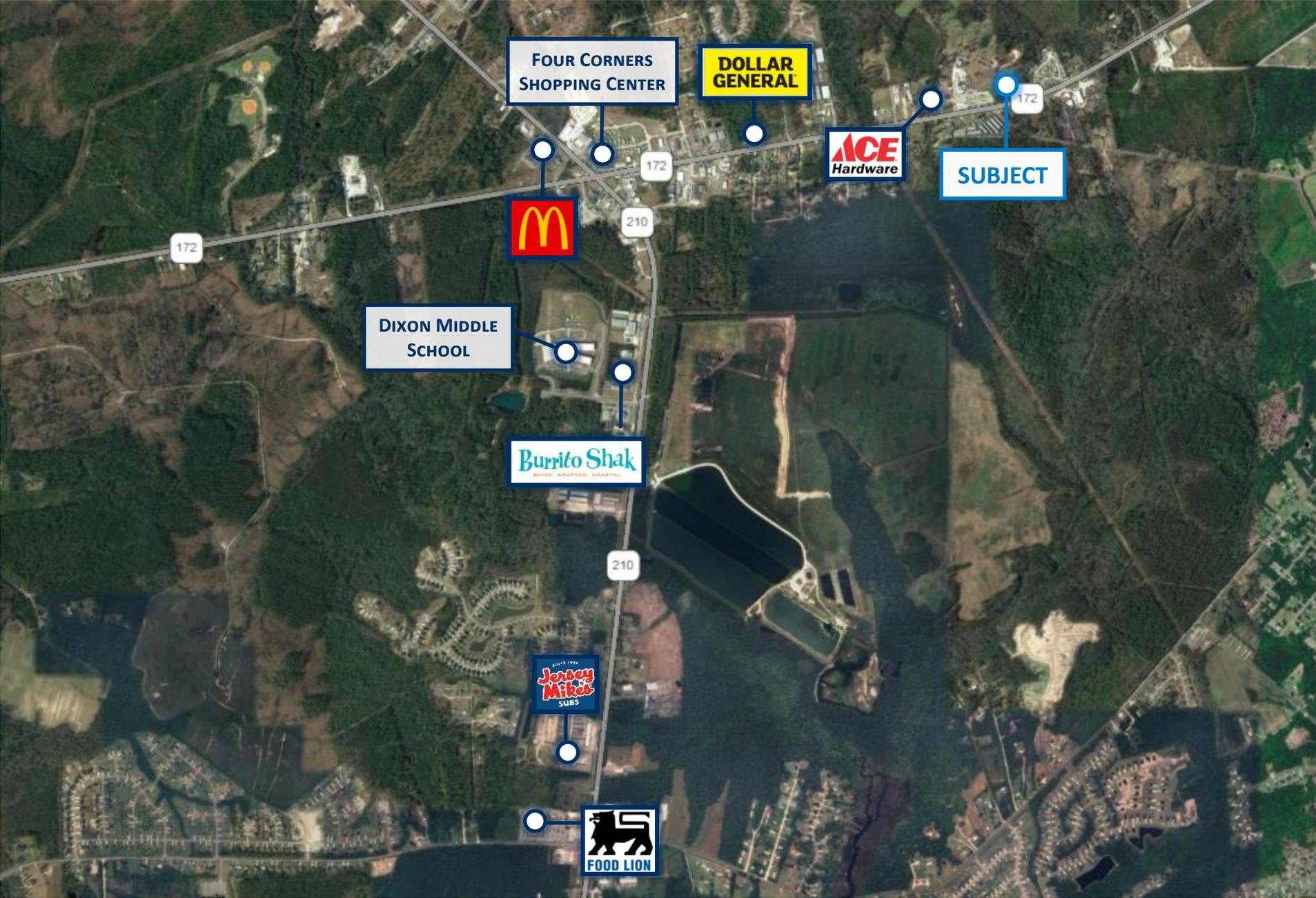
AVERAGE HOUSEHOLD INCOME
WITHIN A 3-MILE RADIUS



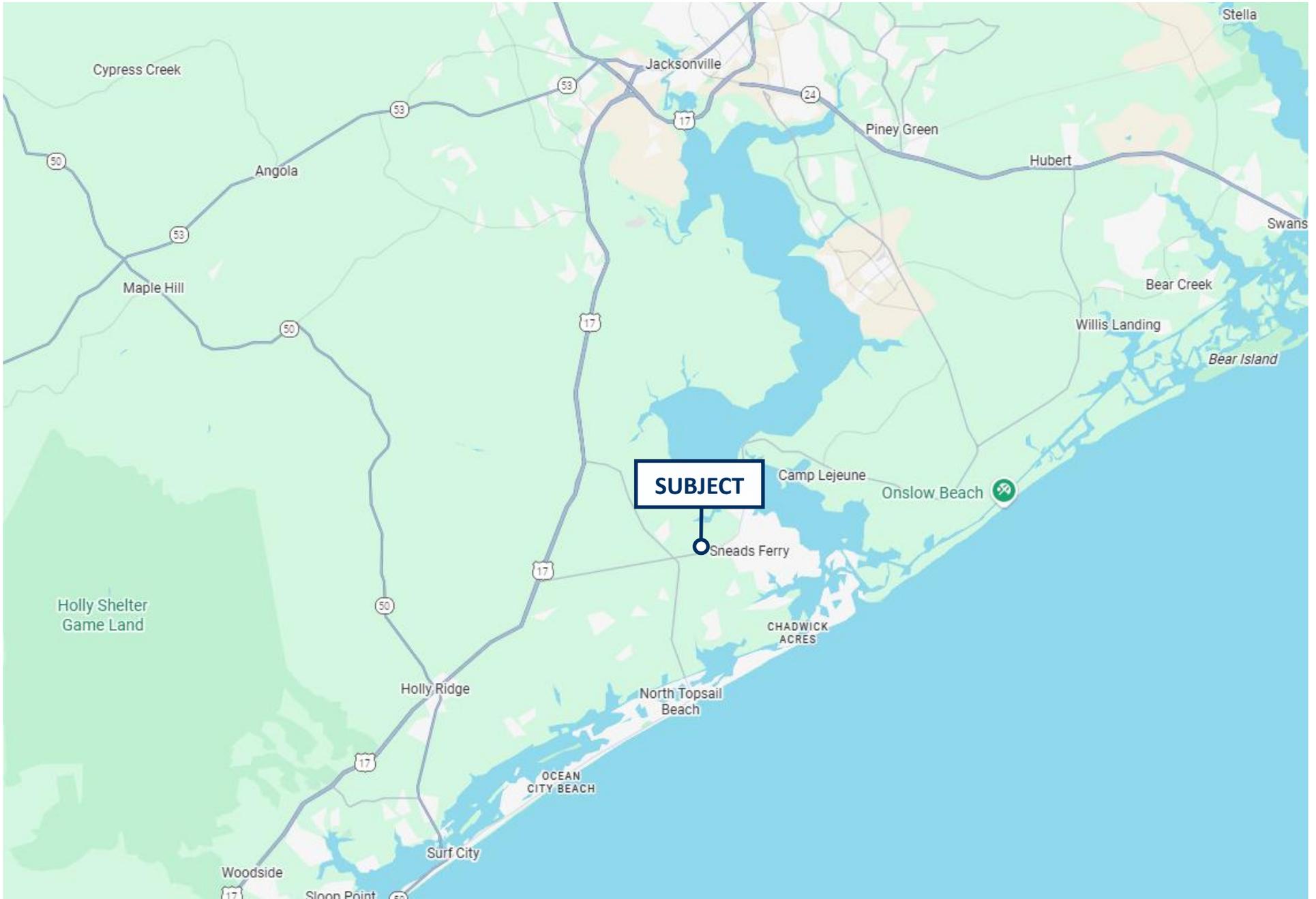
3.20%

EXPECTED POPULATION GROWTH BY 2030
WITHIN A 1-MILE RADIUS

AERIAL MAP



LOCATION MAP





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