



1.38±
ACRES

1.38+/- ACRE COMMERCIAL LOT FOR SALE

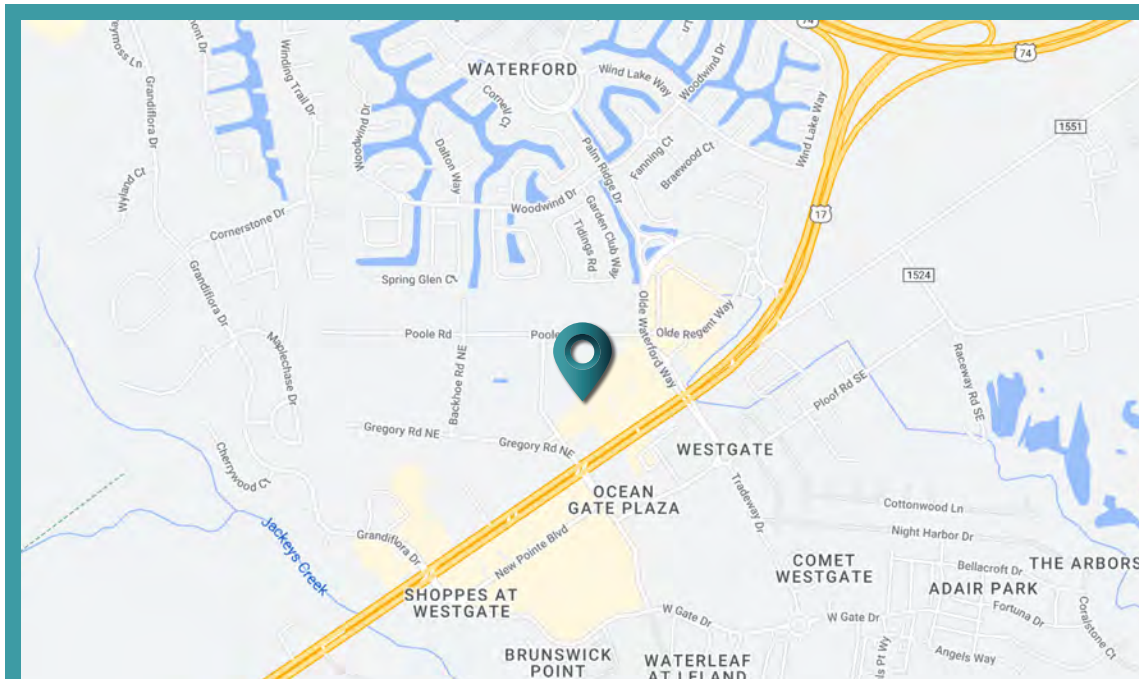
DON HARLEY, JR
MASON WATKINS

FOR SALE

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



Sun Coast
Partners
COMMERCIAL



30 Waterford Business Center Way Leland, NC 28451

ACREAGE*	1.38± Acres
SALE PRICE	\$1,150,000
ZONING	BH (Belville)
APN	0470003512

*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.

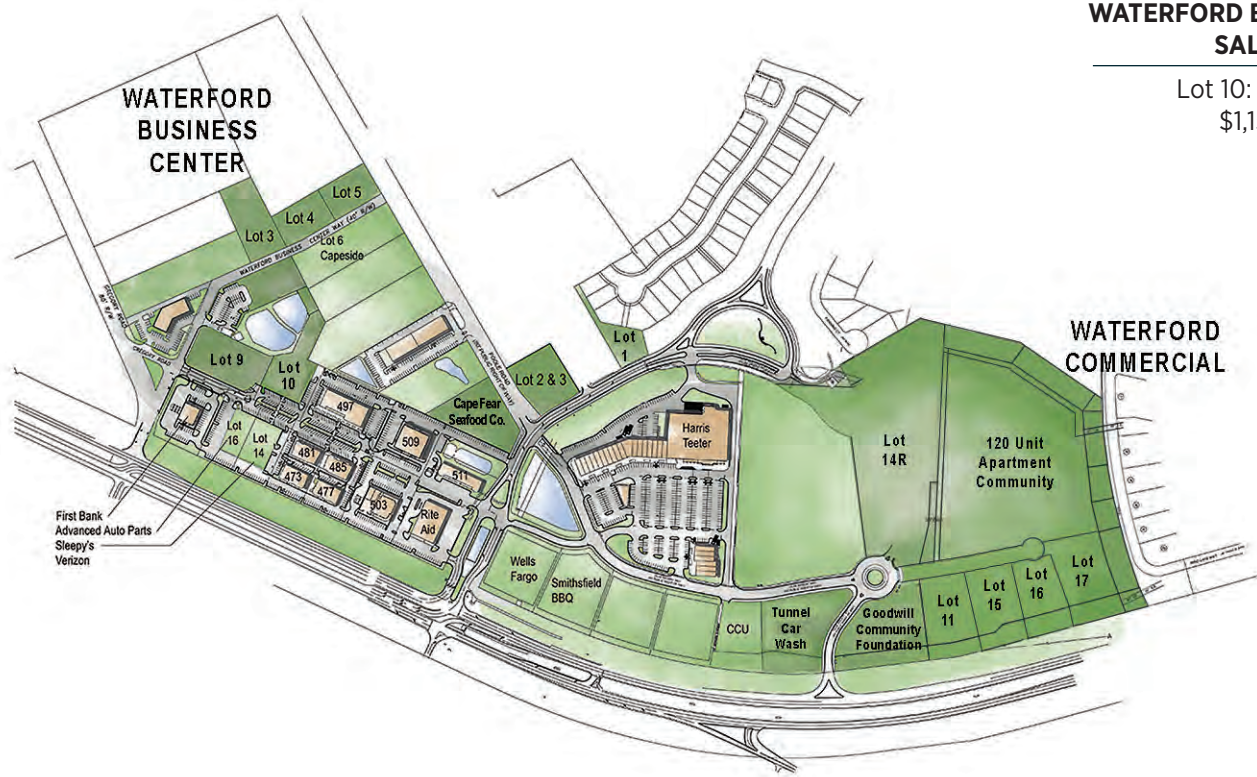
1.38 ± acre parcel available in Waterford Business Center on US HWY 17, in Leland, NC. Located in one of the fastest growing areas in the state, this property is in close proximity to many national retailers, dining options, and master planned communities allowing for potential businesses to establish themselves in a vibrant and thriving area. Business Highway (BH) zoning by the Town of Belville supports a wide range of commercial uses.

SALE 1.38+/- ACRE COMMERCIAL LOT FOR SALE

DON HARLEY, JR
910 262 3148
don.harley@scpcommercial.com

MASON WATKINS
704 661 4077
mason.watkins@scpcommercial.com





**WATERFORD BUSINESS CENTER
SALES KEY**

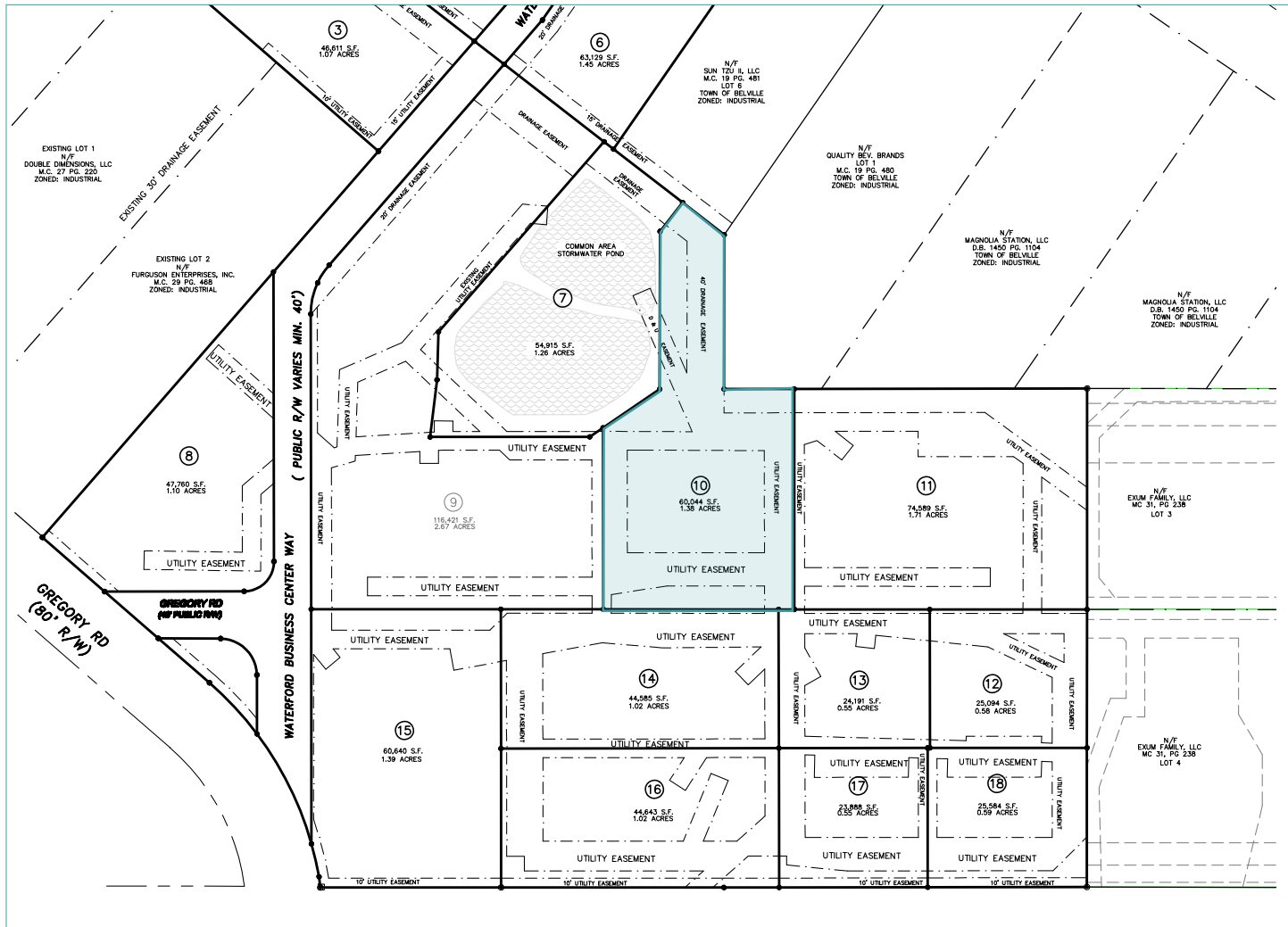
Lot 10: 1.38 Acres*
\$1,150,000

SALE 1.38+/- ACRE COMMERCIAL LOT FOR SALE

DON HARLEY, JR
910 262 3148
don.harley@scpcommercial.com

MASON WATKINS
704 661 4077
mason.watkins@scpcommercial.com





SALE 1.38+/- ACRE COMMERCIAL LOT FOR SALE

DON HARLEY, JR
 910 262 3148
don.harley@scpcommercial.com

MASON WATKINS
 704 661 4077
mason.watkins@scpcommercial.com



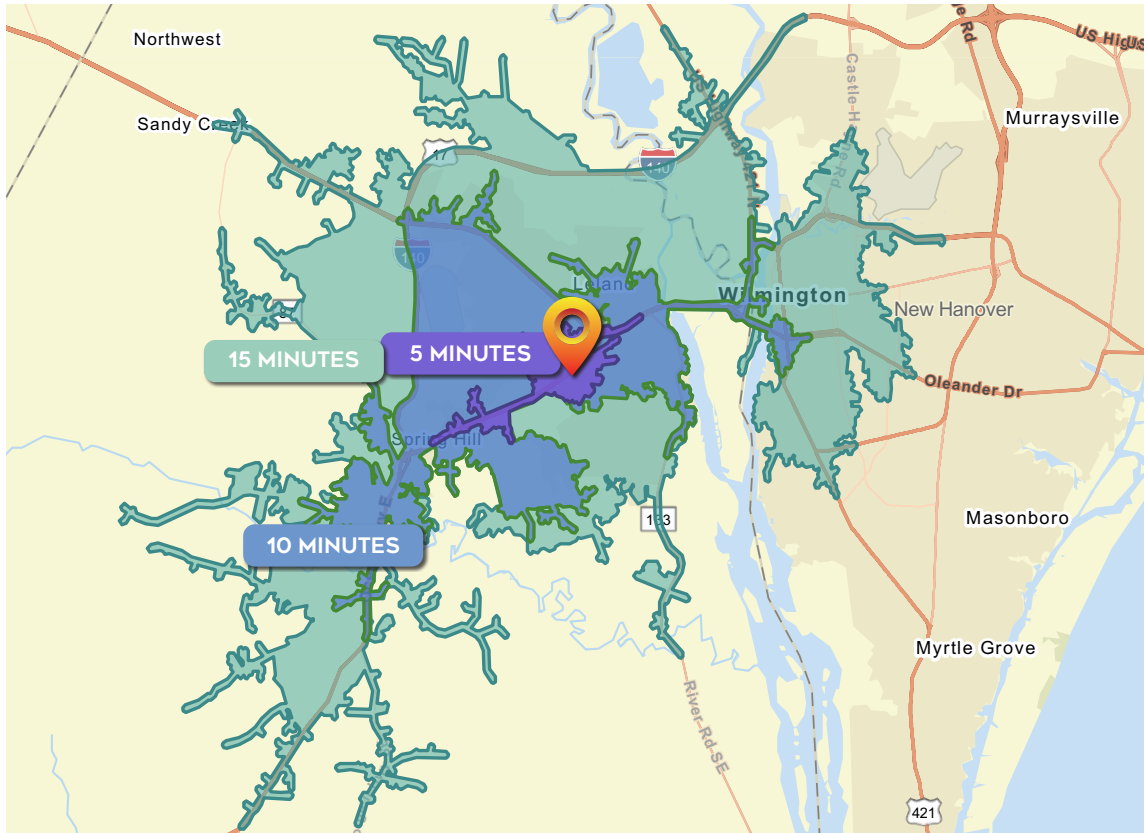


SALE 1.38+/- ACRE COMMERCIAL LOT FOR SALE

DON HARLEY, JR
 910 262 3148
don.harley@scpcommercial.com

MASON WATKINS
 704 661 4077
mason.watkins@scpcommercial.com





DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	4,586	30,485	77,298
Average Age	58.8	49.7	44.8
Households	2,176	13,554	35,061
Average HH Size	2.11	2.25	2.18
Median HH Income	\$91,543	\$84,847	\$76,352
Average HH Income	\$108,982	\$104,546	\$97,959
Per Capita Income	\$50,500	\$47,082	\$44,608

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data © 2026 Esri

SALE 1.38+/- ACRE COMMERCIAL LOT FOR SALE

DON HARLEY, JR
910 262 3148
don.harley@scpcommercial.com

MASON WATKINS
704 661 4077
mason.watkins@scpcommercial.com

