



**COLDWELL  
BANKER  
COMMERCIAL**

SUN COAST PARTNERS

FOR LEASE

## WATERFORD OF THE CAROLINAS

\$18.00 SF/yr (NNN)

497 Olde Waterford Way, Ste. 105

Leland, NC 28451

### AVAILABLE SPACE

1,868 - 1,869 SF

### AREA

Located on US Highway 17 South, Less than 5 miles from downtown  
Wilmington.



### CONTACT

Don Harley  
910.262.3148  
[don.harley@cbcsuncoast.com](mailto:don.harley@cbcsuncoast.com)

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**COLDWELL BANKER COMMERCIAL  
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1430 Commonwealth Drive, Suite 102, Wilmington, North Carolina 28403  
910.350.1200



# WATERFORD OF THE CAROLINAS

497 Olde Waterford Way, Ste. 105, Leland, NC 28451



## PROPERTY DESCRIPTION

Excellent Retail space In Waterford of the Carolinas. This desirable shopping destination offers 11,900± Useable Square Feet of retail space and 10,543± Useable Square Feet of professional office space. Join our other tenants including: Wilmington Yoga Center, Intracoastal Realty and Asia Sushi located in the desirable Waterford of the Carolinas.

## LOCATION DESCRIPTION

Located on US Highway 17 South, Less than 5 miles from downtown Wilmington.

## OFFERING SUMMARY

Available SF:	1,869±
Lease Rate:	\$18.00 SF/yr (NNN)
CAM Charges:	\$3.70 PSF (Annual)
Zoning:	BH (Business Highway)

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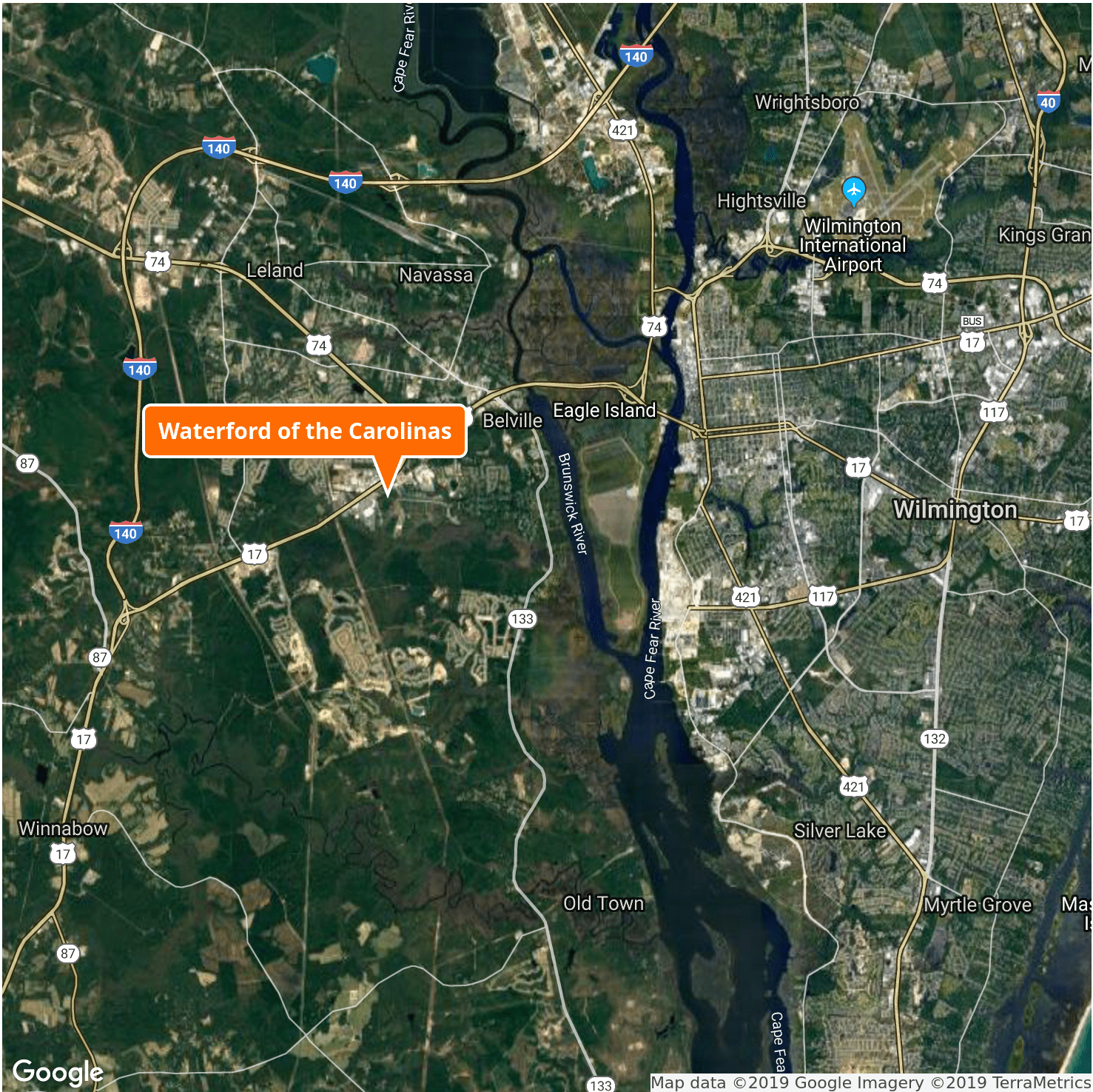




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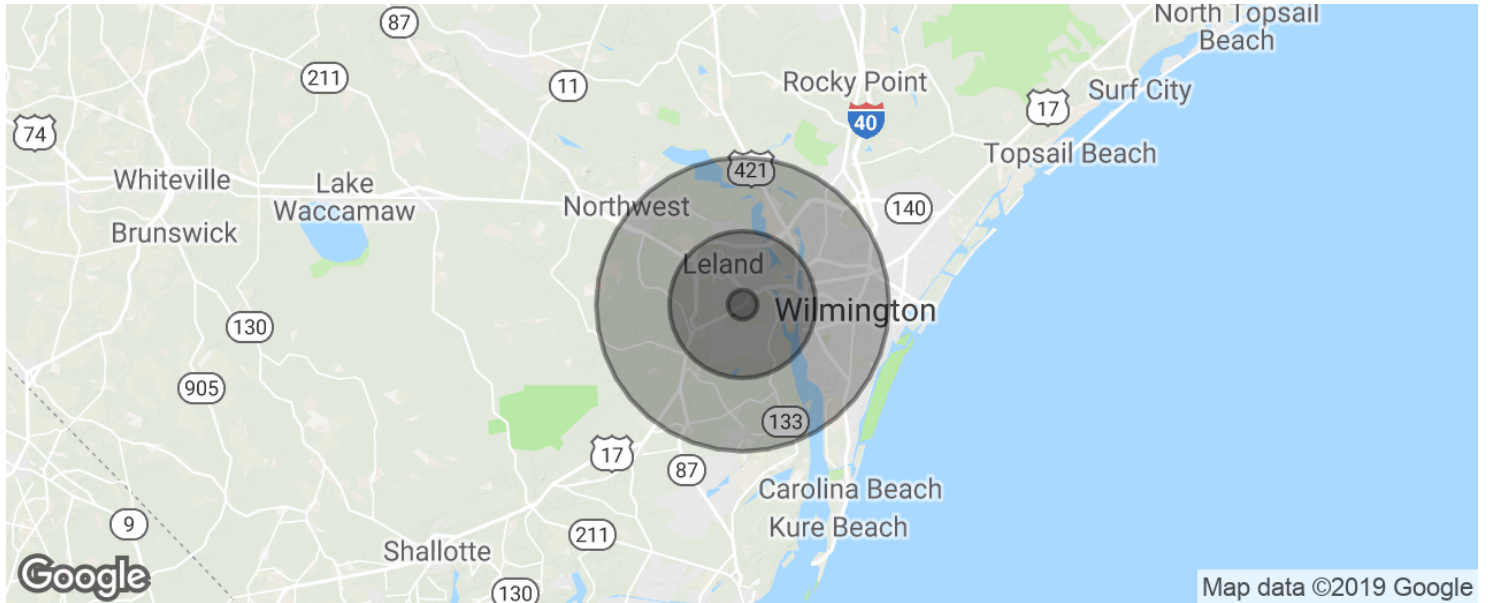
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## WATERFORD OF THE CAROLINAS

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,648	22,175	130,895
Median age	34.4	37.6	35.5
Median age (Male)	35.3	36.8	34.7
Median age (Female)	33.9	39.7	36.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	730	9,490	56,585
# of persons per HH	2.3	2.3	2.3
Average HH income	\$66,807	\$59,959	\$53,733
Average house value	\$246,087	\$181,696	\$195,700

*\* Demographic data derived from 2010 US Census*

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