





Wrightsville Beach

Eastwood Rd. (30,879 VPD)

Military Cutoff Rd. (53,278 VPD)

OUTPARCEL FOR LEASE
2ND-GENERATION
RESTAURANT +/-6,370 SF



LEASE DESCRIPTION

Outparcel leasing opportunity is available at Landfall Shopping Center. This Outparcel building was formerly occupied by Wild Wing Cafe and offers +/- 6,370 SF of 2nd-Generation restaurant space and a 1,272 SF enclosed patio. This space features a hood suppression system, two walk-in coolers, one freezer, and other miscellaneous FF&E to remain.. This stand-alone building is highly visible and has road frontage of Military Cutoff Rd. There are endless possibilities for this Outparcel building.

Landfall Shopping Center is a neighborhood shopping center offering a mix of over 30 tenants, anchored by Food Lion, Haverty's Furniture, Dollar Tree, and Lovey's Organic Foods. This center is strategically located at the high-traffic intersection of Military Cutoff Road (53,278 VPD) & Eastwood Road (30,879 VPD) and less than one mile from Wrightsville Beach. Landfall Shopping Center is a dynamic and convenient retail location for restaurants, boutique shops, and specialty services.

LOCATION DESCRIPTION

Landfall Shopping Center is located at the intersection of Military Cutoff Rd & Eastwood Rd within the Mayfaire/Landfall Sub-market. The Mayfaire/Landfall Market is home to many high-end commercial & residential developments and professional office users. This center directly serves the neighboring community to the east, Country Club of Landfall features 45 holes of championship golf designed by Pete Dye and Jack Nicklaus, two luxury clubhouses, 13 tennis and pickleball courts, and a state-of-the-art sports center with a resort-style pool. Country Club of Landfall boasts over 2,200 acres of coastal living, featuring a variety of home styles including condos starting at the \$500,000+ range and all the way up to multi-million-dollar estates. Nearby beaches and communities include Wrightsville Beach, Figure Eight Island, Landfall, Porters Neck, Carolina Beach, and Kure Beach, which feature some of the region's most expensive real estate and highest incomes.

PROPERTY HIGHLIGHTS

- Excellent visibility and frontage
- 3 convenient access points to the center
- 2nd-generation restaurant space
- The roof replaced in 2021
- 1,272 SF enclosed patio
- Equipment: hood suppression system, two walk-in coolers, one freezer, and other miscellaneous FF&E to remain.
- 5-minutes to Wrightsville Beach

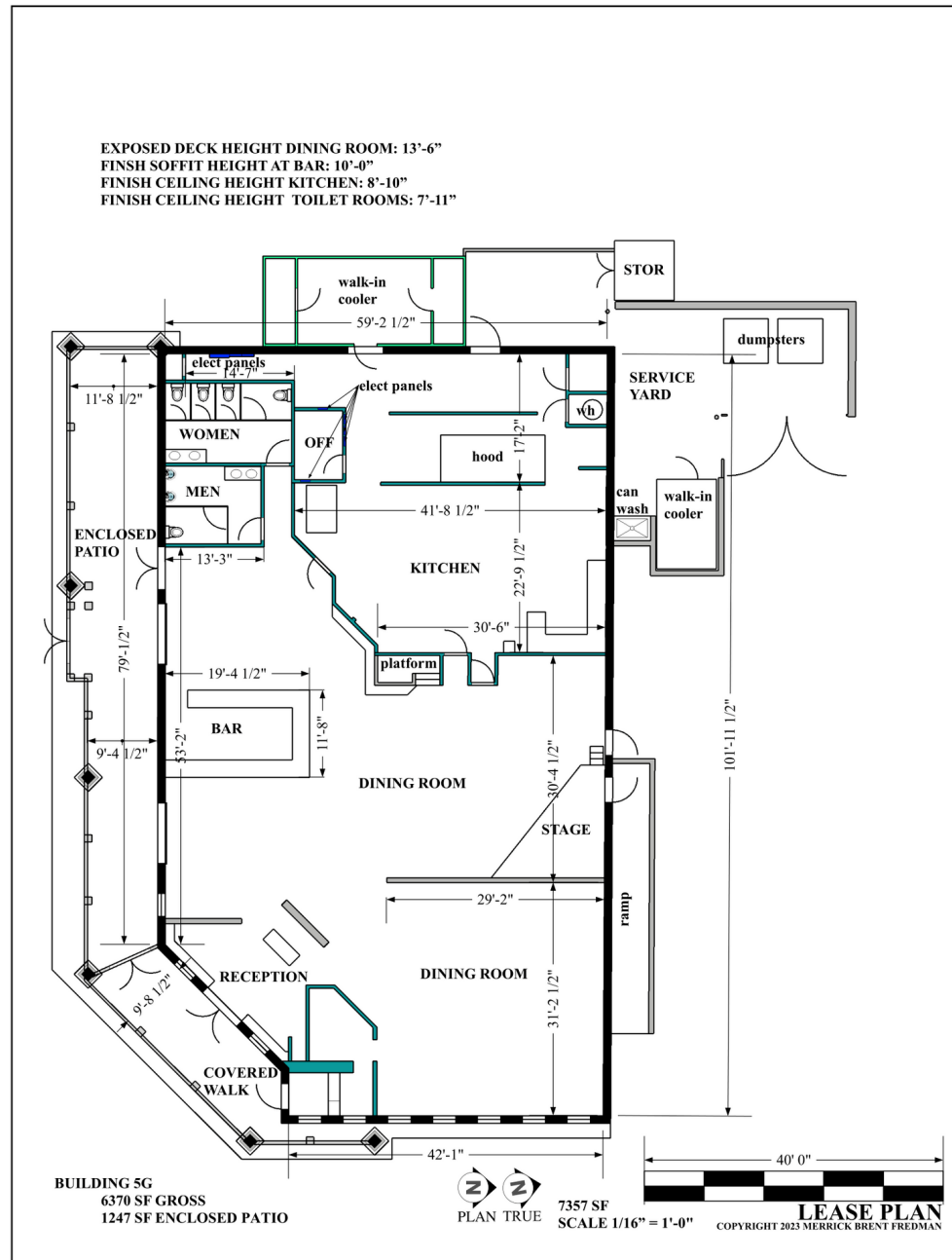


Tenant Lineup

Food Lion - Haverty's Furniture - Lovey's Organic Foods - Dollar Tree - Wine & Design - Edible Arrangements - Unleashed - Traveler Store
 Mango Furniture - Mane Studio - Mailbox Express - Mark Johnson Custom Homes - 5 Star Nails - Allstate Insurance - Matt Skelly Training
 Hope Consignment - Focus Eye Care - Elite Chiropractic - The Bra Shoppe - The Tailor Shop - Any Lab Test Now - Carolina Ebikes
 Landfall Realty - Marisol - Terrazzo Trattoria - Big Thai Restaurant - Oakridge Pharmacy

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
1331 Military Cutoff Rd	6,370 SF	NNN	Mid to High \$30's



WILMINGTON OVERVIEW

Wilmington, located on the Cape Fear River on North Carolina's south coast, is North Carolina's eighth largest city. Easily accessible from Interstate 40, Wilmington and the surrounding beach community is one of the most visited tourist destinations in the state. Visitors spent an estimated \$598 million in New Hanover County in 2020, ranking seventh out of 100 counties in the state, according to Visit North Carolina. Walkable historic and riverside neighborhoods, beautiful beaches, a thriving dining scene, and diverse recreational opportunities are just some of the diverse attractions that draw visitors to the area.

ECONOMIC DRIVERS

The Wilmington metropolitan area has a population of 304,829, a 20% increase since 2010. According to a United Van Lines study, Wilmington was the US city with the most inbound travel in 2020. The University of North Carolina at Wilmington enrolls over 18,000 students each year, and Cape Fear Community College serves 13,000 students each year, contributing to the region's highly skilled workforce. In 2021, 40% of the population had a bachelor's degree or above.

Wilmington's economy has recovered rapidly from the COVID-19 pandemic. The unemployment rate was just 2.9% in November 2021, compared to a cyclical high of 15.2% in April 2020. The local economy has added 7,200 jobs in the 12 months to November 2021. This corresponds to a growth rate of 5.6%.

MAJOR INDUSTRIES & EMPLOYERS

Wilmington's economy has become increasingly diversified in recent years, with professional services, fintech, and clinical research among the fastest-growing industries. As home to North Carolina's largest port, logistics, manufacturing, and warehousing/distribution also play a significant role in the local economy. Celebrity sightings are common in the Wilmington area, which has served as a filming location for many major movies and TV shows since the 1980s. EUE\Screen Gems Studios in Wilmington is the largest full-service production facility east of California.

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,167	4,614	10,193
Average Age	50.4	50.6	50.8
Average Age (Male)	46.9	47.1	48.9
Average Age (Female)	53.1	52.7	51.9
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	668	2,590	5,506
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$106,062	\$108,150	\$105,777
Average House Value	\$489,407	\$494,999	\$485,177







All interested prospects are advised to do their due diligence. Information displayed herein is believed to be accurate but listing broker makes no representations or warranties to the accuracy of the information herein. Prices and terms subject to change without notice.

CONTACT

BRYAN GREENE

910.352.1380

bryan@cameronco.com

GARDNER NOBLE

910.799.8755

gardner@trasklandco.com

Cameron Management, Inc.

1201 Glen Meade Road, Wilmington, NC 28401

cameronco.com

Trask Land Company, Inc.

1022 Ashes Drive, Suite 201, Wilmington, NC 28405

