



SURF CITY FLEX SPACE

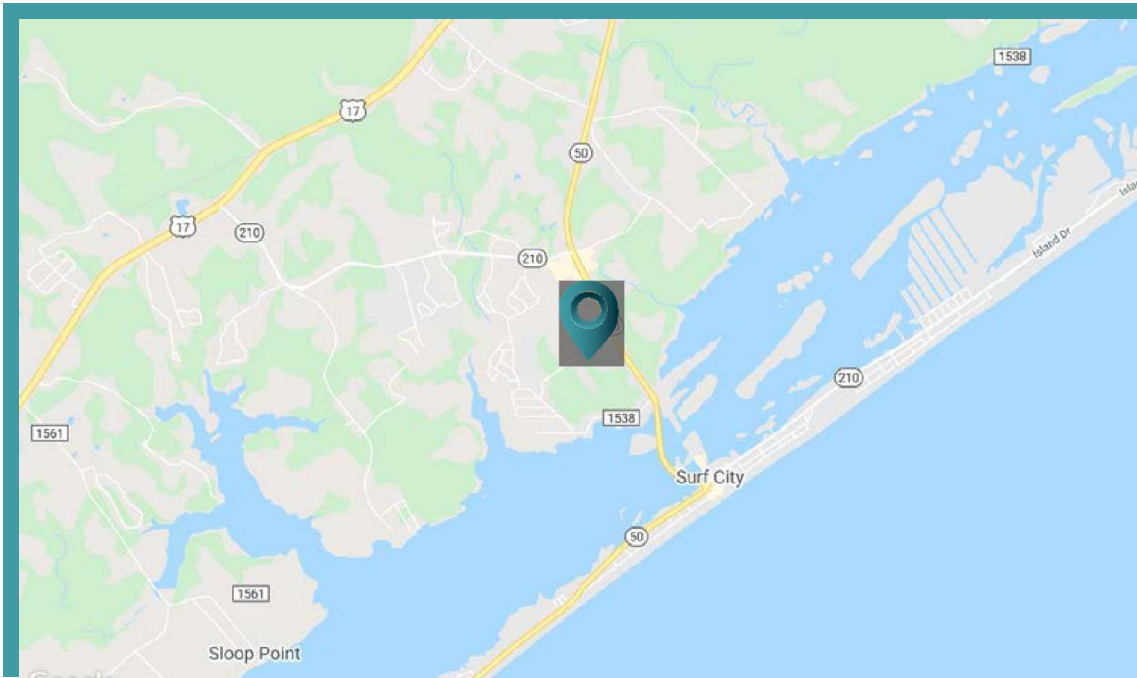
GLENN IMBODEN  
ALLAN FOX

**FOR LEASE**

SUN COAST PARTNERS COMMERCIAL  
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**Sun Coast  
Partners**  
COMMERCIAL



115 Sea Oaks Drive  
Surf City, NC 28445

AVAILABLE SPACE*	1,800 SF/unit
BUILDING SIZE*	7,200 SF
BASE RENT	\$2,250 per Month
TICAM	\$262.50 per Month
ZONING	C-3 (Extended Commercial)

\*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.

Newly Constructed High Demand Flex Space in Surf City just off NC Highway 50. Unit B is 1,800± SF and the standard buildout includes 216± SF Lobby / Office and one (1) Unisex Restroom (ADA Compliant). \*Custom buildout to be priced on a case-by-case basis.

Base rent for Unit B is \$2250.00 / Month PLUS Estimated TICAM of \$262.50 / Month.

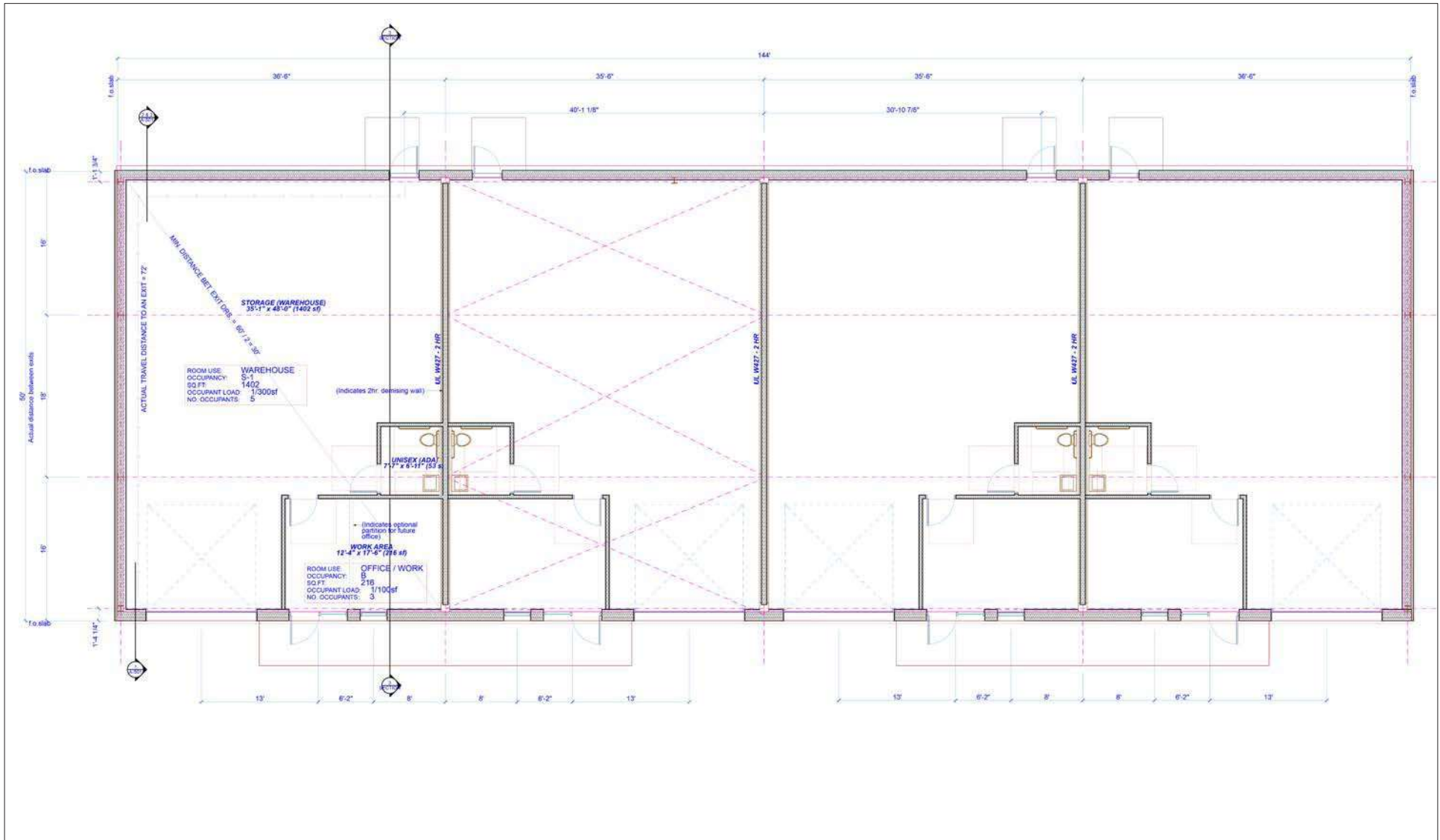
This is the first Flex Development to be constructed within the US 17 corridor between Porters Neck and Jacksonville in several years and Surf City zoning allows many uses “by right” that would not be permitted by Pender County.

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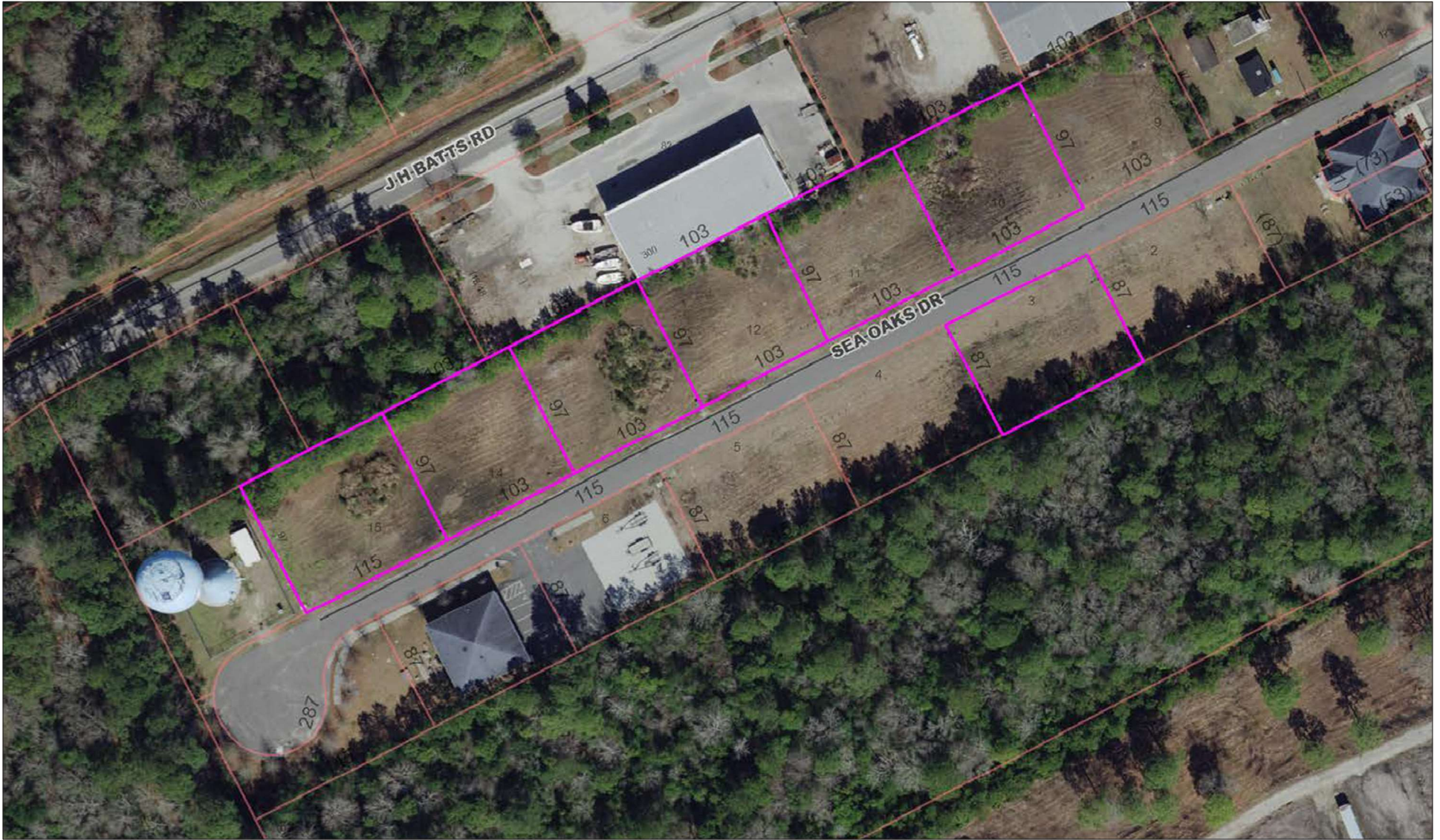


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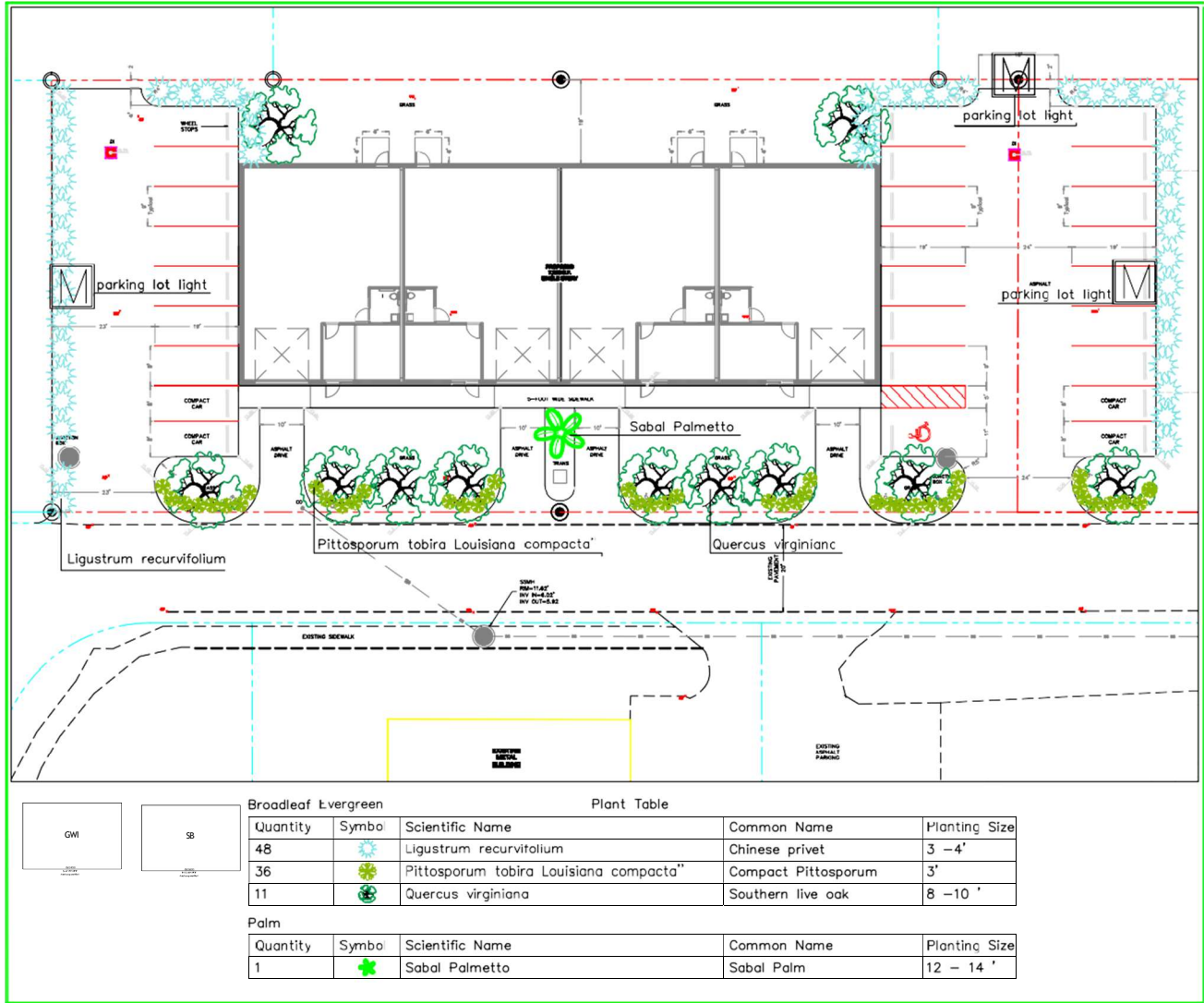


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Broadleaf Evergreen		Plant Table			
Quantity	Symbo	Scientific Name	Common Name	Planting Size	
48		Ligustrum recurvitalium	Chinese privet	3 - 4'	
36		Pittosporum tobira Louisiana compacta"	Compact Pittosporum	3'	
11		Quercus virginiana	Southern live oak	8 - 10'	

Palm		Plant Table			
Quantity	Symbo	Scientific Name	Common Name	Planting Size	
1		Sabal Palmetto	Sabal Palm	12 - 14'	

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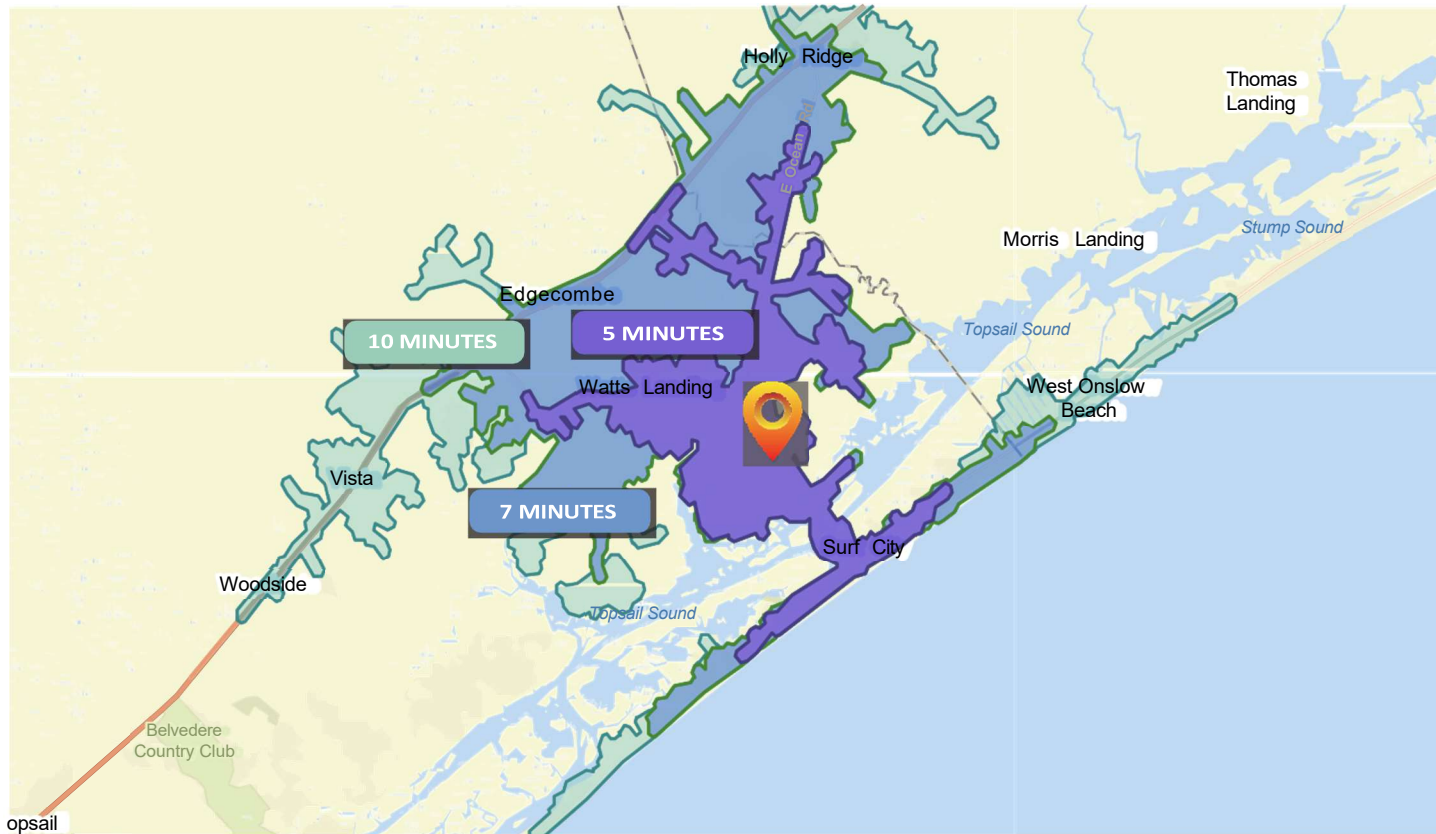


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DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	2,901	7,009	8,919
Households	1,076	2,678	3,461
Average HH Size	2.70	2.62	2.58
Median Age	48.8	42.6	43.2
Median HH Income	\$65,750	\$67,348	\$68,608
Average HH Income	\$89,711	\$91,723	\$96,786
Per Capital Income	\$35,462	\$35,940	\$38,803

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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