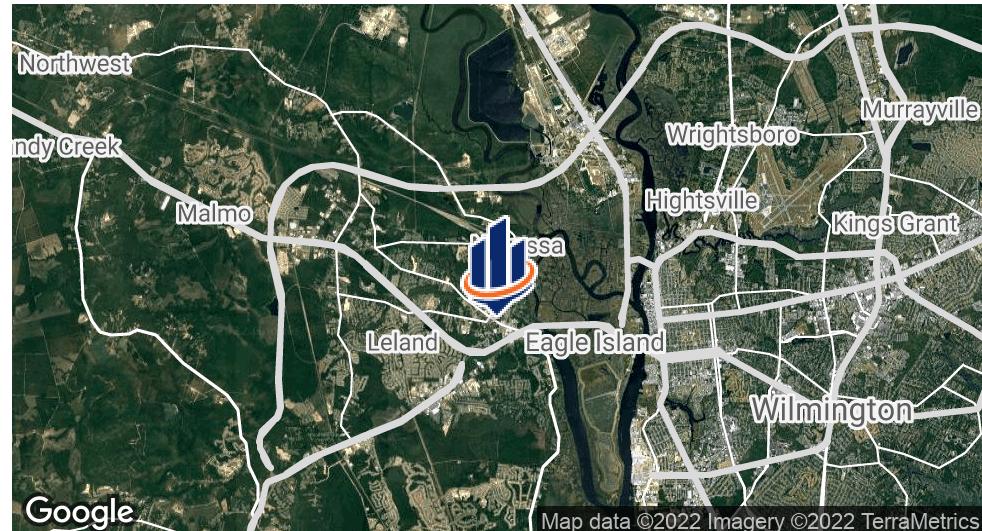
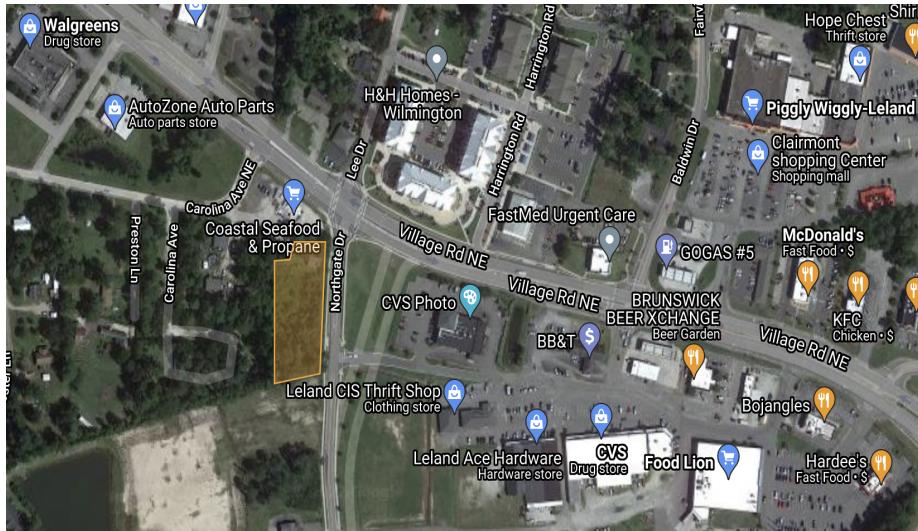


LELAND NC SHADOW SHOPPING CENTER DEVELOPMENT SITE

SVNEFIRD.COM



OFFERING SUMMARY

SALE PRICE:	\$787,500
LOT SIZE:	1.38 Acres
PRICE / ACRE:	\$570,652
ZONING:	Commercial
MARKET:	Wilmington
SUBMARKET:	Leland
TRAFFIC COUNT:	27,500

PROPERTY HIGHLIGHTS

- Leland NC 1.38 Acre Commercial Outparcel Site adjacent to Food Lion anchored North Brunswick Shopping Center & across the street from Piggly Wiggly anchored Clairmont Shopping Center.
- Leland is the fastest-growing town in NC and the 12th fastest in the US according to the US Census Bureau.
- Leland is the most populous town in Brunswick County NC with a 2020 Census population of 23,504, up from 13,527 in 2010, over 73% growth rate.
- Brunswick County is part of the Myrtle Beach Metropolitan Statistical Area (MSA) including Horry County SC, which is the 2nd fastest growing MSA in the US.
- Leland is part of the Cape Fear Council of Governments, which includes Brunswick, Columbus, New Hanover & Pender Counties.
- 3 miles south of Downtown Wilmington & 6 miles from Wilmington International Airport.
- Site is 3.5 miles from Interstate I-40.
- Located at the high traffic signalized intersection of Village Road NE with 27,500 Average Cars Per Day & Northgate Drive.
- .4 miles from US Hwy 17/74/76 controlled access interchange with 72,500 Average Cars Per Day.
- Average household income in Leland is \$83,127.

FRANK EFIRD JR

WIN EDWARDS

JOSH TAYLOR

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C: 252.670.9590

LELAND NC SHADOW SHOPPING CENTER COMMERCIAL DEVELOPMENT SITE | 130 Carolina Avenue Leland, NC 28451

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property.

You and your tax and legal advisors should conduct your own investigation of the property and transaction.

US HWY 17/74/76 LELAND INTERCHANGE RETAILER MAP



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