

1165 Cedar Point Blvd

MOREHEAD CITY, NC 28584

FOR LEASE



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Leasing Summary



Negotiable
Lease Rate PSF

NNN
Lease Type

B-3
Zoning

3,092-3,188
Available SF

Property Description:

1165 Cedar Point Blvd is situated on NC-24, the principal commercial corridor through Cedar Point, delivering approximately 29,500 vehicles per day (2023 ADT) and commanding high visibility and access. The location is just minutes from the Intracoastal Waterway, Swansboro waterfront, and Bogue Inlet Pier. Prominent nearby tenants include Carteret Medical Group, Coastal Radiology Associates, and Moore Orthopedics, which make for an ideal location for healthcare or professional services. The property experiences year-round traffic with pronounced summer spikes and is located less than 10 minutes from Emerald Isle and approximately 25 minutes to Morehead City.

Property Details

Address	1165 Cedar Point Blvd
City	Cedar Point
Market	Eastern North Carolina
County	Carteret
Type	Office (dark shell)
Lot Size	4.27 Acres
Zoning	B-3 (Flexible commercial zoning permitting retail, office, dining, and general business uses)
Year Built	2014
Total Building Size	44,046



Site Plan



Old NC-58

24

Brg Pt Cir

Royal Oak

Market Overview



Crystal Coast is an 85-mile stretch of beaches known as the Southern Outer Banks. It includes communities like Morehead City, Atlantic Beach, Beaufort, Cape Lookout, Pine Knoll Shores, Emerald Isle, and more. The Crystal Coast has North Carolina's lowest property tax rate, top-ranked public schools, and the only North Carolina hospital affiliated with the Mayo Clinic Care Network. Carteret County attracts people at every stage of life to become permanent residents. Approximately 71,000 people call the Crystal Coast their home, with an average age of 48. In addition, the area attracts over 50,000 visitors during the summer months.

Population Insights

Carteret County's median age of 50+, paired with 26% senior population, points to strong demand for retirement-oriented living. Yet families and professionals are equally attracted by excellent public schools, Mayo-affiliated hospital care, affordable property taxes, and marine-oriented employment.

Economic Drivers

The region's economy thrives on tourism, seafood, and sport fishing, coastal research institutions, and maritime logistics from the Port of Morehead City. Summer months bring 50,000+ visitors weekly.

Carteret Health Care

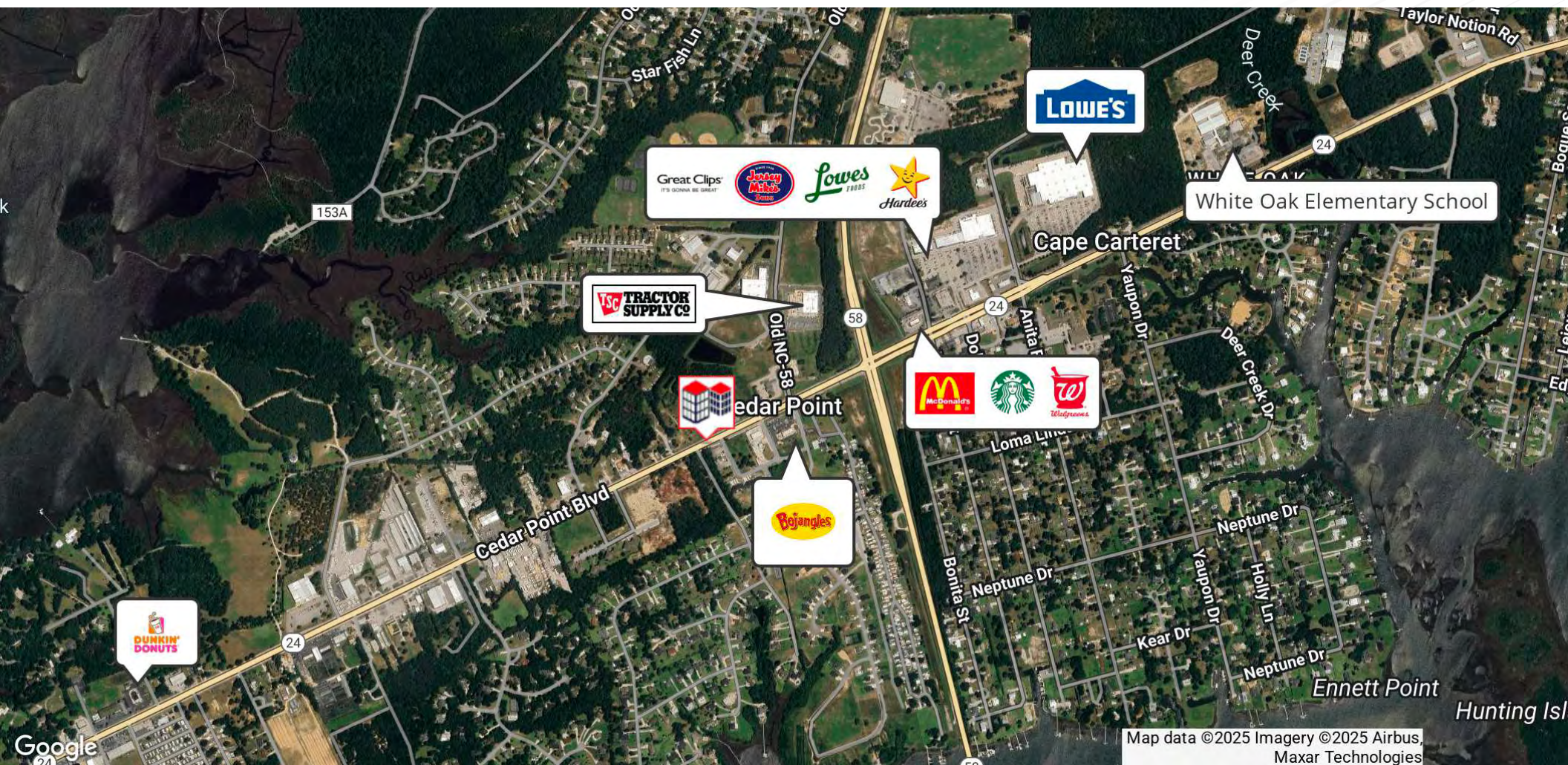


Carteret Health Care, formerly Carteret General Hospital, is a 135-bed community hospital serving Morehead City and all of Carteret County. As of September 2024, the facility employed 1,156 staff, including 364 registered nurses, and cared for 6,833 inpatients, handled 40,848 emergency visits, and performed 1,199 inpatient surgeries and 3,013 outpatient surgeries, and delivered 791 babies. The hospital's average daily census was 73.2, with an average length of stay of 4.0 days

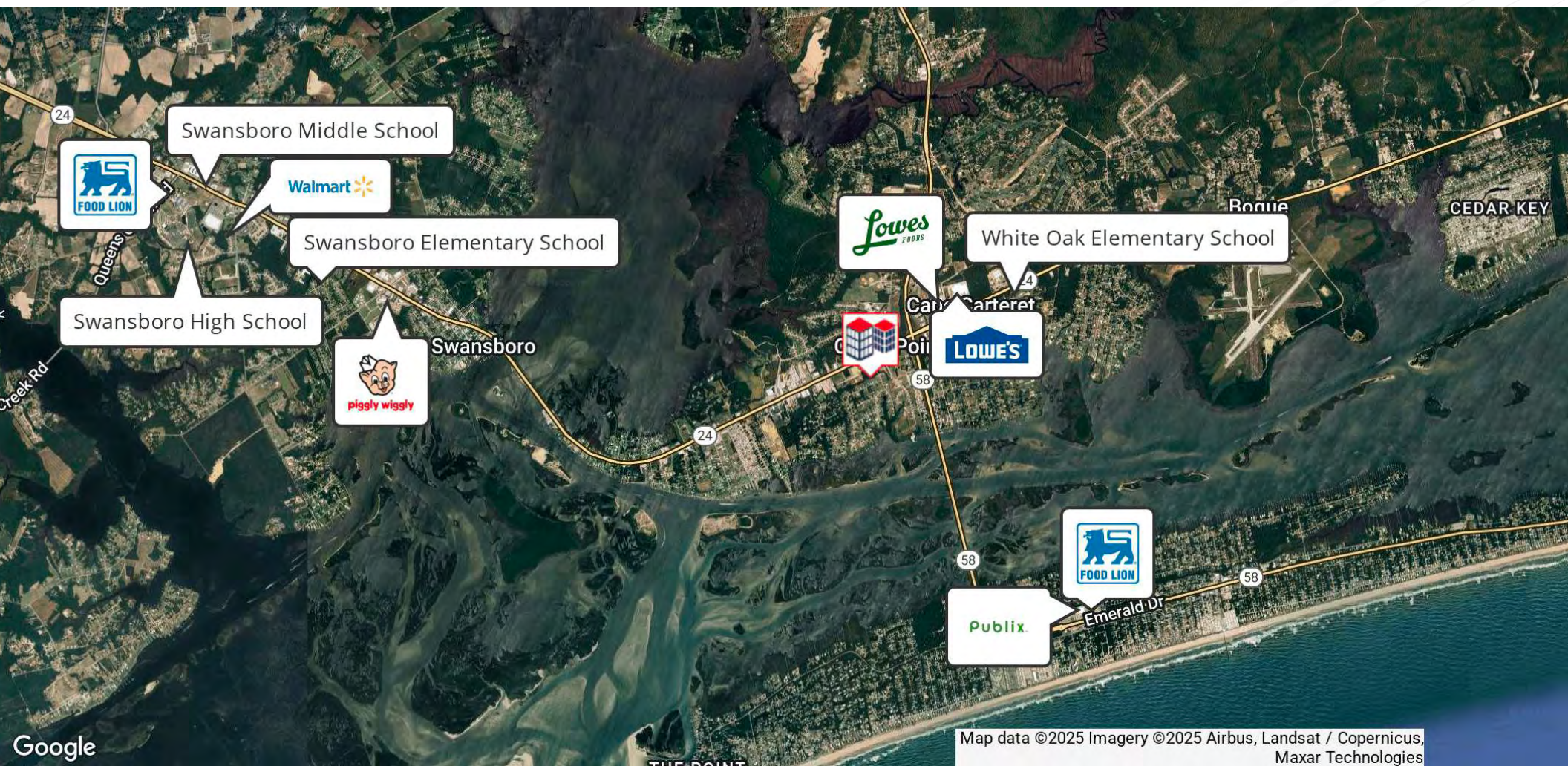
Carteret Health Care is the only North Carolina hospital in the Mayo Clinic Care Network, giving patients access to Mayo's diagnostic and treatment expertise at no extra cost. It's also one of only a handful of rural hospitals nationally repeatedly named a "Top 100 Rural & Community Hospital" by Chartis (most recent in 2022), the only NC hospital to earn that honor six times. In both spring and fall 2024, it earned an "A" safety grade from the Leapfrog Group, reflecting outstanding performance on safety metrics tied to medical errors, infections, and patient harm prevention.

Carteret Health Care also earned national awards for quality: in 2024, it ranked in the top 3% for orthopedics, top 9% for stroke, top 13% for obstetrics, and top 8–10% for bariatric and minimally invasive surgery by Women's Choice Award and Healthgrades—and received Healthgrades' Joint Replacement Excellence Award™ for joint care outcomes performance.

Local Retailer



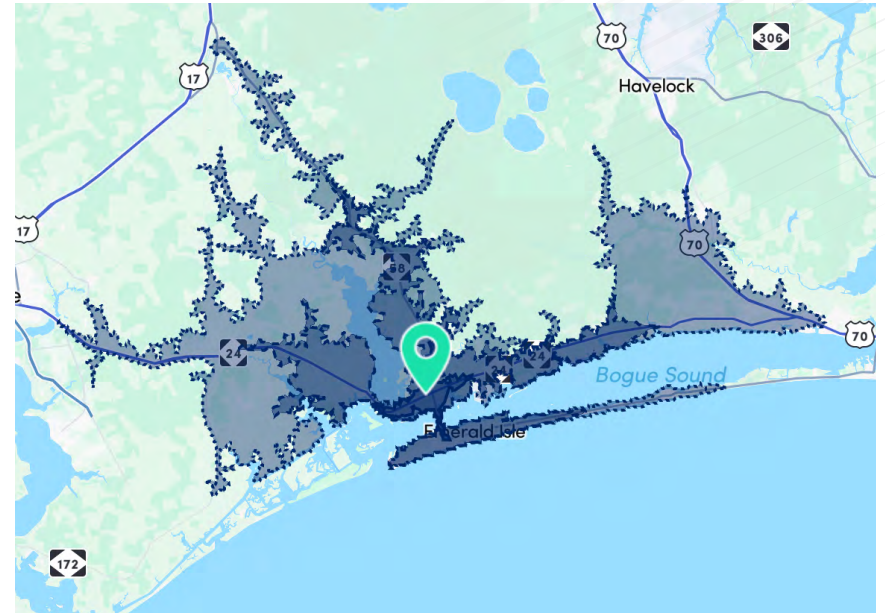
Regional Map



Demographics

Population	5 Mins	15 Mins	25 Mins
Total Population	2,453	17,038	52,297
Median Age	48	46	42
Households & Income	5 Mins	15 Mins	25 Mins
Total Households	1,062	7,277	21,405
# of Persons per HH	2.2	2.1	2
Average HH Income	\$98,336	\$103,616	\$90,999
Average Home Value	\$466,176	\$441,435	\$340,785

Demographics data derived from AlphaMap (2025)





FIRM LICENSE NO.

North Carolina: C20415 (NC); C34930 (NC); C38783 (NC)

South Carolina: 19887 (SC)