



MIDWAY COMMONS

RETAIL SPACE FOR LEASE | OUTPARCELS AVAILABLE
Hwy 211 and Midway Road, Brunswick County, NC

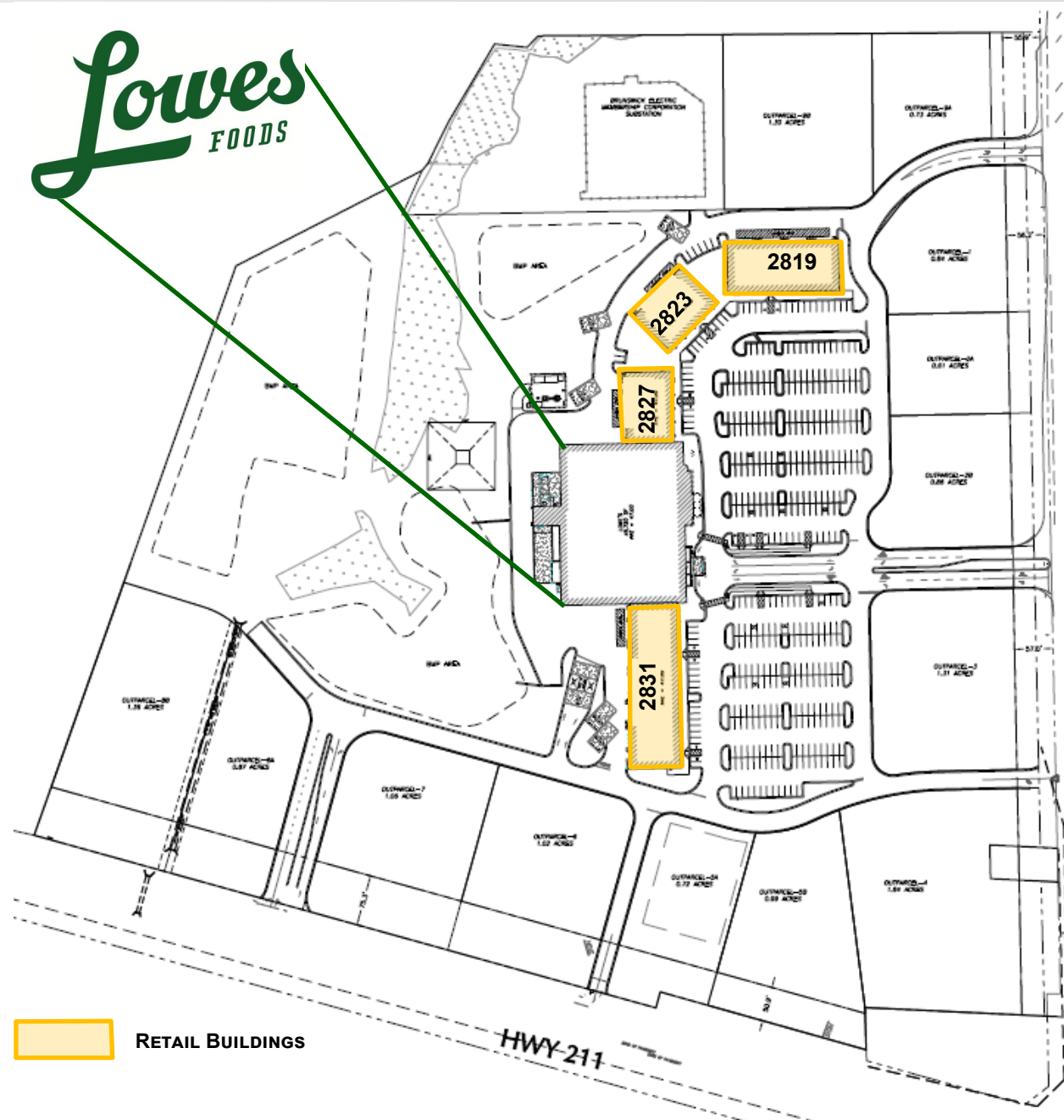
102 Autumn Hall Drive | Suite 210
Wilmington, NC 28403
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www.capefearcommercial.com





PROPERTY HIGHLIGHTS

- ⇒ Anchored by Lowes Foods, Midway Commons is positioned to be the gateway to Oak Island and other area Brunswick County Beaches
 - ⇒ This center is home to approximately 45,000 Square Feet of retail space for lease.
 - ⇒ Outparcels for sale, build to suit and ground lease ranging from +/- 0.46 Acres to +/-1.84 Acres.
 - ⇒ Three retail units available for lease, ranging from 1,120—1,400 Square Feet.
 - ⇒ Located at the lighted intersection of Highway 211 and Midway Road near the newly constructed high rise bridge to Oak Island.
- (See following pages for more information)



 RETAIL BUILDINGS

HWY 211

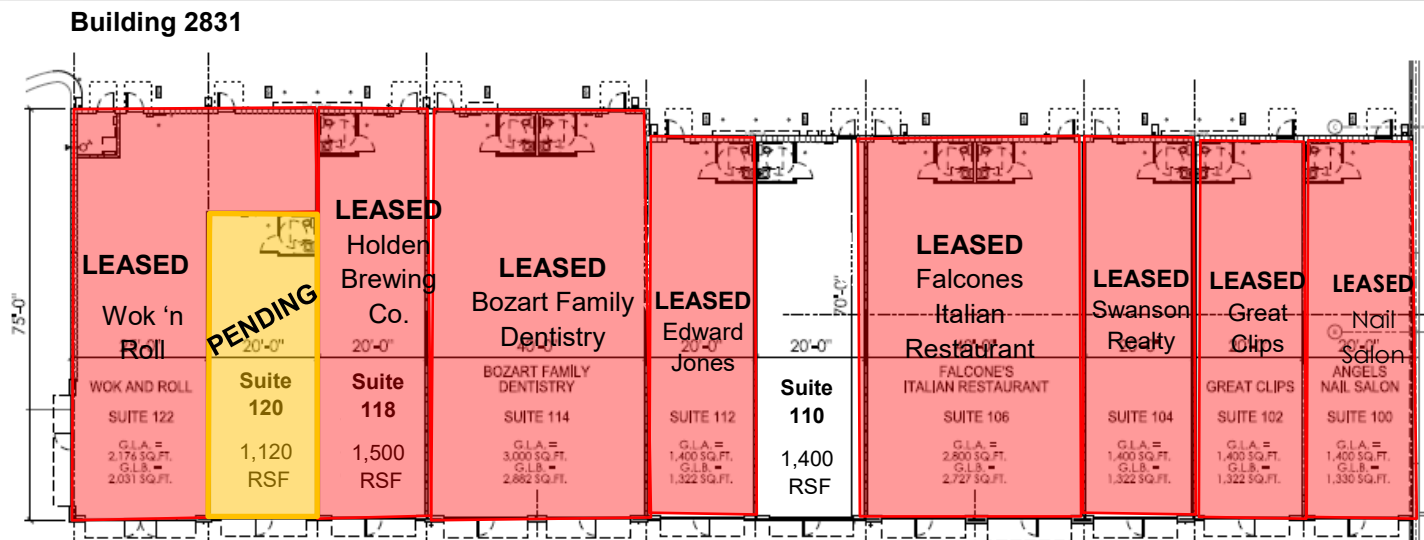
RETAIL SITE PLAN

MIDWAY COMMONS

BUILDING 2831

SUITE 122 - **LEASED**
 SUITE 120 - **1,120 RSF**
 SUITE 118 - **LEASED**
 SUITE 114 - **LEASED**
 SUITE 112 - **LEASED**
 SUITE 110 - **1,400 RSF**
 SUITE 106 - **LEASED**
 SUITE 104 - **LEASED**
 SUITE 102 - **LEASED**

LEASE RATE:
 \$21.00 PSF/NNN
 TICAM: \$4.60 PSF

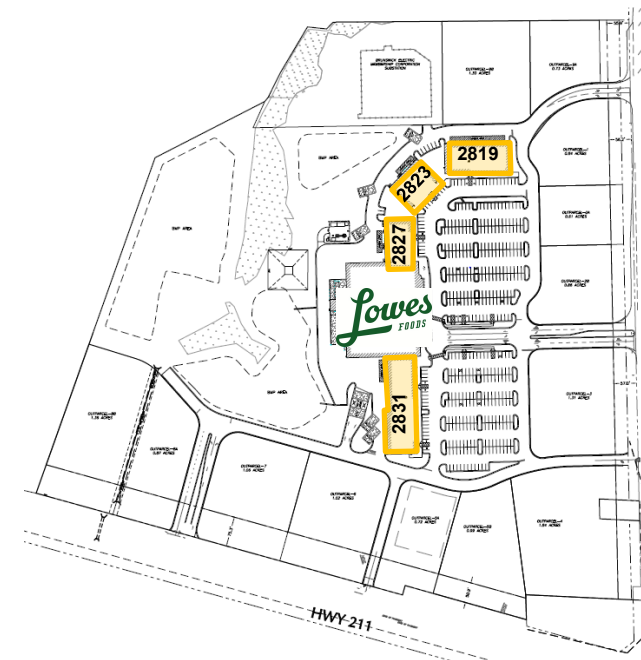
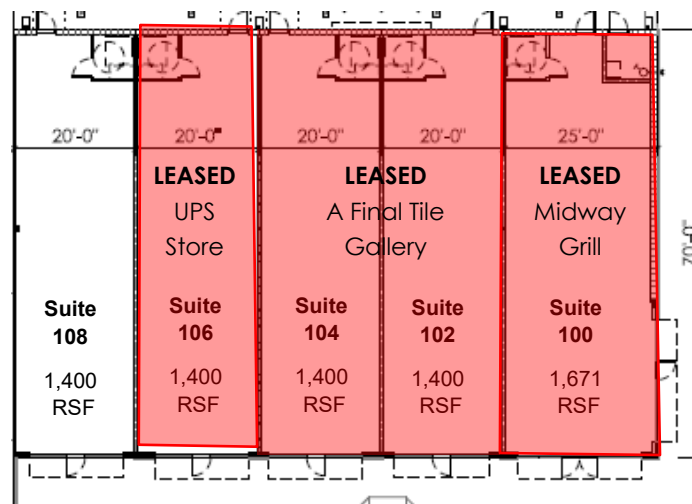


BUILDING 2827

SUITE 108 - **PENDING**
 SUITE 106 - **LEASED**
 SUITE 104 - **LEASED**
 SUITE 102 - **LEASED**
 SUITE 100 - **LEASED**

LEASE RATE:
 \$21.00 PSF/NNN
 TICAM: \$3.35 PSF

Building 2827



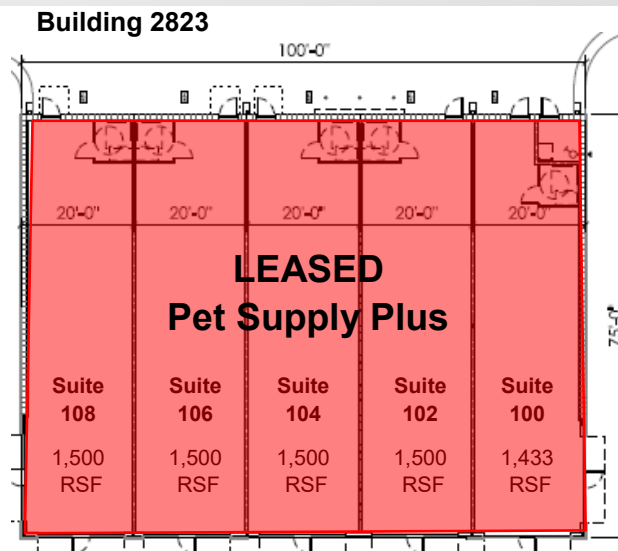
For more information, please contact:
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BUILDING 2823

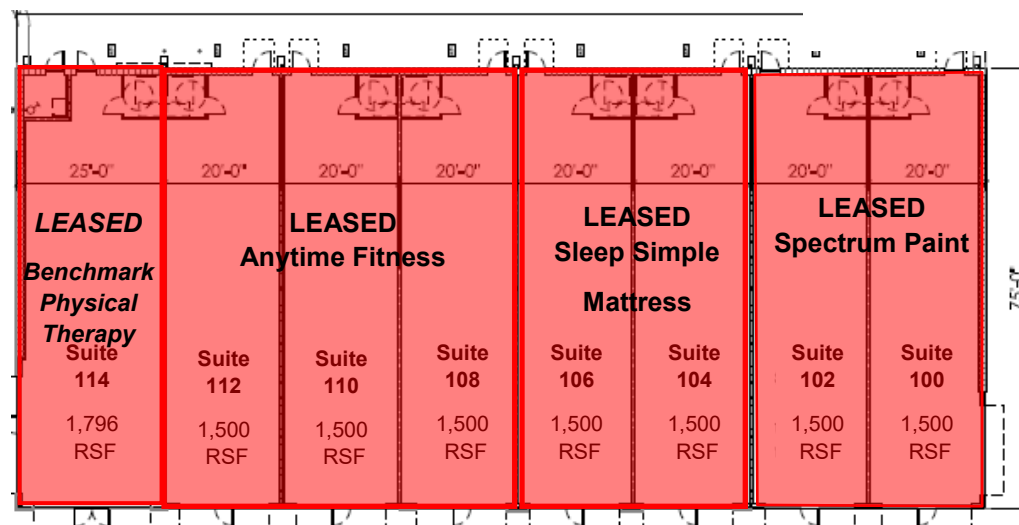
FULLY LEASED



Building 2819

BUILDING 2819

FULLY LEASED



OUTPARCEL PRICING

♦ OP 9A - 0.73 Acres
\$500,000

♦ OP 9B - 1.30 Acres
\$325,000

♦ OP 1 - .84 Acres

SOLD

♦ OP 2A - 0.72 Acres

SOLD

♦ OP 2B - 1.05 Acres

SOLD

♦ OP 3 - 1.31 Acres
\$870,000

♦ OP 4 - 1.84 Acres
\$1,200,000

♦ OP 5A - .72 Acres

LEASED

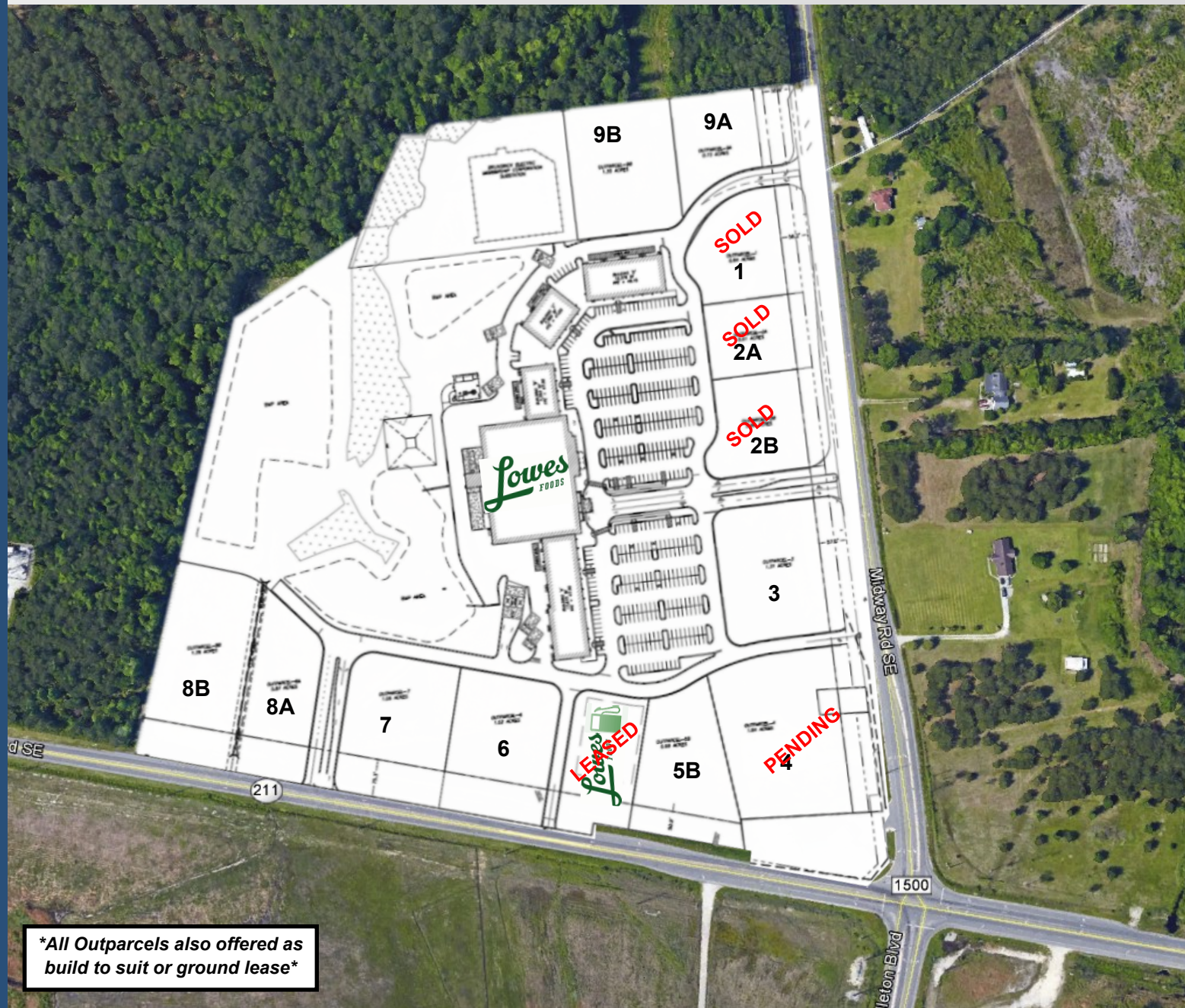
♦ OP 5B - .99 Acres
\$850,000

♦ OP 6 - 1.02 Acres
\$950,000

♦ OP 7 - 1.06 Acres
\$1,100,000

♦ OP 8A - .87 Acres
\$525,000

♦ OP 8B - 1.36 Acres
\$450,000



**All Outparcels also offered as
build to suit or ground lease**



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PROXIMITY TO ST. JAMES PLANTATION

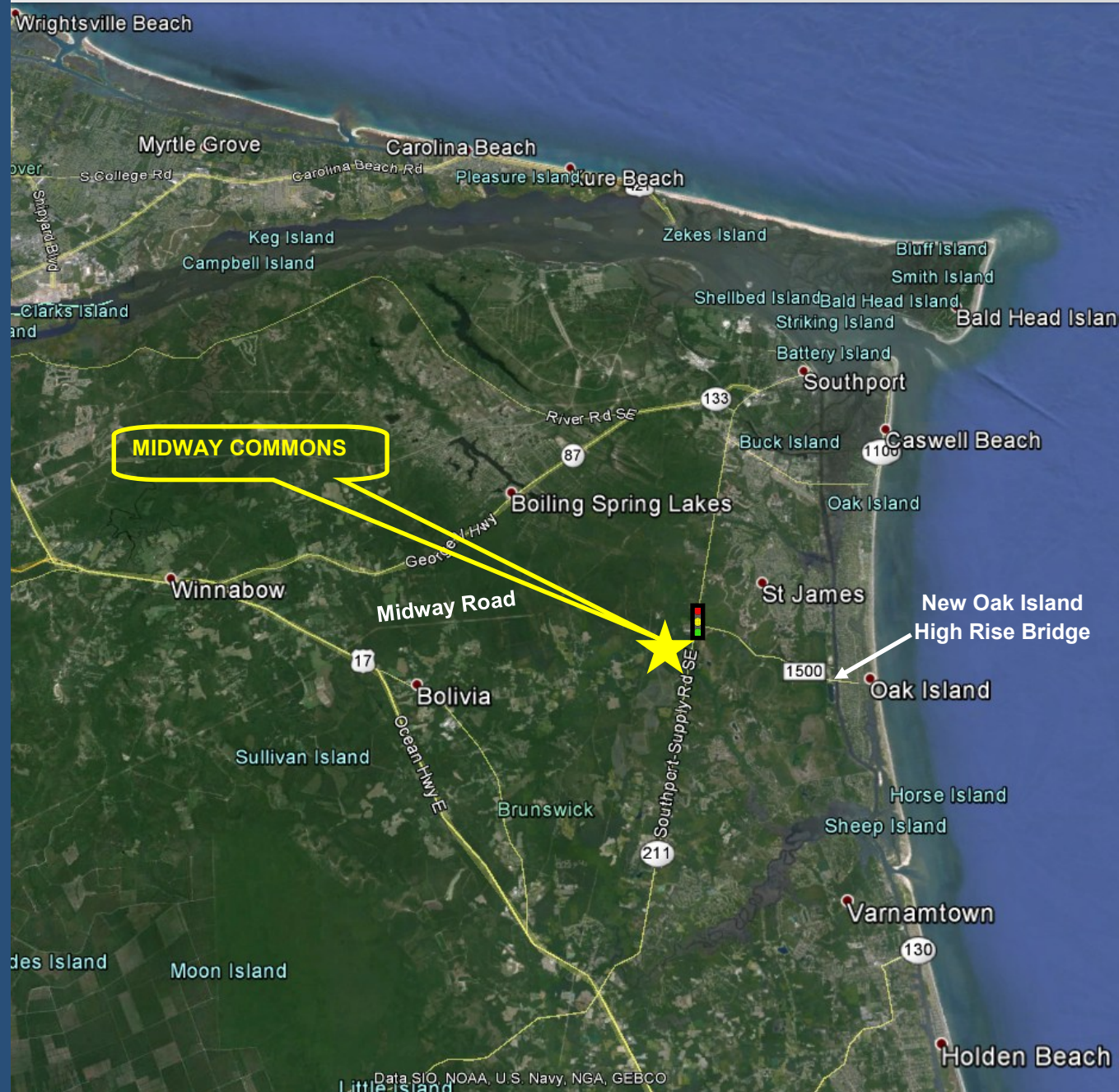
- ⇒ Midway Commons is located across Hwy 211 from St. James Plantation which is home to over 3,500 residents.
- ⇒ Incorporated as a town in 1999, St. James now has its own mayor, Fire Department and EMS and is still a growing township.
- ⇒ Community amenities include 81 holes of championship golf, over 15 miles of walking and biking trails, over 1,500 acres of nature preserve, Intracoastal Waterway Marina and marketplace, amphitheater, tennis courts, athletic clubs and gardens.
- ⇒ Currently St. James features 2,500 Single Family Homes and when fully complete will feature 5,000. Also included in the Master Plan are townhomes and condominiums.



MIDWAY COMMONS

LOCATION MAP

- ⇒ Brunswick County is the second fastest growing county in North Carolina.
- ⇒ Midway Commons is located across Hwy 211 from St. James Plantation which is home to over 3,500 residents. Incorporated as a town in 1999, St. James now has its own mayor, Fire Department and EMS and is still a growing township.
- ⇒ Year round population is around 31,000 residents. This number nearly doubles during the summer months between Memorial Day and Labor Day weekends.
- ⇒ Middleton Road to the south of Midway Commons connects to Oak Island by way of the new Oak Island Bridge across the Intracoastal Waterway. It now serves as the main thoroughfare on and off the island.
- ⇒ Highway 211 is the main thoroughfare from Highway 17 to many Brunswick County beaches including Oak Island and Bald Head Island as well as the city of Southport.



MIDWAY COMMONS