

EVERETTE CREEK FLEX

NEW CONSTRUCTION FLEX SPACE

SNEADS FERRY, NC



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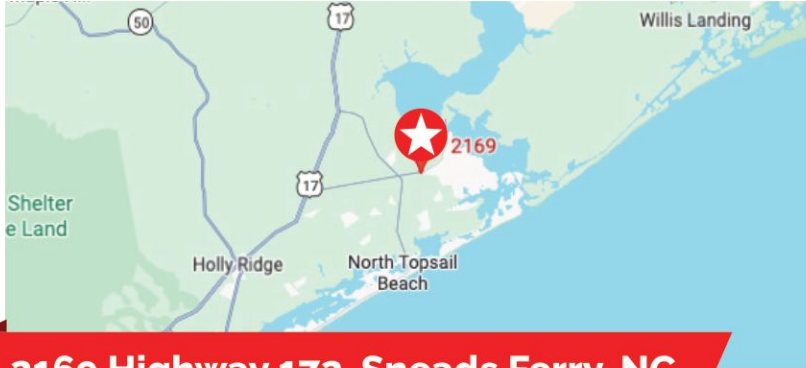
OLIVER EVANS

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License No. 313331 (NC)

PROPERTY OVERVIEW



2169 Highway 172, Sneads Ferry, NC



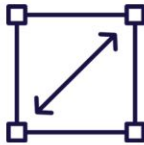
2.12
Acres



12
Units



13,600+
VPD



1,500
SF Per Suite



\$21 PSF
Modified Gross



January
2027
Availability

Listing Broker



Oliver Evans

Advisor

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PROPERTY DESCRIPTION

Everette Creek is a new flex and office-warehouse development located along Highway 172 in Sneads Ferry, North Carolina. The project will offer approximately 1,500-square-foot suites designed for contractors, service companies, trades, light distribution users, and growing local businesses. Each suite is planned with an office, restroom, finished interior walls, a 12' x 14' roll-up door, and an adjacent personnel entrance. Anticipated delivery is January 2027.

PROPERTY HIGHLIGHTS

- 12 planned suites of approximately 1,500 SF each
- Each suite to include an office, restroom, finished drywall on both sides, one 12' x 14' roll-up door, and an adjacent personnel door
- Highway 172 Visibility and convenient access to Sneads Ferry, Camp Lejeune, Holly Ridge, and the surrounding coastal market
- Designed for contractors, trades, service businesses, light distribution, marine-related users, and other small businesses needing office and warehouse space
- Anticipated delivery: January 2027

PROPERTY DETAILS

Market	Sneads Ferry
County	Onslow
Units	12 Flex/Office Warehouse Units
SF Per Unit	+/- 1,500 SF
Total SF	18,000 SF
Pricing	\$21.00 PSF Modified Gross
Zoning	Highway Business

Aerial Outline



HWY 172

13,600+ VPD

Property Renderings

Everette Creek Flex

Development Overview

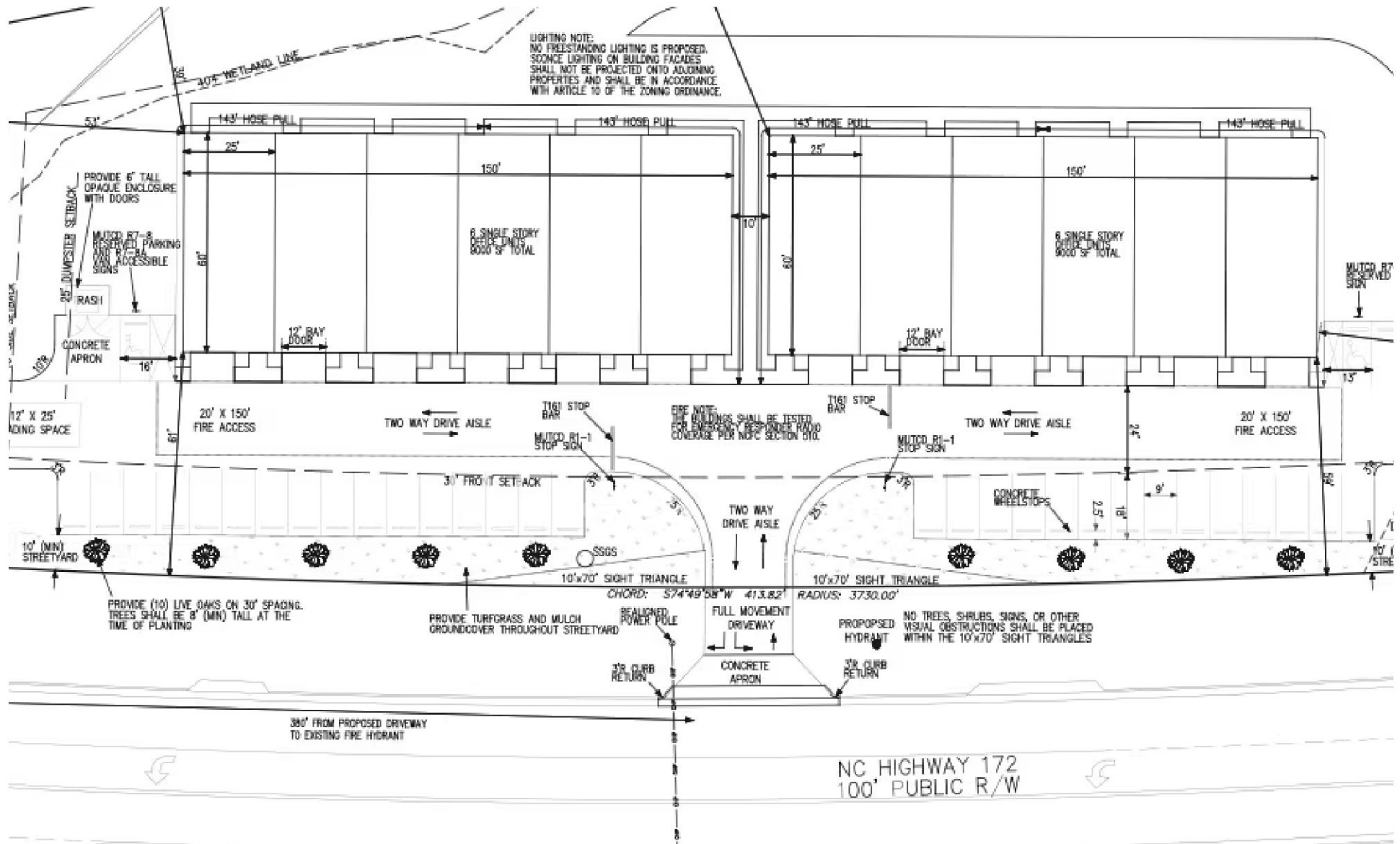
- 1,500 SF office/warehouse units
- Approximately 400 SF of temperature-controlled office space in each unit
- 12' x 14' front roll-up door
- Front and rear personnel doors
- One ADA-compliant restroom per unit



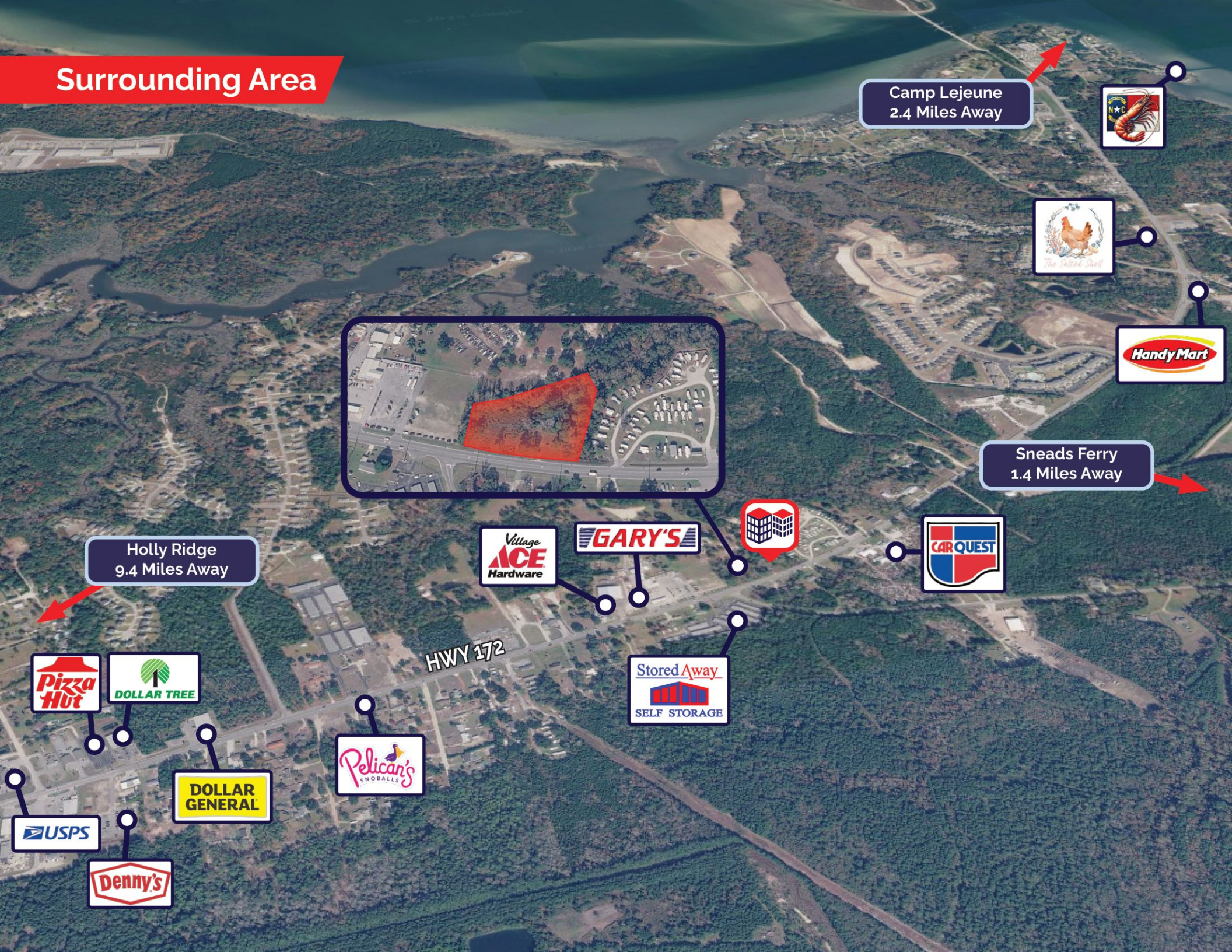
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Site Plan



Surrounding Area



Camp Lejeune
2.4 Miles Away



Sneads Ferry
1.4 Miles Away



HWY 172



Holly Ridge
9.4 Miles Away

Area Demographics

Sneads Ferry, NC



15-Min Demographics



20,931
Total Population



33.3
Median Age



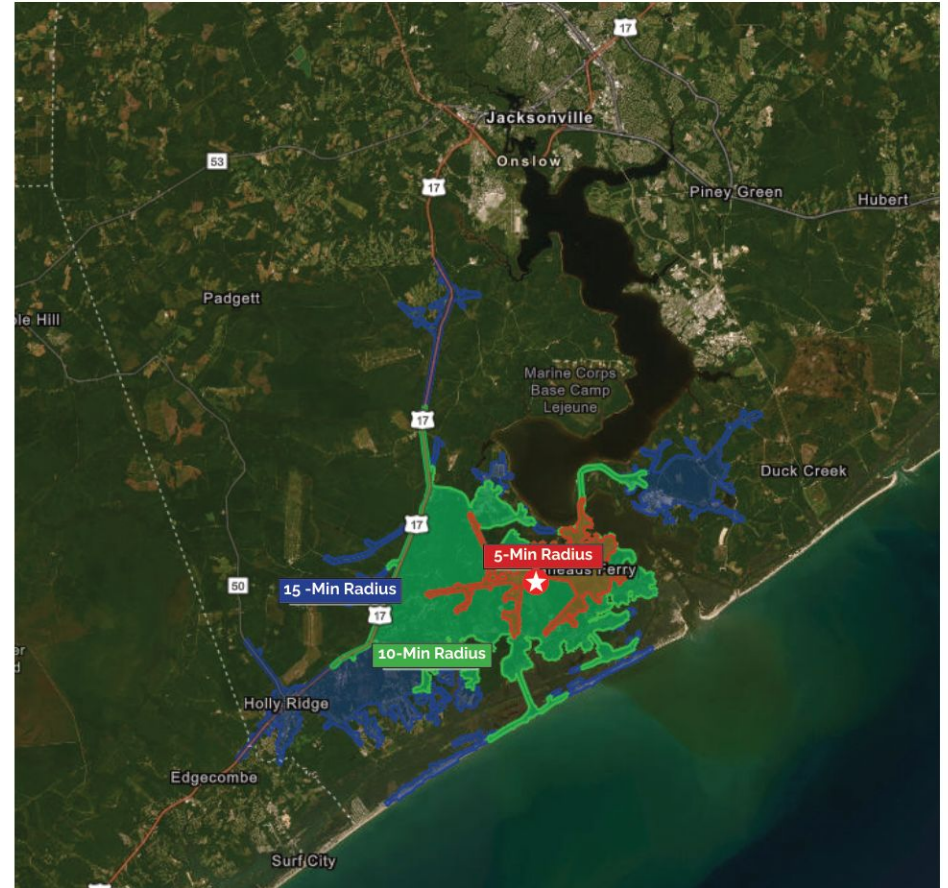
20,931
Total Households



\$117,652
Avg. Household Income



\$368,988
Avg. Home Value



Population

	5-Min Radius	10-Min Radius	15-Min Radius
Total Population	2,335	14,178	20,931
Median Age	37.9	36.1	33.3
Households & Income			
Total Households	1,070	5,913	20,931
# of Persons per HH	2.18	2.40	2.40
Average HH Income	\$88,904	\$114,468	\$117,652
Average Home Value	\$342,946	\$367,653	\$368,988

Disclosure

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Overton Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

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