



2,800± SF OF INDUSTRIAL/FLEX SPACE IN LELAND

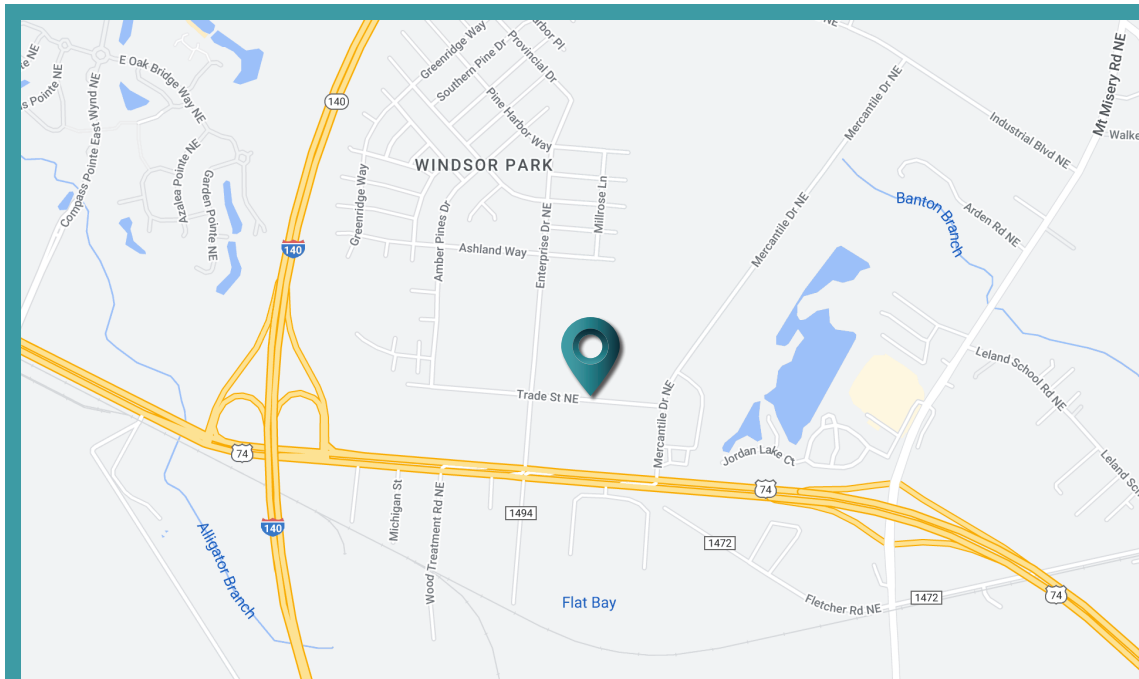
MASON WATKINS  
DON HARLEY, JR

**FOR LEASE**

SUN COAST PARTNERS COMMERCIAL  
1430 Commonwealth Drive, Suite 102  
Wilmington, NC 28403  
910 350 1200 | [scpcommercial.com](http://scpcommercial.com)



**Sun Coast  
Partners**  
COMMERCIAL



**8760 Trade St., NE, Suite 2  
Leland, SC 28451**

<b>SPACE AVAILABLE*</b>	2,800± SF
<b>LEASE RATE</b>	\$16.00 Annual/SF
<b>EXPENSES</b>	\$2.78 PSF
<b>LEASE TYPE</b>	NNN
<b>PRIMARY USE</b>	Industrial
<b>PARKING</b>	Surface
<b>ZONING</b>	I-G
<b>VACANT</b>	No

2,800 +/- SF of well appointed flex space available for lease. This unit is comprised of appx 700 SF of office space and appx 2,100 SF of warehouse/shop. Space consists of a reception, one large private office, one restroom and shop space with a 12'X14' roll up door. The entirety of the space is heated and cooled. Some opportunity for outdoor storage behind the space.

Contact broker with questions or to arrange a property tour.

\*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.

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mason.watkins@scpcommercial.com

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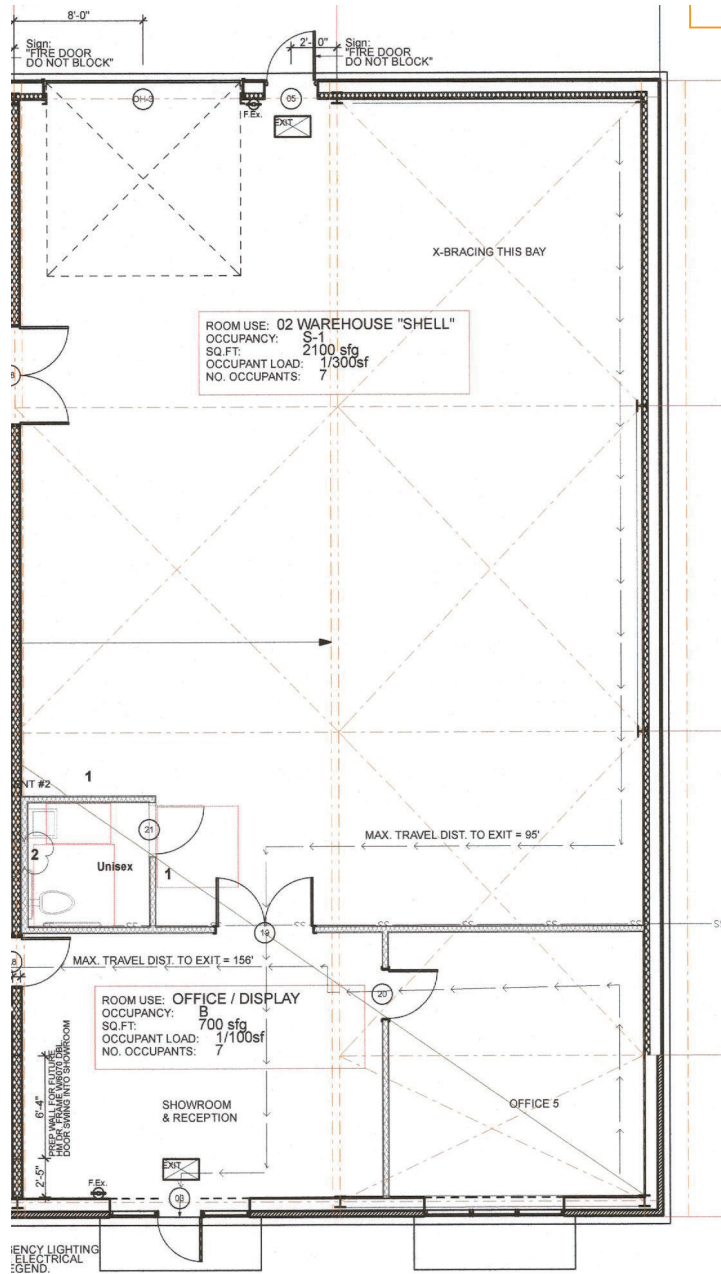
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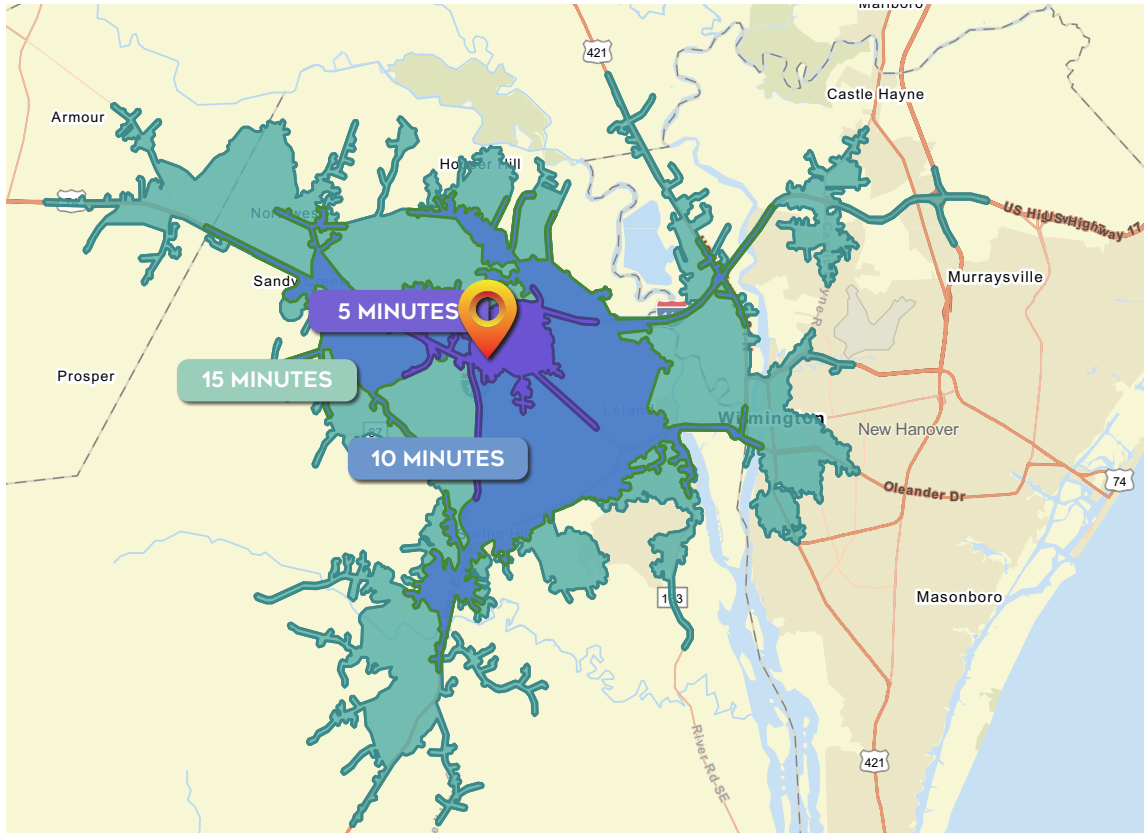
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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	4,039	26,474	64,180
Average Age	50.4	46.7	44.5
Households	1,614	11,153	29,279
Average HH Size	2.45	2.36	2.18
Median HH Income	\$73,692	\$77,568	\$68,822
Average HH Income	\$95,056	\$95,816	\$89,052
Per Capita Income	\$40,395	\$40,758	\$40,385

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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