

RETAIL/MULTIFAMILY FOR SALE



SOUTHPORT, NC 28461

**1131 N ATLANTIC AVE.**

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# INVESTMENT SUMMARY

**\$930,000**

SALE PRICE

**\$60,500**

2026 NOI

**6.50%**

CAP RATE

**UNIT TYPE** Mixed-use (Retail & Multifamily)

**TOTAL SQUARE FOOTAGE** ±5,020 SF

**ACREAGE** ±0.26 AC

**ZONING** Business District (BD)

**COUNTY** Brunswick

**YEAR BUILT** 2008

## PROPERTY OVERVIEW

The subject property is ideally located in the heart of Southport, just off of Howe Street, which is Southport's main corridor with many restaurants and retail shops.

100% leased, multi-tenant, mixed-use building in the heart of Southport, NC. The 5,020 square foot, two-story building consists of two large, residential units on the second floor and a Thai restaurant on the first floor. The property has on-site, surface parking for the exclusive benefit of the tenants and customers.

## HIGHLIGHTS

- » Both large, residential units each have 3 bedrooms/3 full baths and are approximately 1,500 SF each.
- » Both units have very large, covered porches
- » Priced well below replacement cost at \$185 per square foot
- » Located just minutes from the downtown waterfront
- » Convenient and easy access from all areas of Southport
- » Established Thai restaurant operating on entire first floor
- » Restaurant has a 5 year lease with 3% annual escalations
- » Residential tenants recently signed 1 year lease extensions (one tenant been there over 5 years)
- » Residential units can be short-term rented in this zoning district
- » Residential unit rents are currently below market

# SUBJECT PROPERTY



1131 N ATLANTIC AVE. | SOUTHPORT, NC 28461

# RETAIL SPACE PHOTOS

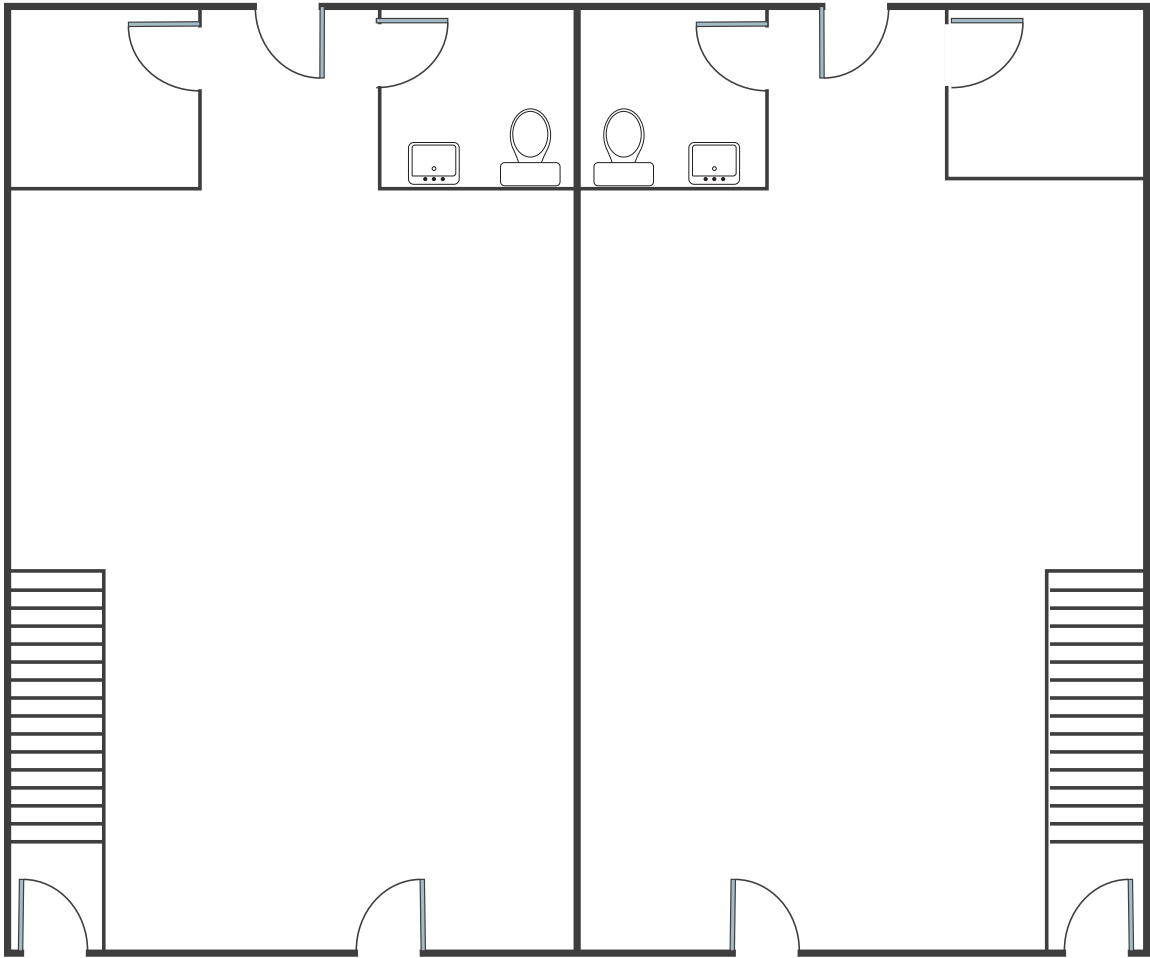
1ST FLOOR



# FLOOR PLAN

RETAIL SPACE

## 1ST FLOOR



# RESIDENTIAL UNIT PHOTOS

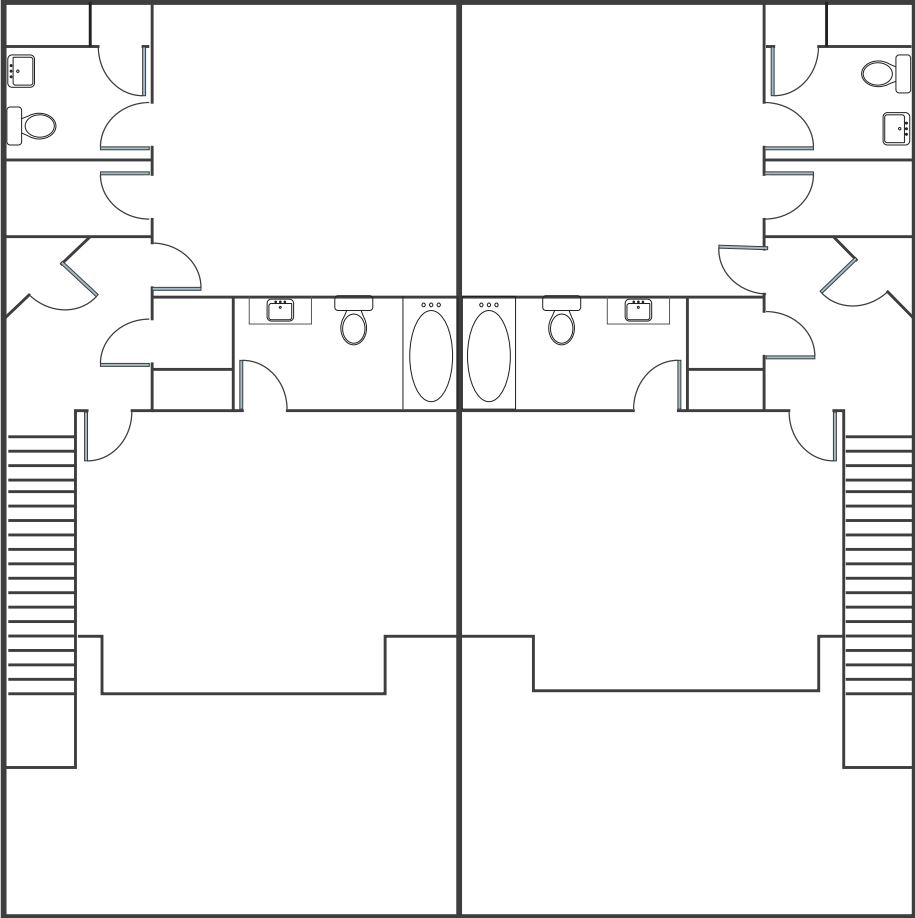
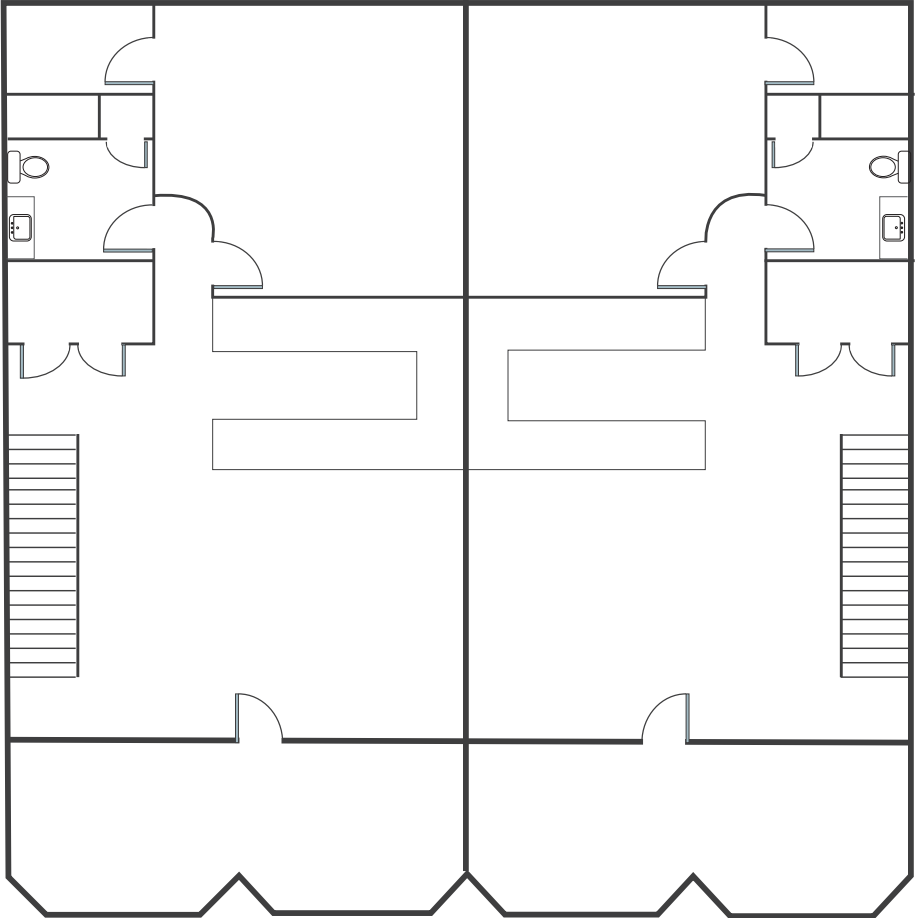
2ND FLOOR



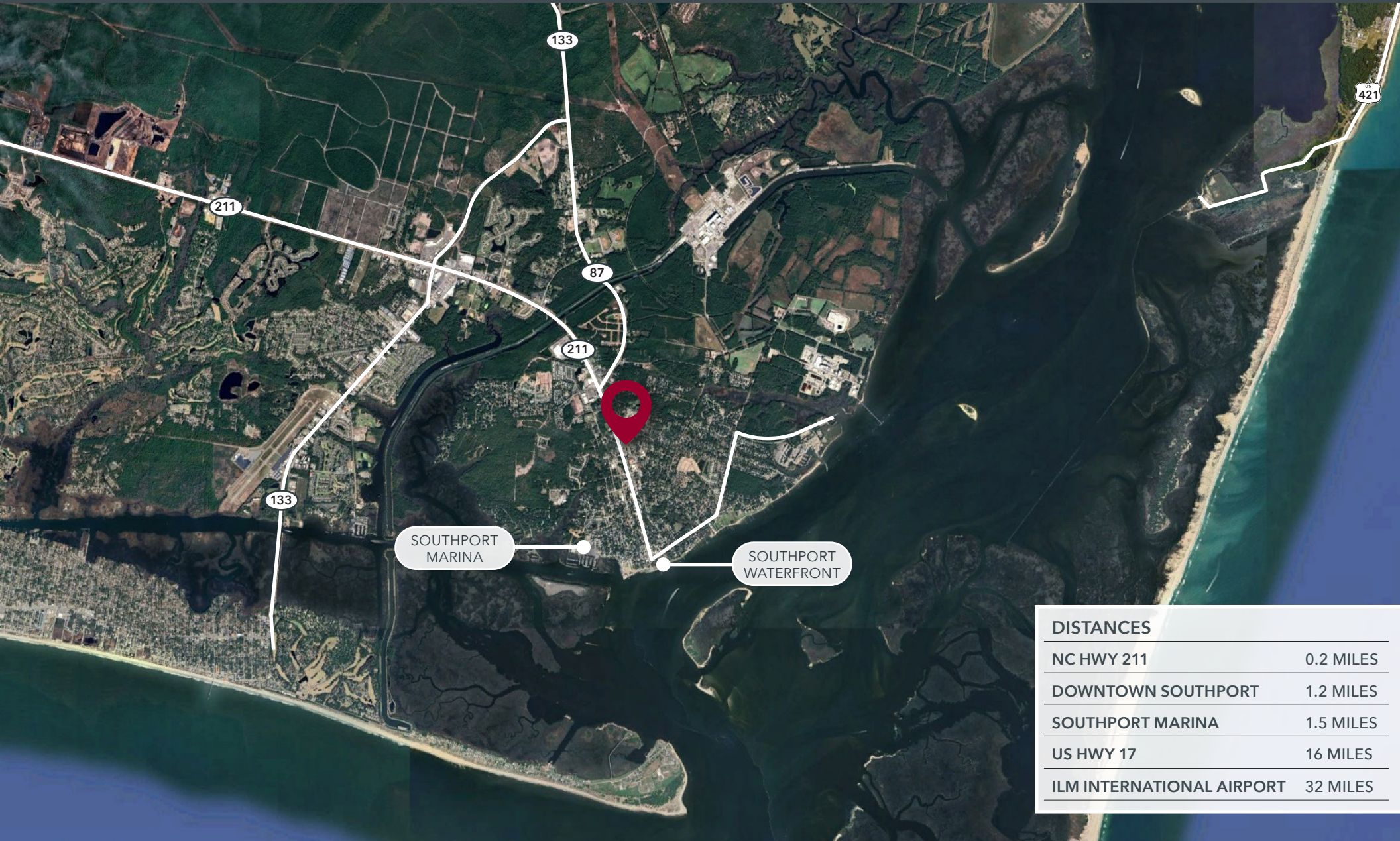
# FLOOR PLAN

RESIDENTIAL UNITS

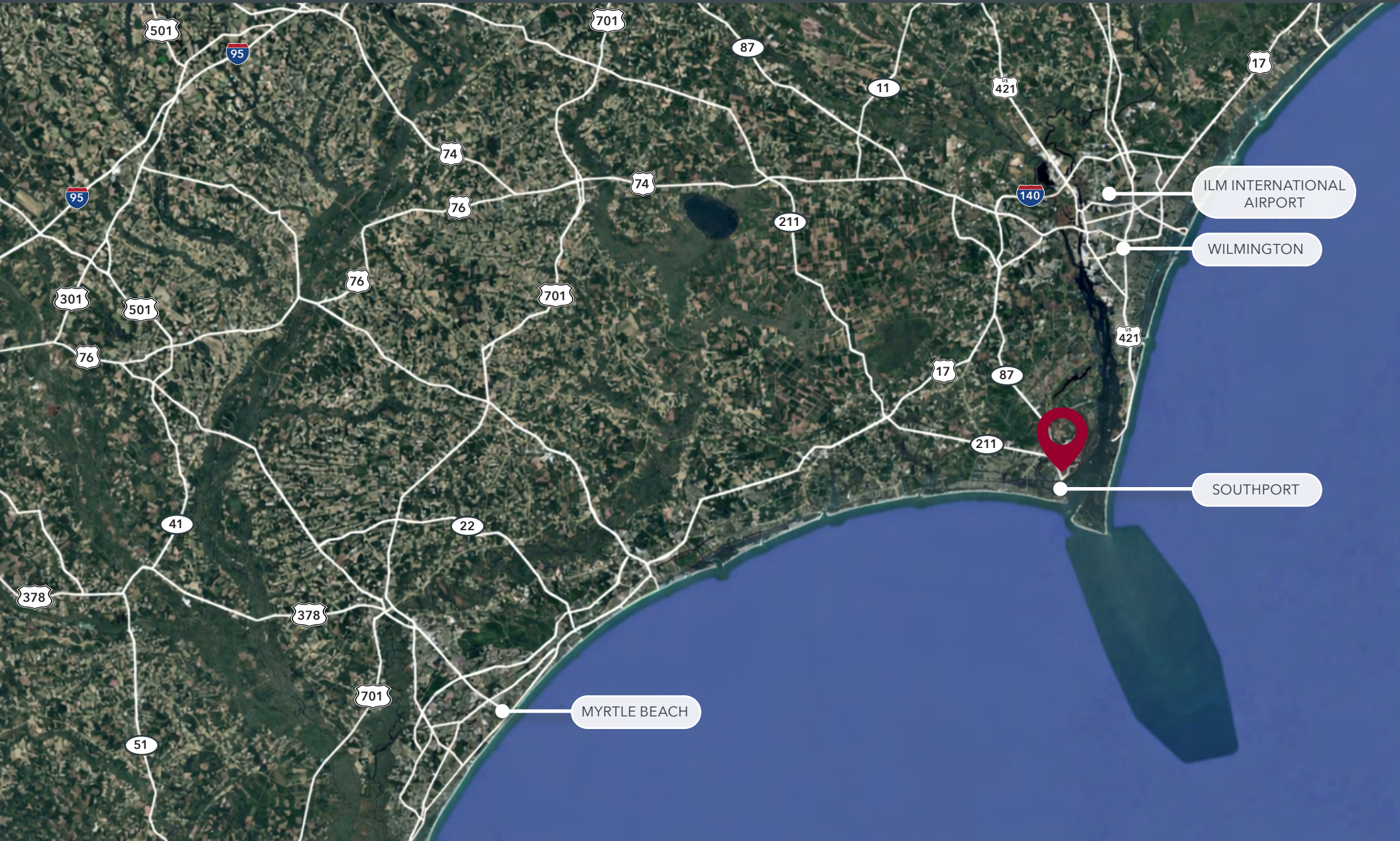
## 2ND FLOOR



# AREA OVERVIEW



# AREA OVERVIEW



# SOUTHPORT, NORTH CAROLINA

Southport is a historic coastal town located at the mouth of the Cape Fear River, offering a rare mix of small-town character, steady tourism, and year-round residential demand. Its walkable waterfront, preserved architecture, and relaxed coastal atmosphere attract both full-time residents and visitors seeking an authentic North Carolina coastal experience.

Serving as a gateway to Bald Head Island and Oak Island, Southport benefits from consistent retail activity driven by ferry traffic, beach tourism, and seasonal events. Proximity to Wilmington provides access to a larger workforce and consumer base while preserving a lower-density, community-oriented setting.

Limited new development and strong appeal to retirees, second-home owners, and visitors support stable residential occupancy and neighborhood-serving retail, making Southport a compelling market for mixed-use investment.



# BRUNSWICK COUNTY



**#1**

**FASTEST GROWING  
COUNTY IN NC  
(2024 & 2025)**

**167,695**

**TOTAL POPULATION  
(2025)**

**4,983**

**TOTAL BUSINESSES  
(2025)**

**\$104,315**

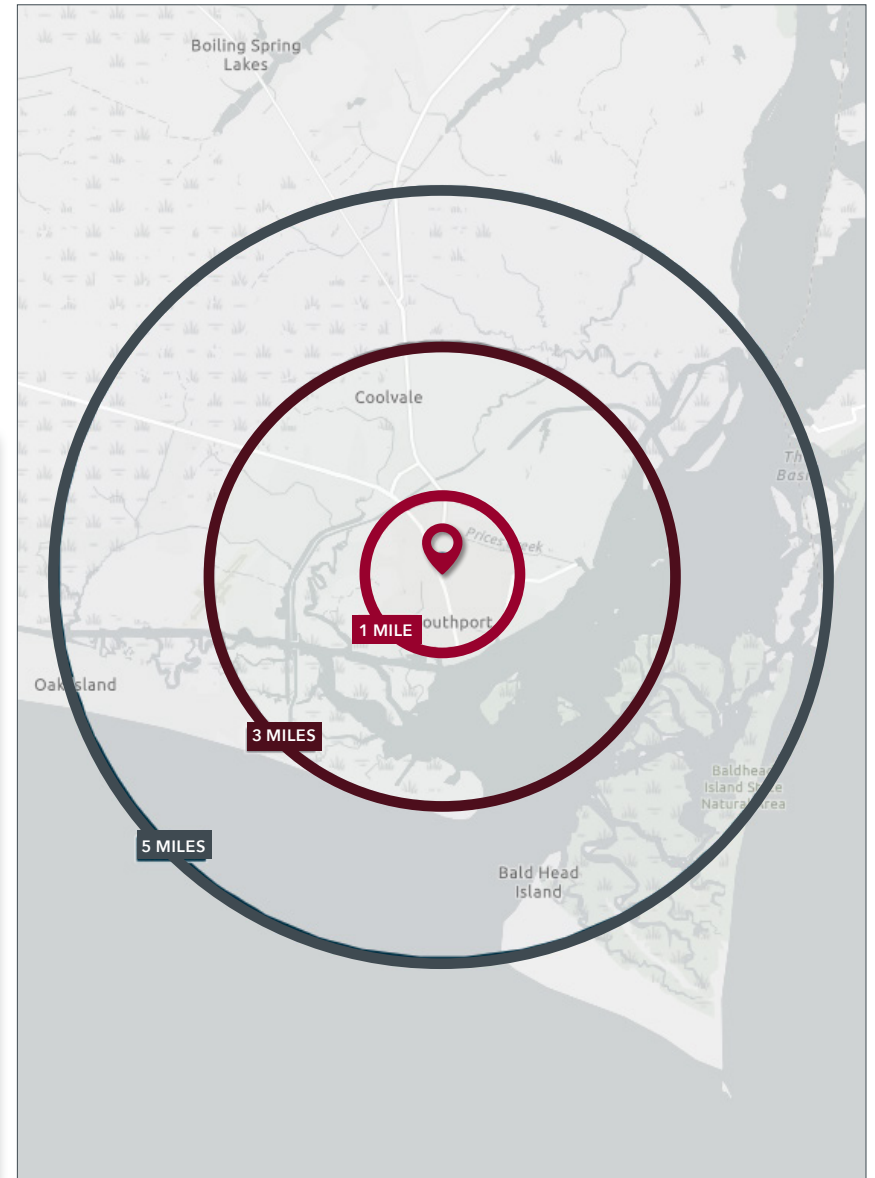
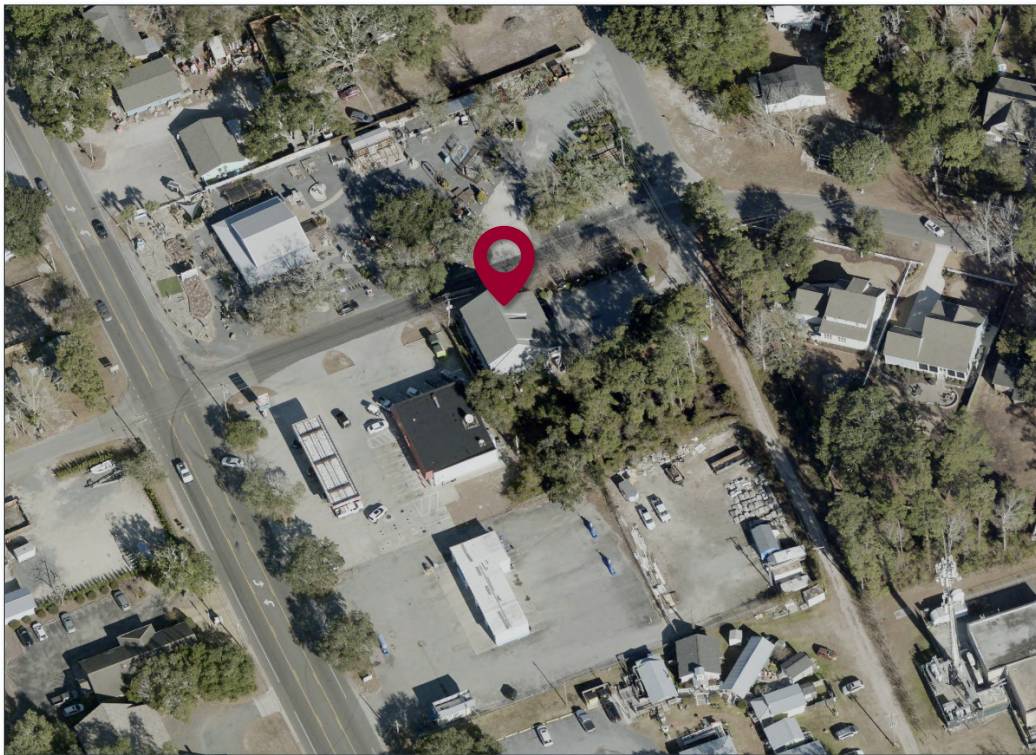
**AVERAGE HH INCOME  
(2025)**

Brunswick County, located just south of Wilmington along the southeastern coast of North Carolina, is one of the fastest-growing counties in the state and an increasingly attractive market for industrial and commercial investment. The county benefits from a strategic coastal location, business-friendly environment, and strong long-term growth fundamentals.

With direct access to U.S. Highway 17, Interstate 40 via Wilmington, regional rail, and the Port of Wilmington, Brunswick County offers efficient connectivity to key markets across the Carolinas and the Southeast. Ongoing infrastructure and utility investments through 2025-2026 are expanding industrial-ready land while maintaining competitive operating costs, positioning the county as a cost-effective and scalable alternative for distribution, logistics, and light manufacturing users.

# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	2,864	7,508	18,878
Median Age	22.9	28.5	36.5
Median Home Value	\$329,677	\$344,159	\$337,083
Bachelor's Degree or Higher	59.7%	43.8%	30.6%



FOR MORE INFORMATION, PLEASE CONTACT:

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