



4911 OLD LONG BEACH ROAD SE

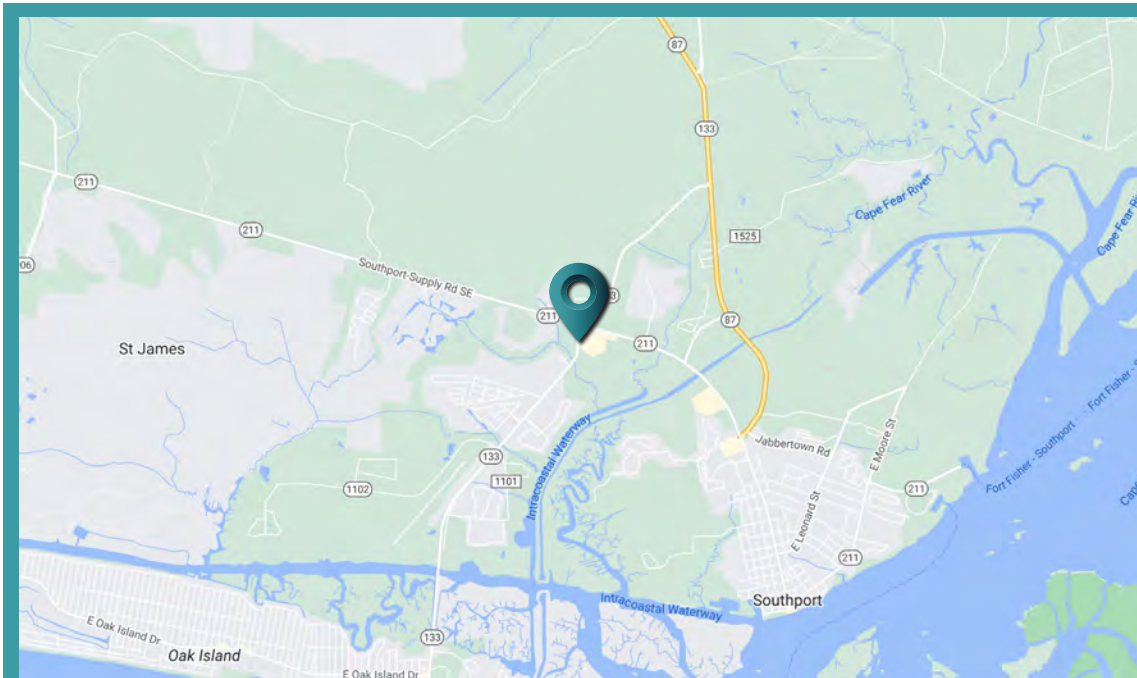
MASON WATKINS  
DAVID SUMMERLIN, III  
DON HARLEY, JR

**FOR LEASE OR SALE**

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**Sun Coast  
Partners**  
COMMERCIAL



## 4911 Old Long Beach Rd SE Southport, NC 28461

<b>BUILDING SIZE*</b>	12,592 ± SF
<b>SALE PRICE</b>	\$1,750,000
<b>AVAILABLE SECOND FLOOR*</b>	5,895 ± SF
<b>LEASE RATE</b>	\$15.00 Annual/SF
<b>LEASE TYPE</b>	NNN
<b>TICAM</b>	\$6.62 PSF

Explore this opportunity to acquire or lease a 12,592 ± square foot office building in the thriving Southport, NC area. Conveniently located at 4911 Old Long Beach Rd., this all-brick structure stands prominently at the bustling intersection of Old Long Beach Rd. and Hwy 133. Offering exceptional visibility and exposure, the property is strategically positioned near numerous major retailers.

Currently, the entire second floor (5,895 ± SF) is available. Ready for immediate occupancy. Excellent opportunity to establish your business in one of the fastest growing areas of the county. 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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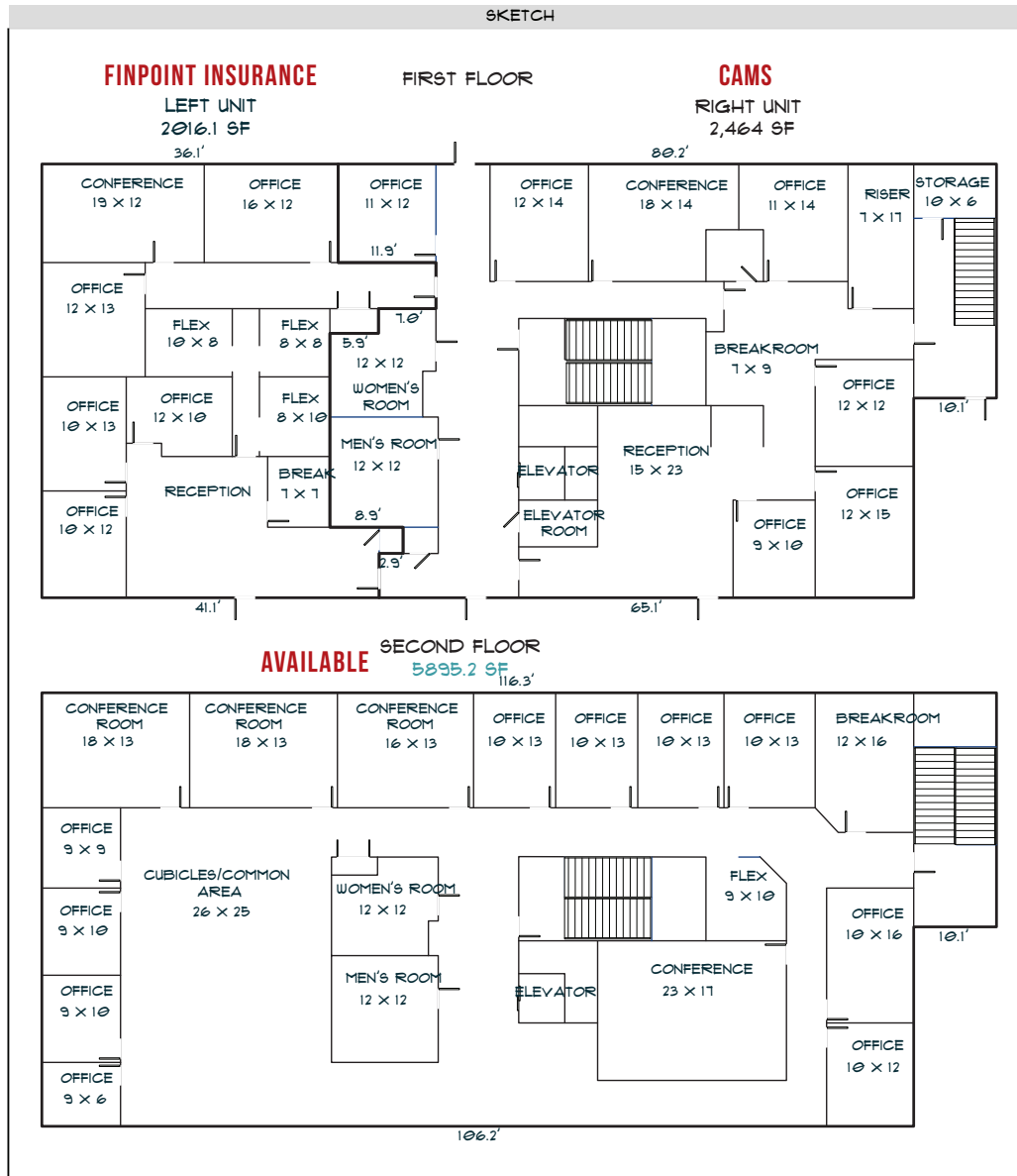
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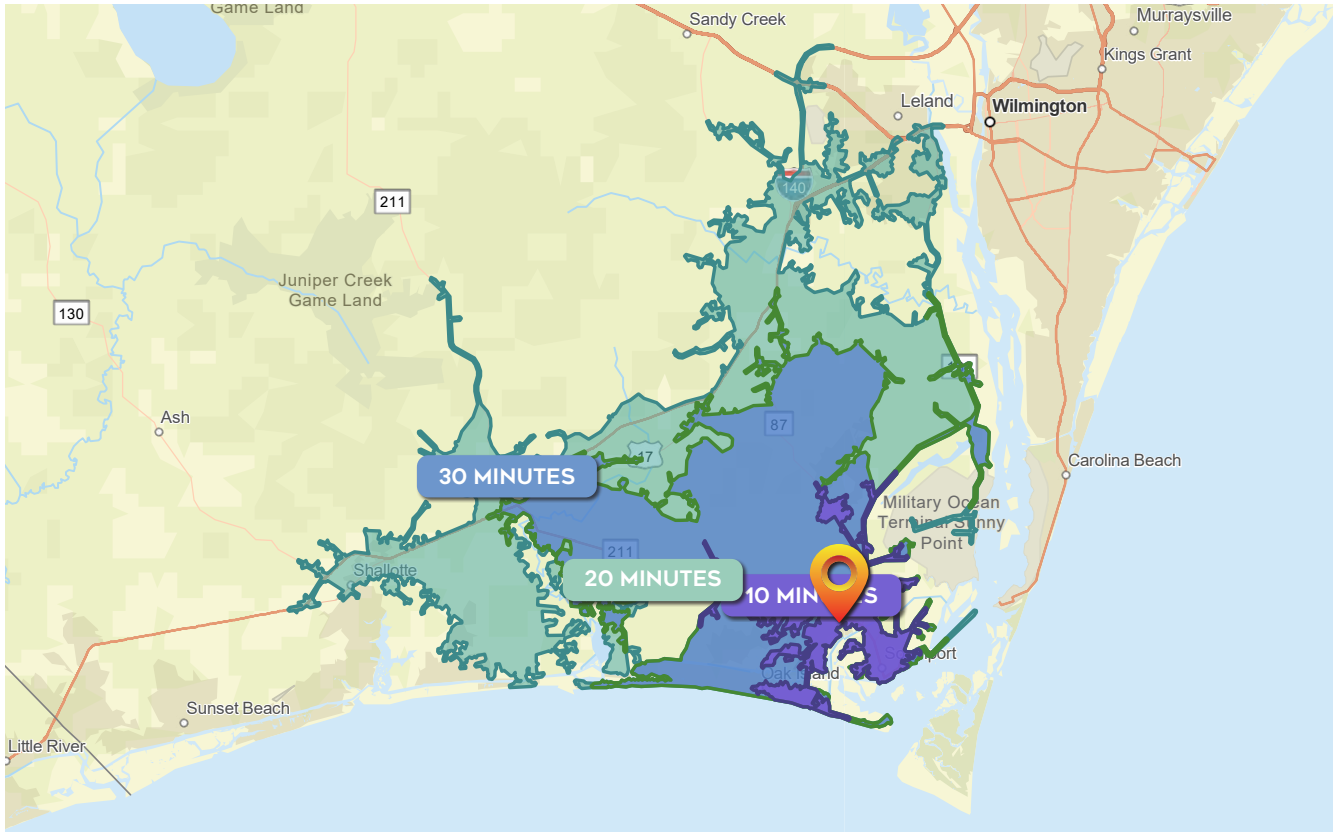
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DEMOGRAPHICS	10 MINUTES	20 MINUTES	30 MINUTES
Total Population	12,373	38,406	65,624
Average Age	56.1	57.2	51.7
Households	5,997	17,964	29,248
Average HH Size	2.04	2.12	2.22
Median HH Income	\$69,856	\$76,017	\$70,645
Average HH Income	\$94,589	\$108,011	\$98,848
Per Capita Income	\$46,427	\$50,592	\$44,269

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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