



**S.L. NUSBAUM**  
REALTY CO.

# FOR LEASE

## THE SHOPPES AT TANGLEWOOD



103 TANGLEWOOD PARKWAY  
ELIZABETH CITY, NC 27909

**CHRIS DEVINE**

VICE PRESIDENT | PARTNER

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# PROPERTY SUMMARY

103 TANGLEWOOD PARKWAY  
ELIZABETH CITY, NC 27909



## OFFERING SUMMARY

Lease Rate:	Contact Agent
Building Size:	34,300 SF
Available SF:	2,500 - 4,000 SF
Year Built:	2006
Parking:	148+ Parking Spots

SPACES	SPACE SIZE	DATE AVAILABLE
H	2,500 SF	Now
N	4,000 SF	Now

## PROPERTY HIGHLIGHTS

- **4,000 SF end cap and 2,500 SF now available**
- New Ownership - aggressively seeking new deals.
- The property shares an entrance with a Walmart Supercenter, among the busiest in North Carolina, with approximately 3.1 million visitors per year.
- National and local tenants include GameStop, Jersey Mikes Sub, The Athlete's Foot, Sally Beauty, Hair Cuttery and Dental Transformations.
- Located near a new residential community with 425 residential lots and a separate multi-family development under development.
- Taking advantage of a shifting trade area, Sentara is relocating their medical campus to include their new hospital and medical office approximately 0.5 miles away. The first 80,000 SF Medical Office Building has been delivered and is 100% occupied with the hospital scheduled to open in August 2025.

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# SITE PLAN

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## TENANT ROSTER

SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT
A	America's Best Wings	2,400	F	Jersey Mike's	1,400	K	Dental Transformations	2,000
B	GameStop	1,600	G	Premium Nail Studio	3,000	L	Hair Cuttery	1,600
C	The Athlete's Foot	4,000	H	AVAILABLE	2,500	M	Royal Buffet	5,000
D	Sally Beauty Supply	1,400	I	Tobacco & Vape	2,000	N	AVAILABLE	4,000
E	Iron Valley Real Estate	1,400	J	Sundays Sun Spa Shop	2,000			

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# RETAIL MAP

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# ADDITIONAL PHOTOS

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# RETAIL TRADE AREA

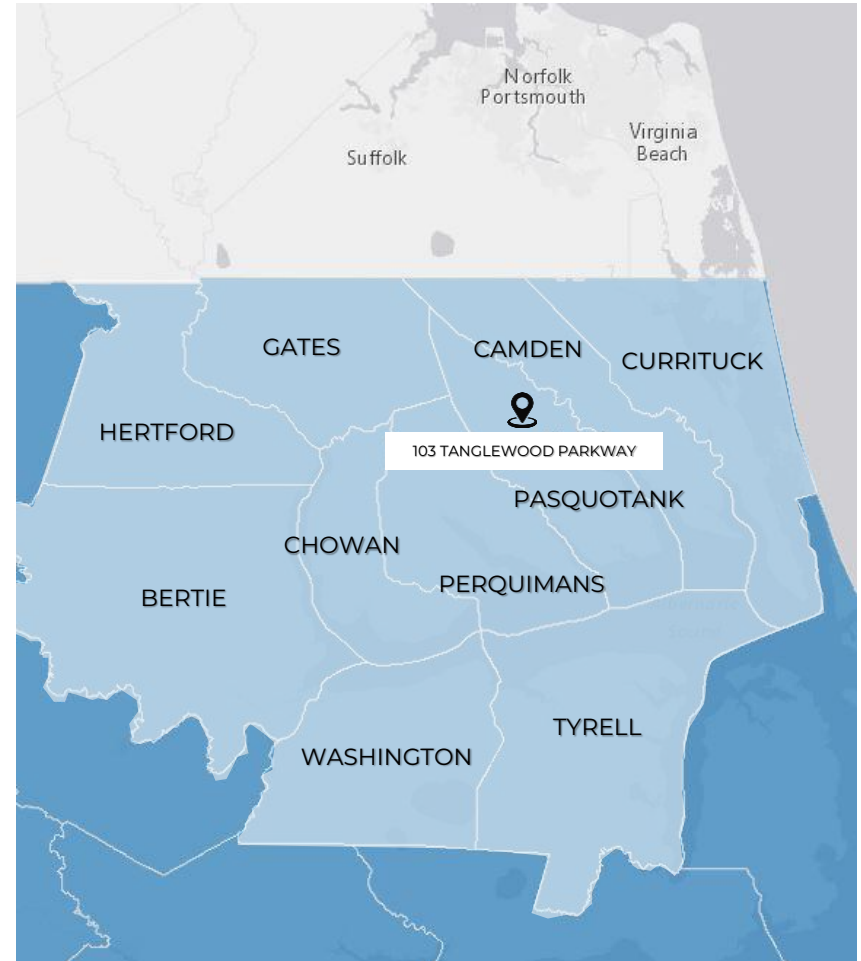
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## ELIZABETH CITY, NC

Drawing from a 10-county trade area, Elizabeth City is a rapidly growing bedroom community to Hampton Roads. The Halstead Extended submarket, has seen significant development since construction of the Walmart Supercenter in 2006 and it continues growing.

Now, Sentara Healthcare is relocating its hospital and medical campus to a 135-acre property about 0.5 miles away. The Halstead corridor has very low vacancy and will only continue to benefit from the shifting trade area and residential growth.

POPULATION	COUNTIES IN RETAIL TRADE AREA
Total Population	169,958
Median Age	43.3
HOUSEHOLDS & INCOME	COUNTIES IN RETAIL TRADE AREA
Total Households	68,359
# of Persons Per HH	2.37
Average HH Income	\$78,432
Average House Value	\$229,762



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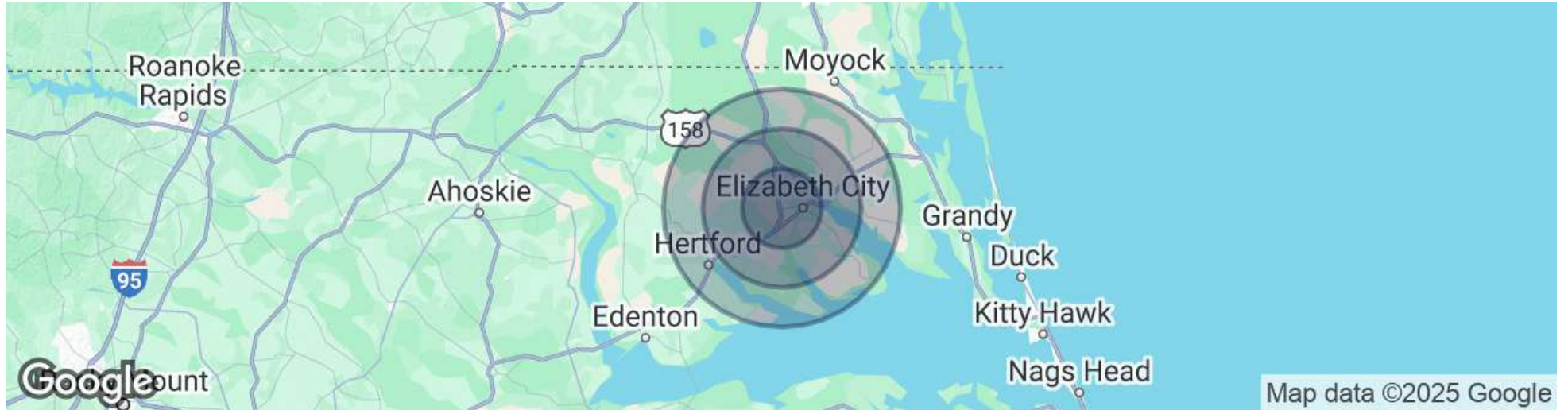
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# DEMOGRAPHICS MAP & REPORT

103 TANGLEWOOD PARKWAY  
ELIZABETH CITY, NC 27909



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	27,387	45,947	63,723
Average Age	41.6	39.2	39.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	10,715	17,937	25,033
# Of Persons Per HH	2.4	2.43	2.44
Average HH Income	\$80,265	\$87,243	\$88,267
Average House Value	\$251,481	\$288,053	\$294,949

\* Demographics derived from 2024 Esri Data

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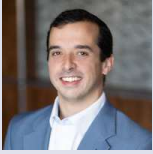
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# CONTACT US



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