



CYPRESS BAY PLAZA

5167-5171 US HWY 70 W | MOREHEAD CITY, NC 28557

FOR LEASE

TSCG

PROPERTY HIGHLIGHTS

- Available Suites: 9 (3,780 SF), 10 (5,980 SF), 12 (3,034 SF), and 15 (5,636 SF)
- Ability to combine suites 9 & 10 for 9,760 SF
- Nearby Anchors: Best Buy, Belk, Hobby Lobby, Harris Teeter, Lidl, Lowe's Home Improvement, Walmart Supercenter, Dick's Sporting Goods, and more!
- Traffic Count (AADT): 34,000 on US-70 & 23,000 on NC-24



DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
 2025 Total Population	2,160	11,690	24,370
 2025 Daytime Population	5,381	14,433	27,756
 2025 Average HH Income	\$127,384	\$112,484	\$106,944



SITE PLAN



AVAILABLE	SF
Suite 9	3,780
Suite 10	5,980
Suite 12	3,034
Suite 15	5,636









EXCLUSIVE LEASING AGENTS

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