



S.L. NUSBAUM
REALTY CO.

FOR LEASE

THE SHOPPES AT TANGLEWOOD



103 TANGLEWOOD PARKWAY
ELIZABETH CITY, NC 27909

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PROPERTY SUMMARY

103 TANGLEWOOD PARKWAY
ELIZABETH CITY, NC 27909



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	1,600	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	1,600	J	Tobacco & Vape	2,000	N	AVAILABLE	4,000
E	Iron Valley Real Estate	1,600	J	Sundays Sun Spa Shop	3,000			



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

- **2,500 SF and 4,000 SF end cap newly available**
- 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 Mike's Sub, The Athlete's Foot, Sally Beauty, Hair Cuttery, Sundays Tanning Salon, and Dental Transformations.
- Located near new residential community with 425 residential lots and a separate multifamily development under development.
- Sentara's new hospital and medical office campus located approximately 0.5 miles away. The first 80,000 SF Medical Office Building has been delivered and is 100% occupied.

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SITE PLAN

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RETAIL MAP

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ADDITIONAL PHOTOS

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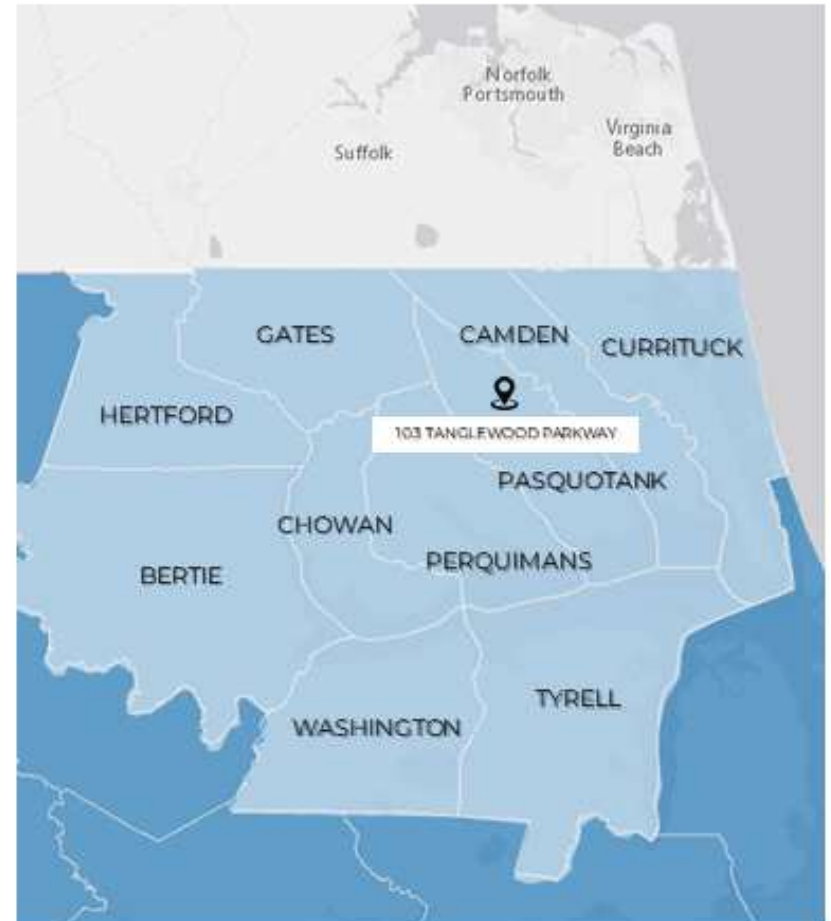


ELIZABETH CITY, NC

Drawing from a 10-county trade area, Elizabeth City is a rapidly growing bedroom community to Hampton Roads. The Halstead extended submarket, where The Shoppes at Tanglewood is located, saw significant development when the new Route 17 Bypass adjusted traffic patterns as well as the dynamics of Elizabeth City.

Having seen this shift, Sentara Healthcare is relocating their hospital and medical campus to a 150-acre property about 0.5 miles away. This commercial corridor offers very little vacancy and will only continue to benefit from this 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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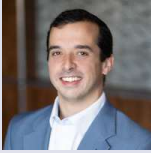
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CONTACT US



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