

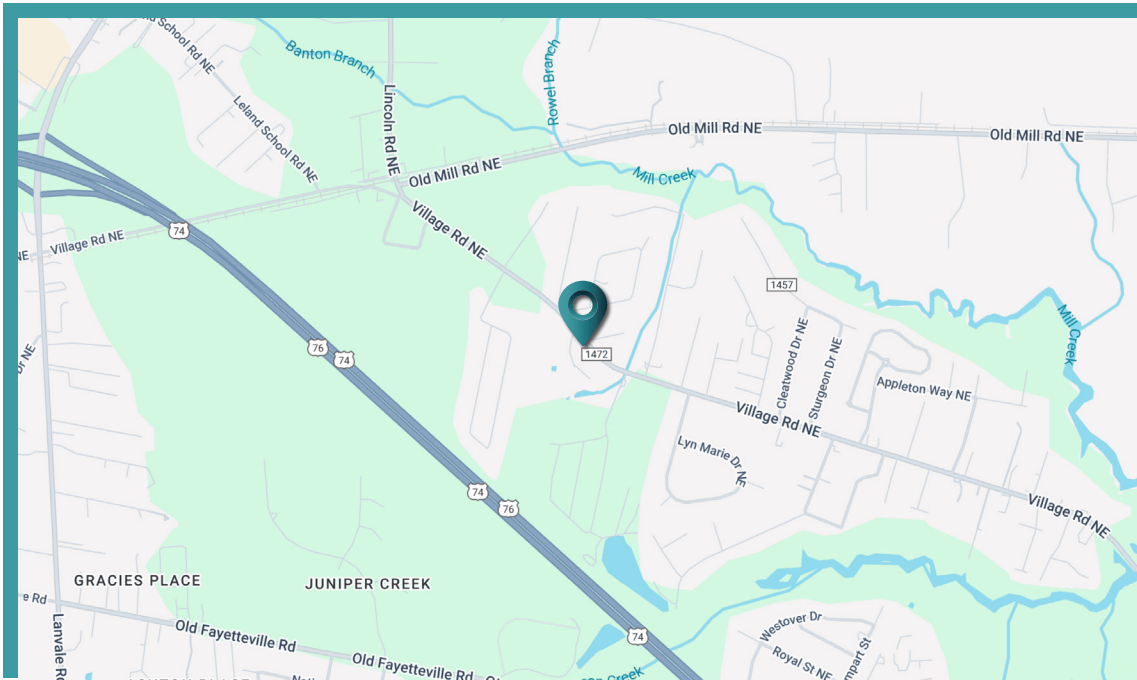
1263 VILLAGE ROAD | LELAND, NC

MIKE MUSSELWHITE
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FOR SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpcommercial.com





1263 Village Road
Leland, NC 28451

ACREAGE	2.27 Acres
LIST PRICE	\$419,500
TERMS	Cash at closing

2.2± acres of land for sale in Leland, NC. Located on Village Road NE. Site offers 530± feet of road frontage and sits in close proximity to Downtown Wilmington, Compass Pointe and US 74/76. Zoned C-1 (General Commercial), this district allows for retail or service establishments. Water and sewer are located at street frontage.



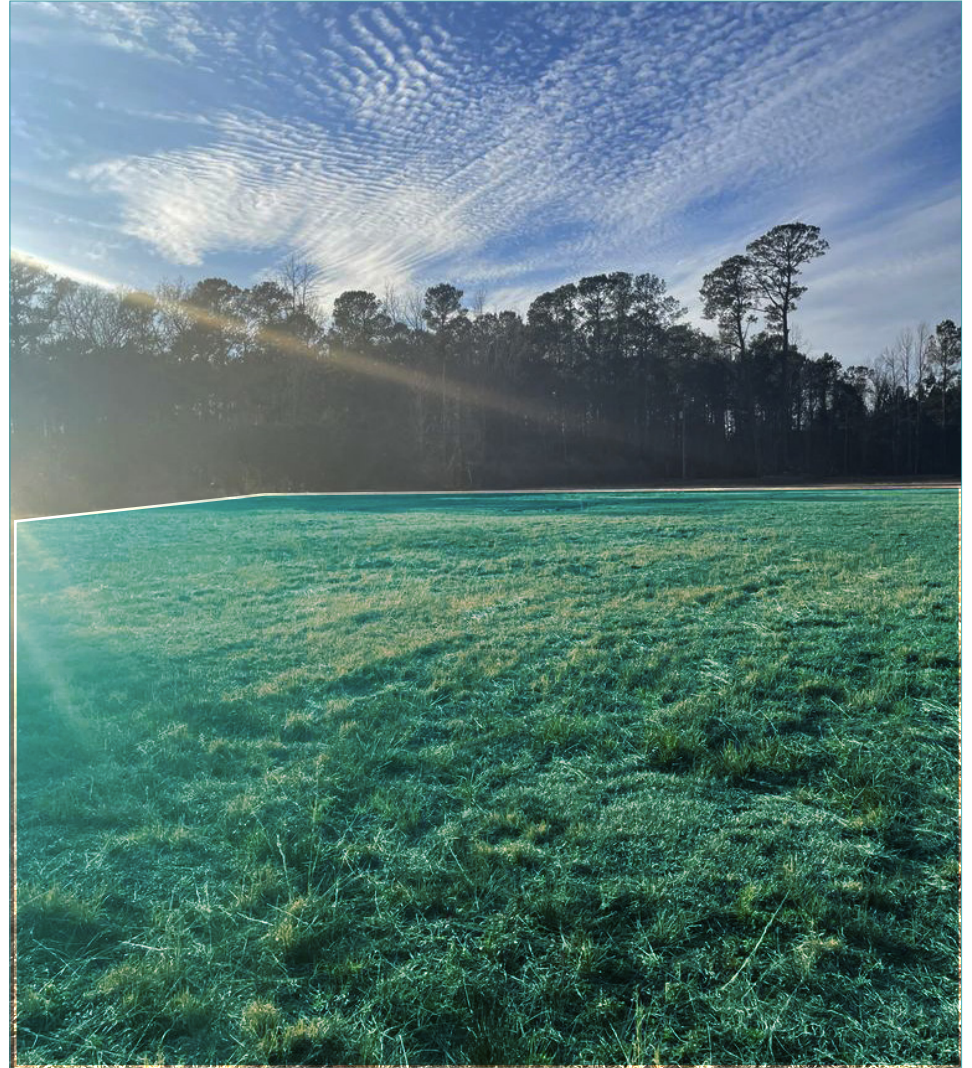
*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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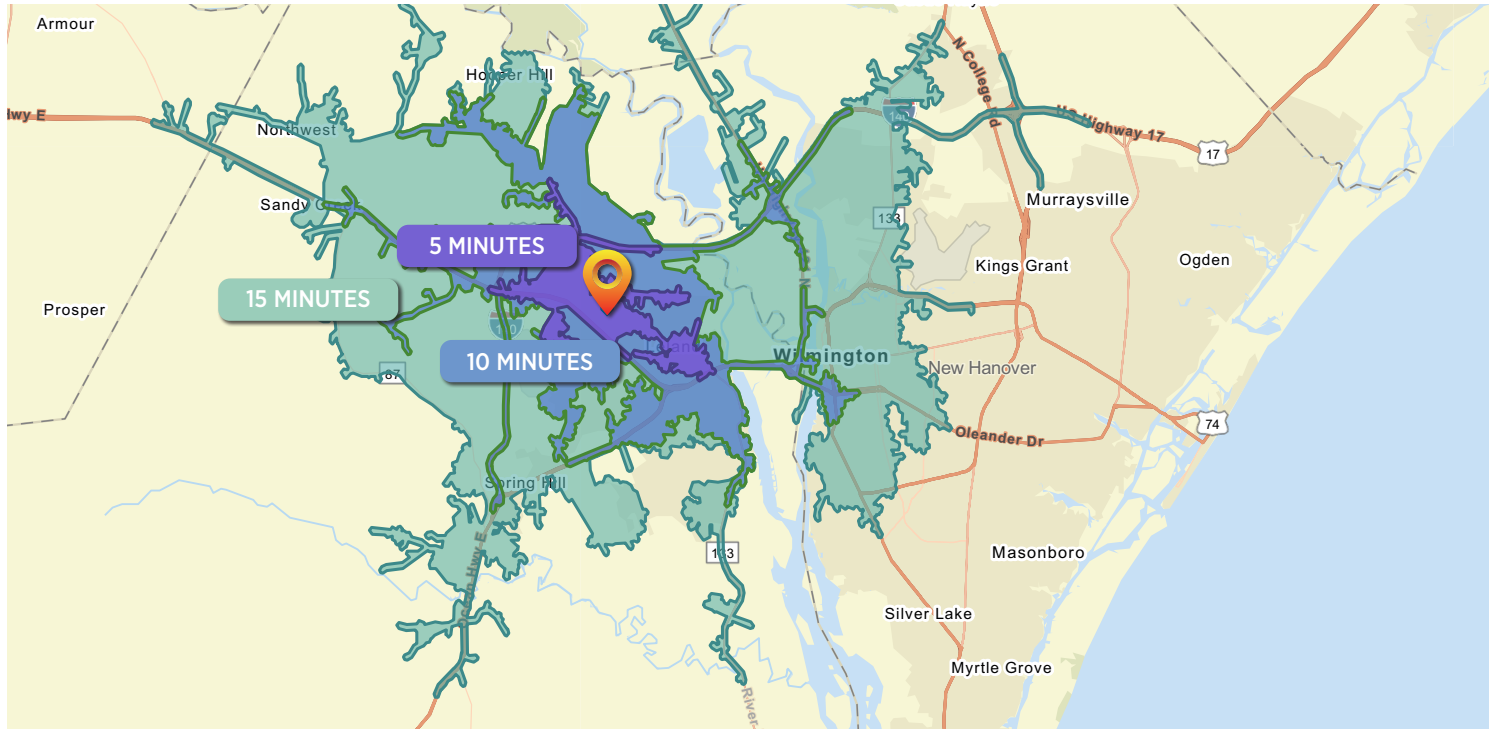


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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	5,523	26,900	77,725
Average Age	40.7	45	43.6
Households	2,218	11,644	34,955
Average HH Size	2.47	2.30	2.19
Median HH Income	\$65,132	\$75,034	\$65,822
Average HH Income	\$82,391	\$92,167	\$86,987
Per Capita Income	\$33,830	\$40,344	\$39,286

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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