

FOR LEASE: ^{+/-} 1,475—24,958 SF RETAIL/OFFICE SPACE

THE MARKETPLACE AT WATERFORD

OLDE WATERFORD WAY | LELAND, NC | BRUNSWICK COUNTY



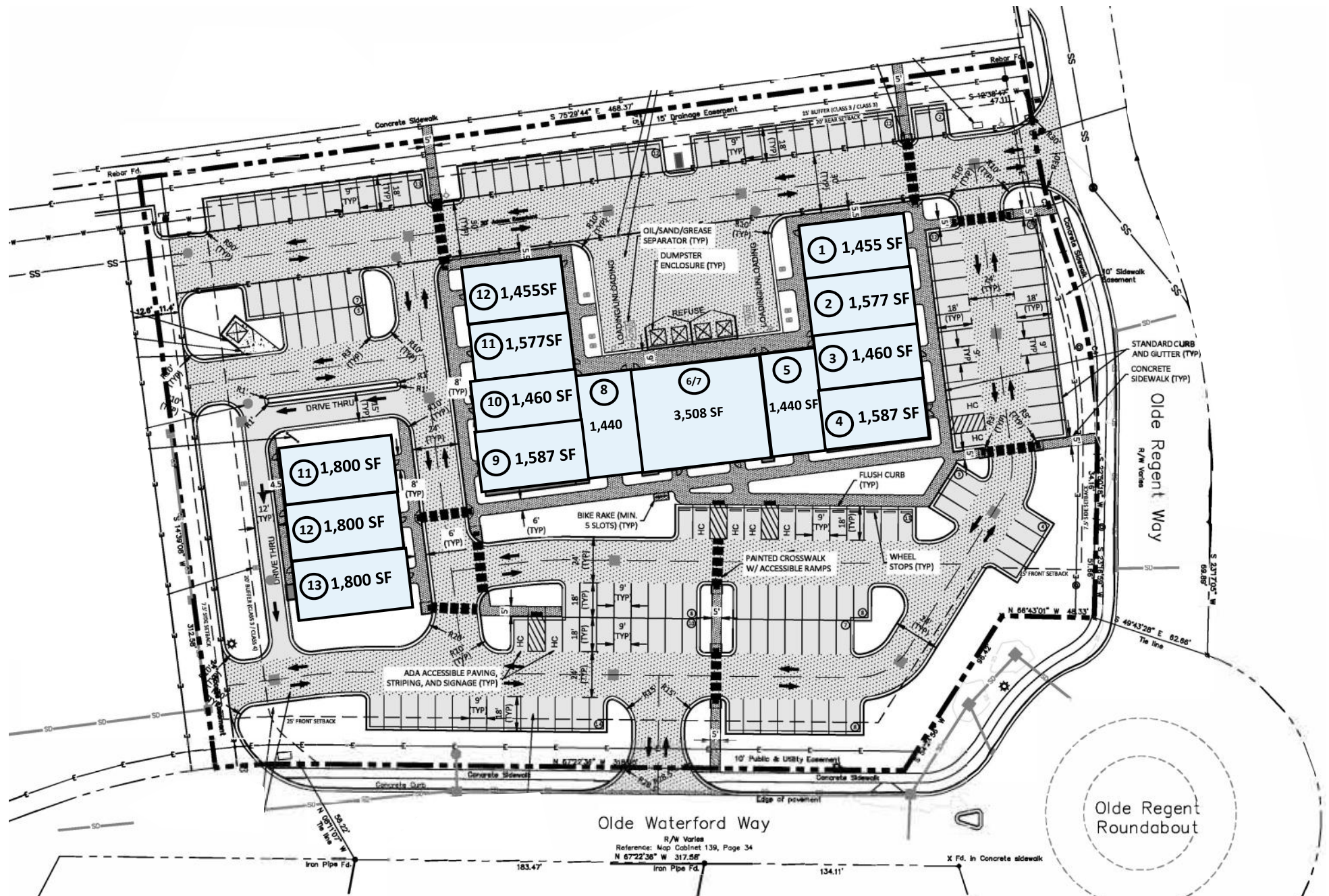


SUMMARY

ADDRESS	The Marketplace at Waterford Olde Waterford Way & Olde Regent Way Leland, NC 28451 Brunswick County
AVAILABLE SF	± 1,475 SF - ± 24,958 SF
LEASE RATE	\$32.00 PSF NNN \$50 PSF Tenant Improvement Allowance
DELIVERY DATE	Late 2026
DESCRIPTION	The Marketplace at Waterford is located off of Olde Waterford Way and Old Regent Way, in the desirable Waterford submarket of Leland, North Carolina. The Waterford market is home to over 1,110 residences that are situated just behind The Marketplace at Waterford. In addition to being easily accessible to the residents of Waterford and the greater, growing Leland area, The Marketplace at Waterford is also positioned on a highly trafficked section of NC Highway 17, which sees over 58,000 vehicles per day at this location. Within a five-mile radius, the median household income is above the state average, reflecting a high spending capacity

DEMOGRAPHICS	5 MINS	10 MINS	15 MINS
2025 POPULATION	5,176	34,934	84,835
AVG. HH INCOME	\$105,051	\$101,468	\$96,728
# OF HOUSEHOLDS	2,556	15,338	38,617

SITE PLAN



Parcel ID: 0370005597
Leland One, LLC and
Leland Two, LLC
Lot 12-R
Map Cabinet 122, Page 64
Deed Book 4775, Page 243
Land Use: Townhome Development (Class 3)

Sanitary Cleanout (Typ)
Detectable Warning Device (Typ)
Heavy Duty Asphalt Paving (Loading Zones) (Typ)
15' Drainage Easement
15' Buffer (Class 3 / Class 3)
20' Road Setback
Rebar Fd.
S 18°36'42" E 47.11'

Fire Hydrant
Project Benchmark Flange
bolt between Mueller
Elev. = 28.37'
Mag Nail Fd.
Rebar Fd.
10' Sidewalk Easement
Standard Curb and Gutter (Typ)
Concrete Sidewalk (Typ)
Olde Regent Way
R/W Varies
Rebar Fd.
S 22°27'47" W 21.77'
Mag Nail Fd.
S 23°02'33" W 16.78'
S 23°12'02" W 68.89'
Tie line
S 49°43'28" E 52.86'

Oil/Sand/Grease Separator (Typ)
Dumpster Enclosure (Typ)
Refuse Loading/Unloading
BIKE RACK (MIN. 5 SLOTS) (Typ)
FLUSH CURB (Typ)
PAINTED CROSSWALK W/ ACCESSIBLE RAMPS
WHEEL STOPS (Typ)
ADA ACCESSIBLE PAVING, STRIPING, AND SIGNAGE (Typ)
10' Public & Utility Easement
Edge of pavement
Concrete Sidewalk
Concrete Curb
DUMPSTER PAD W/ ENCLOSURE (Typ)
HEAVY DUTY CONCRETE PAVING (DUMPSTER PAD) (Typ)
MOUNTABLE CURB (Typ)
SANITARY MANHOLE (Typ)
DRIVE THROUGH KIOSK W/ PROTECTIVE BOLLARDS (Typ)
WATER METER (Typ)
DROP INLET (Typ)
HEAVY DUTY ASPHALT PAVING (DRIVE AISLES) (Typ)
STANDARD DUTY ASPHALT PAVING (PARKING STALLS) (Typ)
Iron Pipe Fd.
183.47'
N 67°22'36" W 317.55'
Iron Pipe Fd.
134.11'

Unit 1: 1,533 SF
Unit 2: 1,616 SF
Unit 3: 3,281 SF
Unit 4: 1,475 SF
Unit 5: 1,800 SF
Unit 6: 1,885 SF
Unit 7: 1,475 SF
Unit 8: 3,285 SF
Unit 9: 1,601 SF
Unit 10: 1,535 SF
Unit 11: 1,800 SF
Unit 12: 1,800 SF
Unit 13: 1,800 SF

Olde Waterford Way
R/W Varies
Reference: Map Cabinet 139, Page 34
N 67°22'36" W 317.55'

Olde Regent Roundabout

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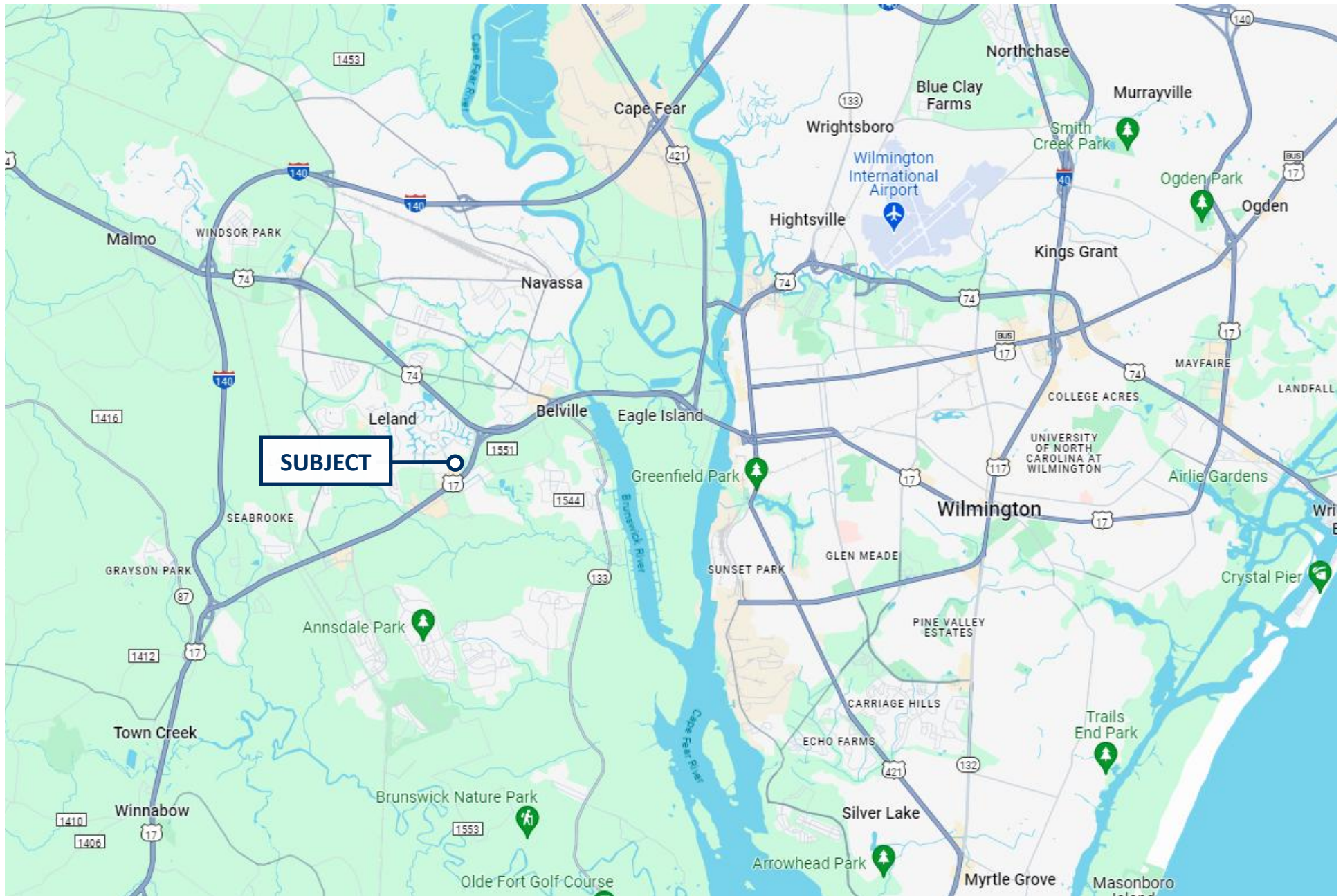
Olde Waterford Way

R/W Varies
Reference: Map Cabinet 139, Page 34
N 67°22'38" W 317.58'
Iron Pipe Fd.

AERIAL MAP



LOCATION MAP





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