



15894 HIGHWAY 17
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FLEX SPACE FOR LEASE



**604 NORTH NEW RIVER DRIVE
SURF CITY, NORTH CAROLINA**

Currently the only flex space available on Topsail Island, this property is a terrific opportunity for a business that wants to be at the beach. With Mixed Use (MU) zoning, this building is ideal for a number of businesses. Vacant land parcel available next door.

**CALL
LAURENCE NADEAU
(910) 515-3622**

**CALL
BRIAN NADEAU
(910) 622-6258**

Commercial & Investment Real Estate Specialists

email: info@creativecommercial.biz
www.creativecommercial.biz



604 NORTH NEW RIVER DRIVE

THE BUILDING

- 1,600 Square Feet
- One Restroom
- 275 Square Foot Mezzanine Included
- Two 12 x 10 Garage Doors
- Ceiling Height
 - Peak: 18.5'
 - Minimum: 16'

THE PROPERTY

- In Surf City Town Limits
- Zoned Mixed Use (MU)
- 2/3 Mile North Of Highway 50
- Adjacent .19 Acre Also Available For Lease
 - 82' Of Frontage On Topsail Drive

THE MARKET

Surf City is a rapidly growing town with thousand of new residential units recently built in the area. The burgeoning commercial corridor on Highway 50 is set for tremendous expansion in the coming years.



THE OFFERINGS

\$3,500/Month For 1,600 Square Feet Suite

\$1,000/Month For .19 Acre Vacant Land Parcel

Rent Includes Property Taxes, Insurance, And Common Area Maintenance

Tenant Pays Utilities

CREATIVE COMMERCIAL PROPERTIES, INC.

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Individual
Members



Creative Commercial Properties, Inc. reasonably believes the information in this brochure is fairly and accurately stated. However, any prospective purchaser is urged to independently confirm its accuracy and completeness.