



**COLDWELL
BANKER
COMMERCIAL**

SUN COAST PARTNERS

WATERFORD OF THE CAROLINAS

\$375 - 625 per month (Full Service)

497 Olde Waterford Way Suite 202
Leland, NC 28451

AVAILABLE SPACE
78 - 672 SF

AREA

Located on US Hwy 17 South in Waterford of the Carolinas, less than 5 miles from Downtown Wilmington.

FOR LEASE

CBCSUNCOAST.COM



CONTACT

Don Harley
910.262.3148
don.harley@cbcsuncoast.com

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**COLDWELL BANKER COMMERCIAL
SUN COAST PARTNERS**
1430 Commonwealth Drive, Suite 102, Wilmington, NC 28403
910.350.1200



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497 Olde Waterford Way Suite 202, Leland, NC 28451

LEASE



PROPERTY DESCRIPTION

Executive Suites and Work Spaces available in Waterford of the Carolinas. Shared boardroom, reception area, kitchenette, & two restrooms. Full Service Lease includes all utilities, janitorial & interior maintenance. Tenant will be responsible for emptying waste bins. Minimum six (6) month lease.

LOCATION DESCRIPTION

Located on US Hwy 17 South in Waterford of the Carolinas, less than 5 miles from Downtown Wilmington.

OFFERING SUMMARY

Lease Rate:	\$375 - 625 per month (Full Service)
Available SF:	78 - 144 SF
Lot Size:	1.71 Acres
Building Size:	26,871 SF

SPACES	LEASE RATE	SPACE SIZE
Office Suite 109	\$625 per month	144 SF
Office Suite 110	\$625 per month	144 SF
Work Space 6	\$375 per month	78 SF
Work Space 7	\$375 per month	78 SF
Work Space 8	\$450 per month	114 SF
Work Space 9	\$450 per month	114 SF

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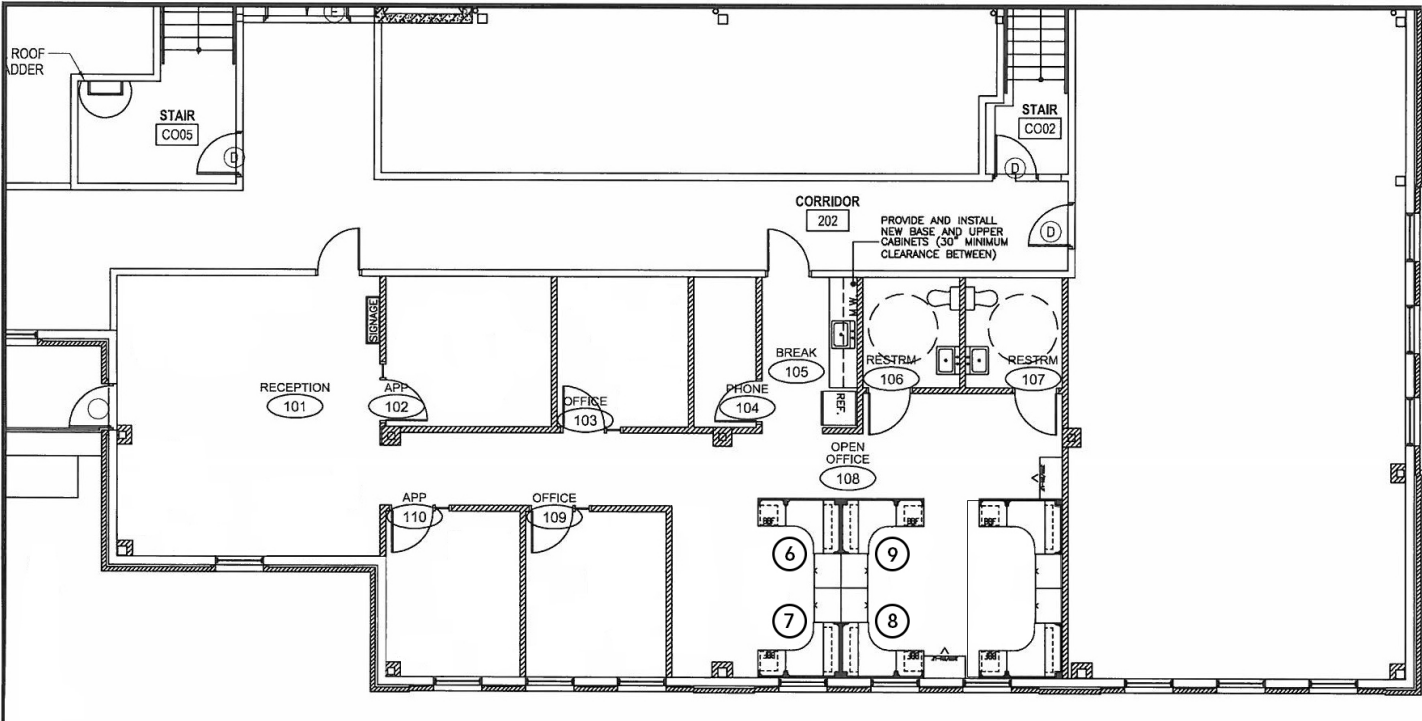
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FLOORPLAN-497 Olde Waterford Way, Suite 202

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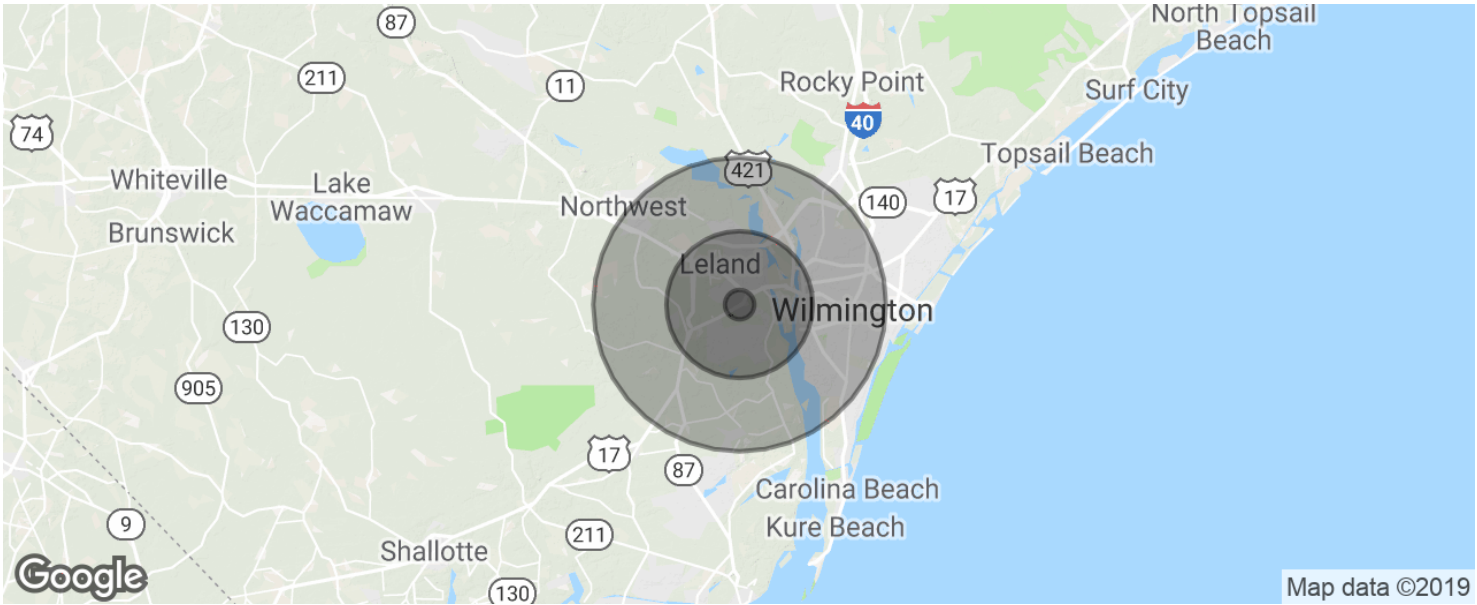




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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,648	22,175	130,895
Median age	34.4	37.6	35.5
Median age (Male)	35.3	36.8	34.7
Median age (Female)	33.9	39.7	36.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	730	9,490	56,585
# of persons per HH	2.3	2.3	2.3
Average HH income	\$66,807	\$59,959	\$53,733
Average house value	\$246,087	\$181,696	\$195,700

* Demographic data derived from 2010 US Census

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