



FOR LEASE

CBCSUNCOAST.COM

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.



CONTACT

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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



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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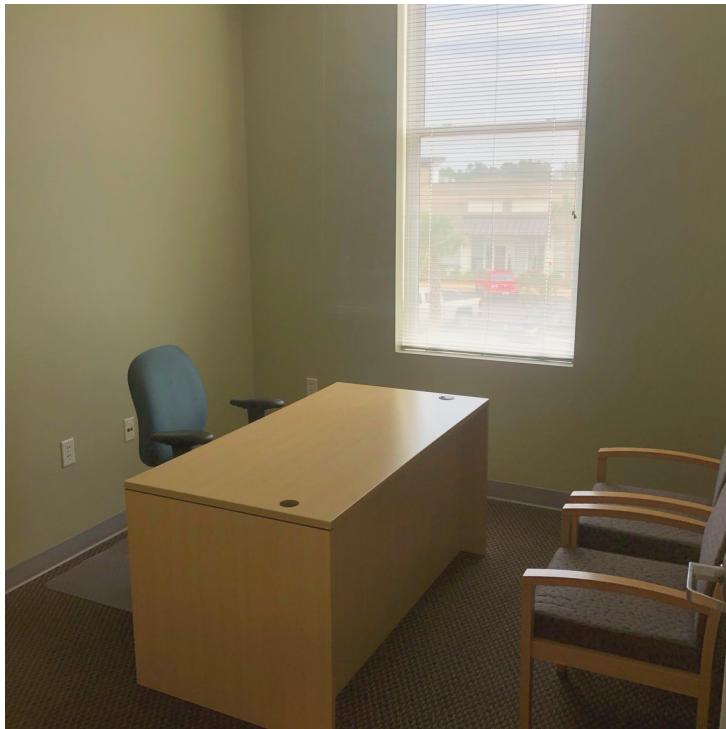
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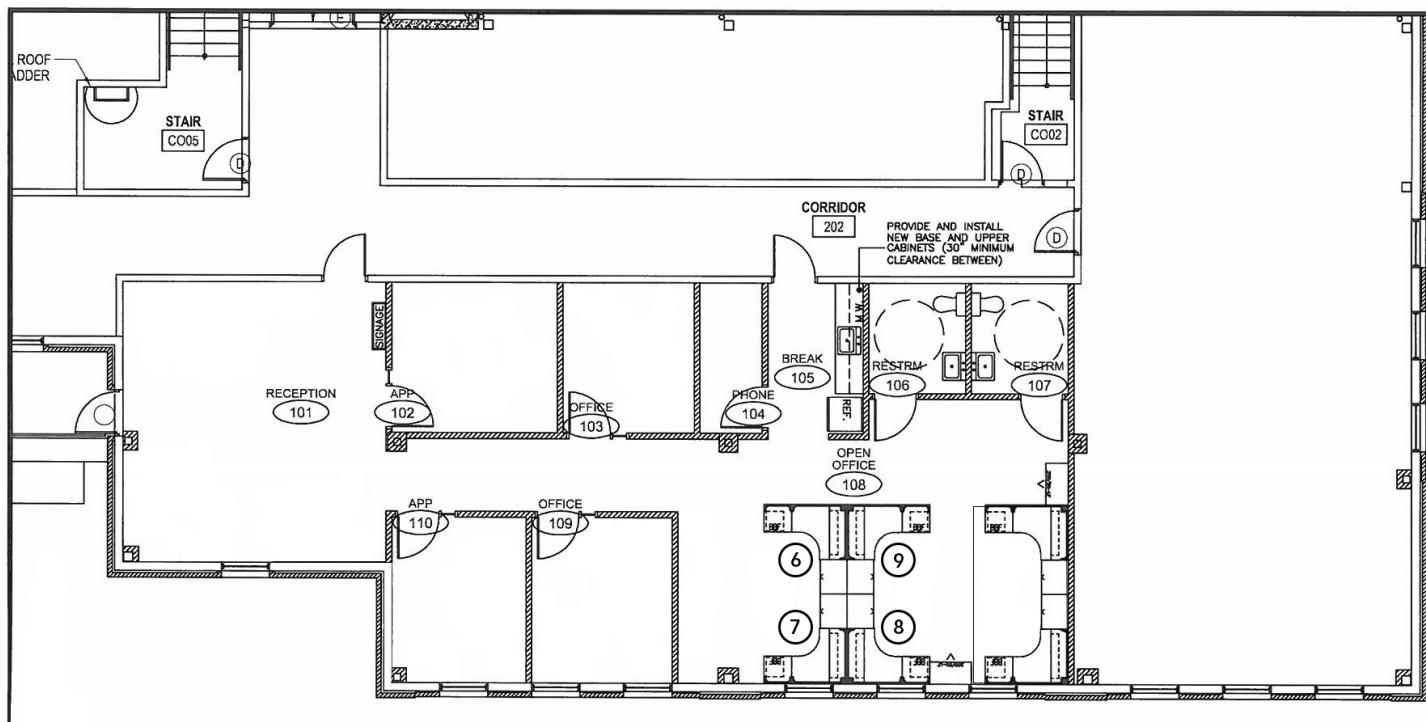
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497 Olde Waterford Way Suite 202, Leland, NC 28451



FLOORPLAN-497 Olde Waterford Way, Suite 202

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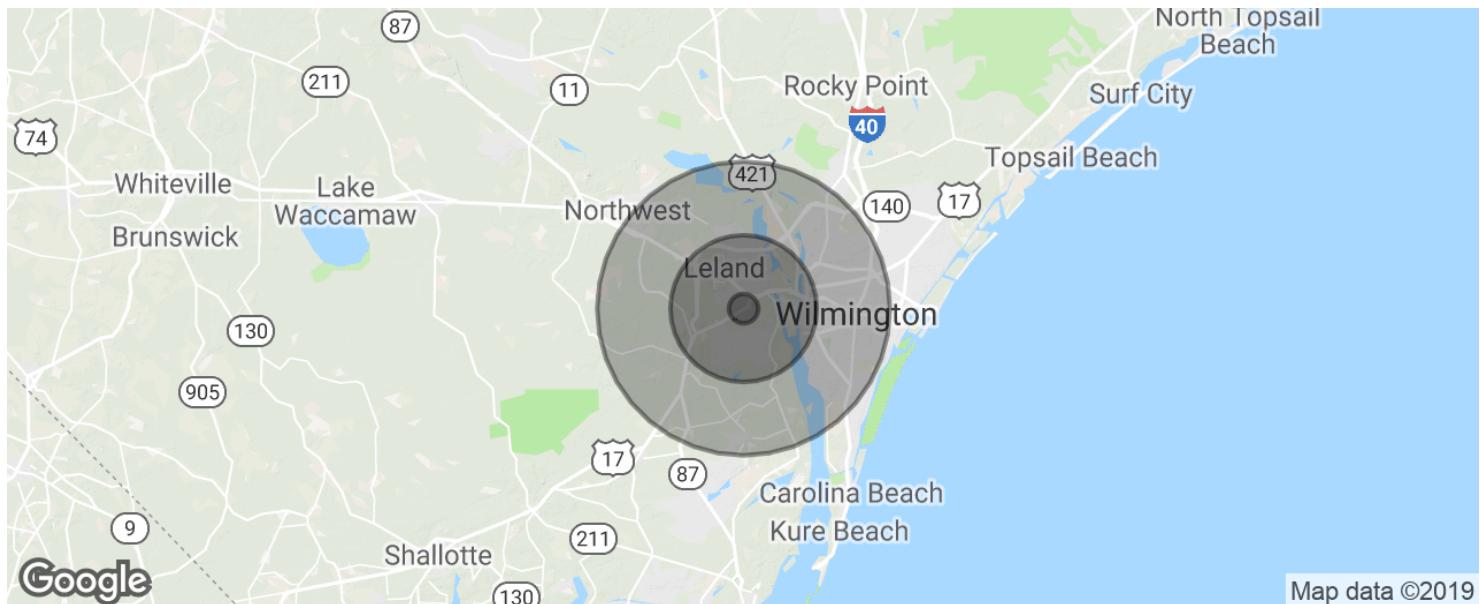
The logo for Coldwell Banker Commercial Sun Coast Partners. It features a blue square with a white stylized 'C' and 'B' intertwined logo on the left. To the right of the square, the words 'COLDWELL', 'BANKER', 'COMMERCIAL', and 'SUN COAST PARTNERS' are stacked vertically in a blue, serif font.



LEASE

WATERFORD OF THE CAROLINAS

497 Olde Waterford Way Suite 202, Leland, NC 28451



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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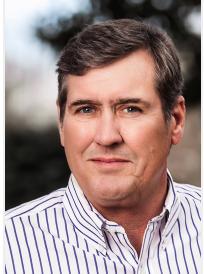
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