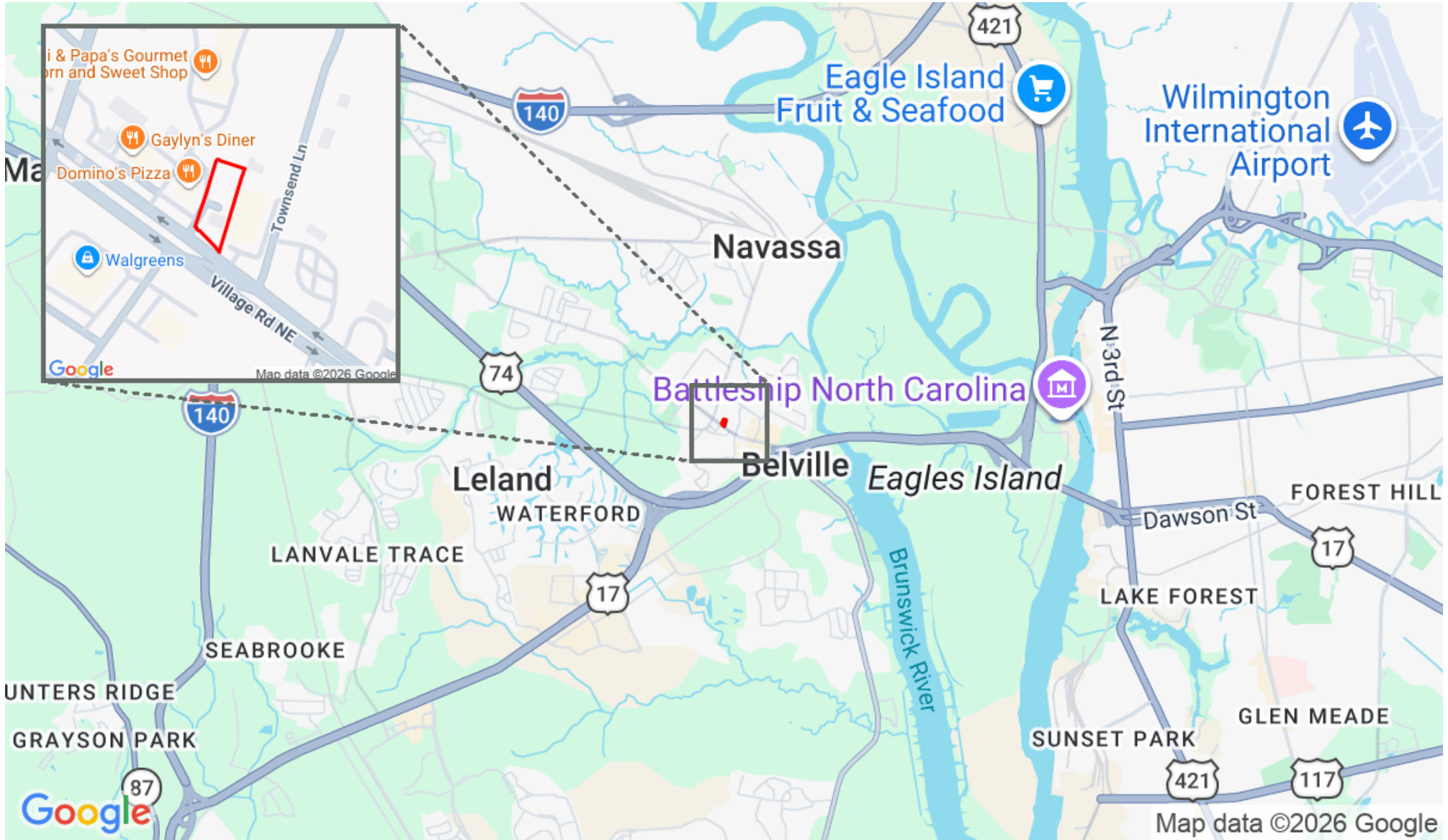
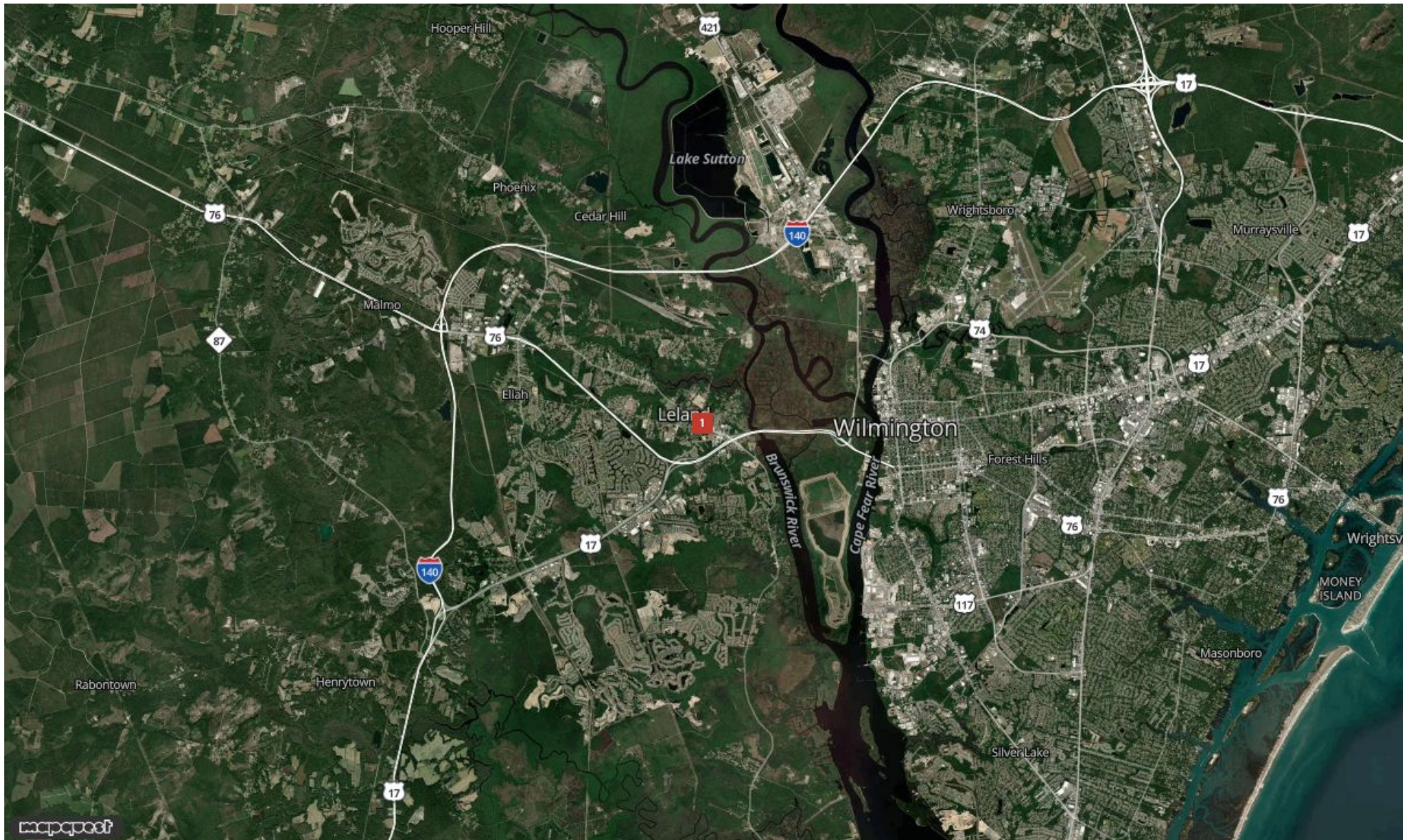


# 316 Village Rd



# Report for 316 Village Rd NE, L...



# Retail For Sale

Carolina Commercial Investment Properties, LLC

3808 Park Ave. Ste. 220 Wilmington, NC 28403 | 910-297-9572

## Village Rd Frontage

316 Village Rd, Leland, NC, 28451

Retail: Showroom For Sale

Prepared on April 01, 2026

1 of 1 Listings



### Listing Details | Retail For Sale

Secondary Uses	<b>Specialty</b>	Tax Year	<b>2025</b>
Total Available Space	<b>1,200 SF</b>	Real Estate Taxes	<b>\$1,032 in 2025</b>
Asking Price	<b>\$429,000</b>	Vacant	<b>Yes</b>
Listing Price Per SF	<b>\$357.50</b>	Vacant Date	<b>12/15/2025</b>
Cap Rate (Actual)	-	Available Date	<b>3/25/2026</b>
Total Expenses	<b>\$1,032</b>	Days On Market	<b>9 days</b>
Investment	<b>No</b>	Date Listed	<b>3/23/2026</b>
Possession	<b>Now</b>	Last Modified	<b>4/01/2026</b>
Signage	<b>On Building</b>	Listing ID	<b>44571229</b>
Show Instructions	<b>Call broker</b>	Parking Spaces	<b>8</b>

### Description

Position your business in one of the fastest-growing corridors in southeastern North Carolina. Located in the highly sought-after Gateway Corridor of Leland, this versatile commercial property offers exceptional visibility, accessibility, and flexibility for a wide range of retail and service-oriented users.

The building features a functional layout adaptable to numerous business types, making it ideal for retail, showroom, office, or specialty service users seeking a strategic location in a rapidly expanding market. Surrounded by strong residential growth and increasing commercial development, the site benefits from consistent traffic and a growing customer base.

While the property has a history of automotive use, it is now positioned for a new vision, offering an opportunity for businesses looking to capitalize on Leland's continued growth without the constraints of heavy-use operations.

This is a rare opportunity to establish a presence in a high-demand corridor with strong demographics, ongoing infrastructure investment, and long-term upside.

[https://library.municode.com/nc/leland/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH30FL\\_ARTVILOBURE\\_S30-148BUUS](https://library.municode.com/nc/leland/codes/code_of_ordinances?nodeId=PTIICOOR_CH30FL_ARTVILOBURE_S30-148BUUS)

## Property Features

### Location Details

Address	<b>316 Village Rd, Leland, NC, 28451</b>
Zoning	<b>Le-T-40</b>
County	<b>Brunswick</b>
Parcels	<b>038BA007</b>

In Opportunity Zone	<b>Yes</b>
Name	<b>316 Village Rd</b>
Campus Name	<b>Gateway</b>
Cross Street	<b>Old Fayetteville</b>

### Building Details

Sub Type	<b>Showroom</b>
Building Status	<b>Existing</b>
Building Size	<b>1,200 SF</b>
Land Size	<b>0.4 Acres / 17,444 SF</b>
Number of Buildings	<b>1</b>
Number of Floors	<b>1</b>
Year Built/Renovated	<b>1995, 2005</b>
Primary Constr. Type	<b>Steel</b>
Occupancy Type	<b>Single Tenant</b>

Parking Spaces	<b>8</b>
Parking Ratio	<b>-</b>
In Opportunity Zone	<b>Yes</b>
Floor Size	<b>1,258 SF</b>
Security System	<b>No</b>
Electricity	<b>Yes</b>
Water	<b>Yes</b>
Sanitary Sewer	<b>Yes</b>
Rail Service	<b>No</b>

## Property Listings

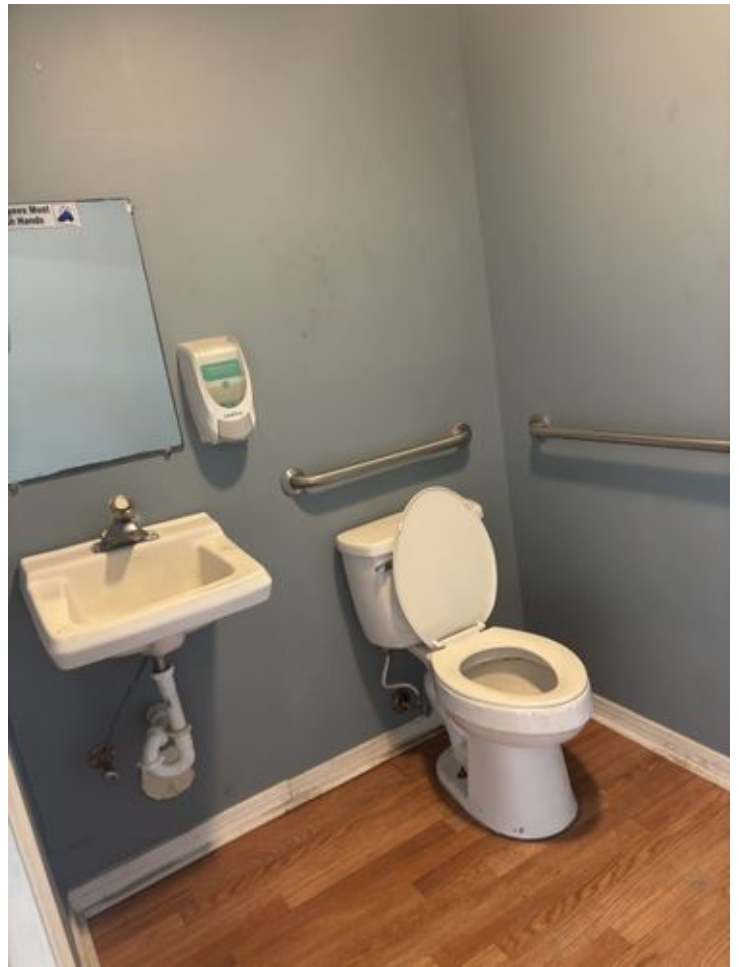
1 Listing | 1,200 SF | \$429,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Automotive	-	1,200 SF	\$429,000	3/25/2026

## Additional Photos













## Contact



**PJ Doherty**  
910-297-9572  
pj@carolinacip.com



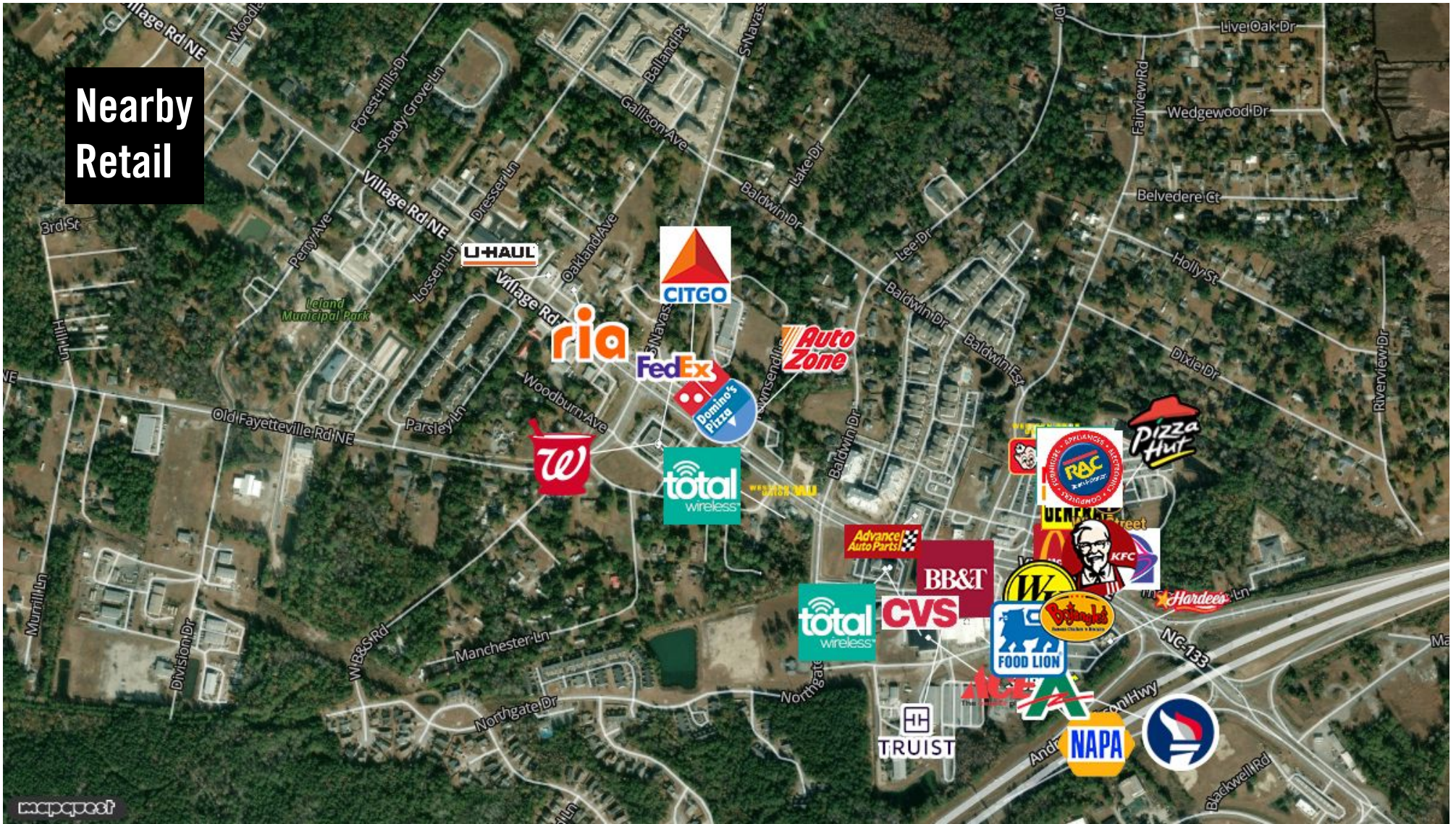
Carolina Commercial Investment Properties, LLC

# 316 Village Rd

Carolina Commercial Investment Properties, LLC

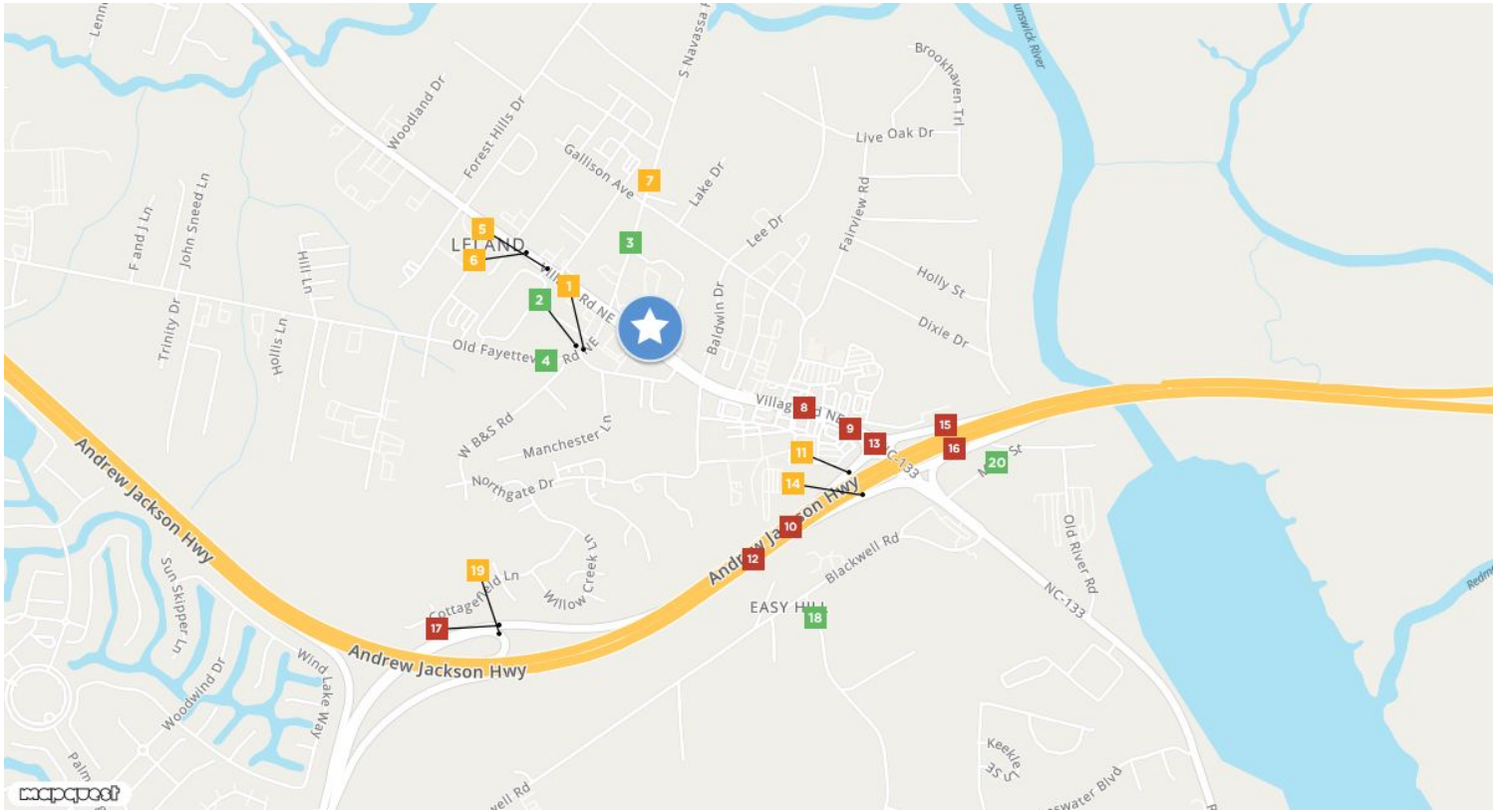
3808 Park Ave. Ste. 220 Wilmington, NC 28403 | 910-297-9572

## Nearby Retail



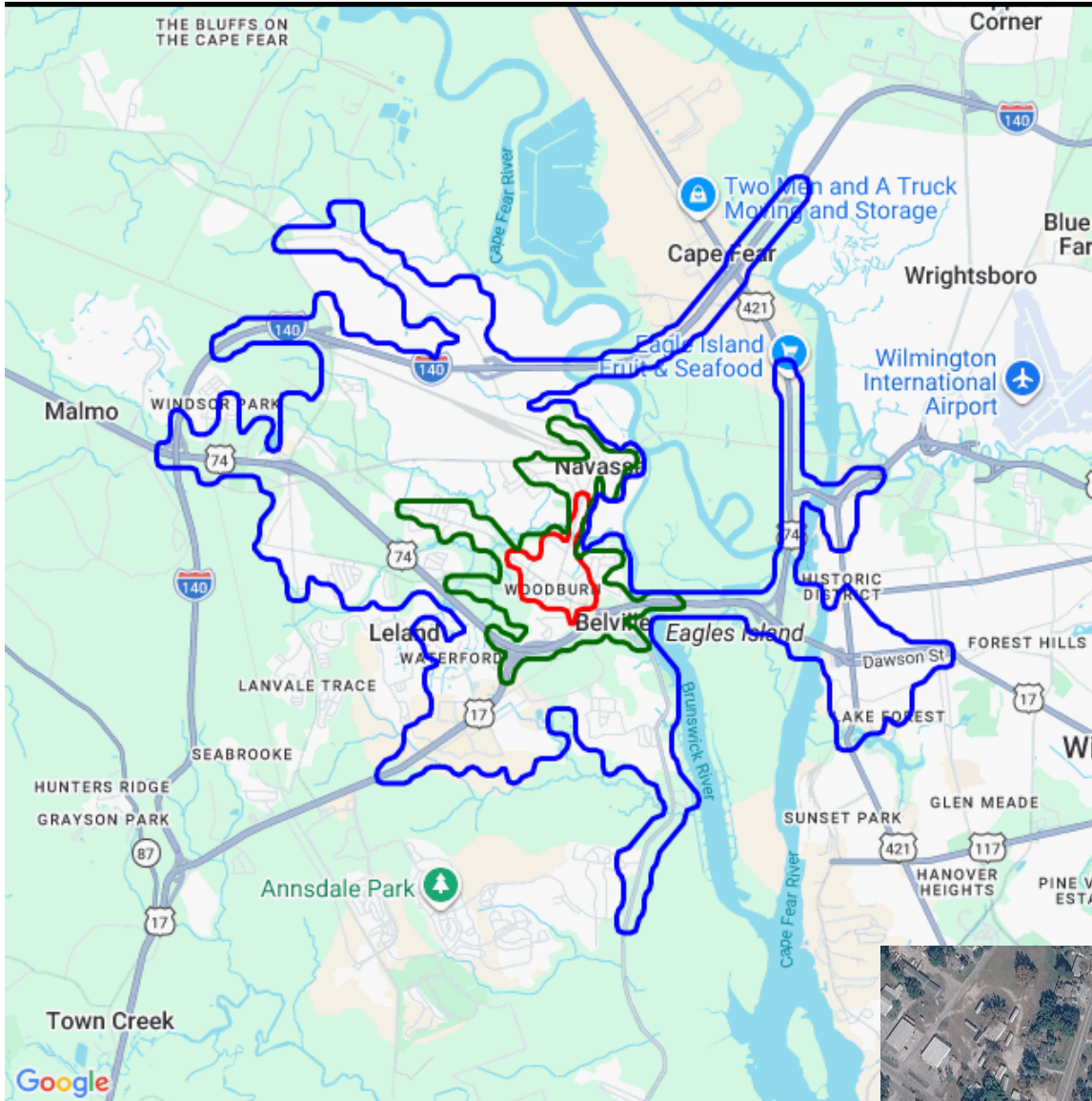
PJ Doherty  
pj@carolinacip.com  
910-297-9572

## Traffic Counts



<b>Old Fayetteville Road</b> <span style="background-color: #FFC000; padding: 2px;">1</span>	<b>Old Fayetteville Rd</b> <span style="background-color: #4CAF50; padding: 2px;">2</span>	<b>S Navassa Rd</b> <span style="background-color: #4CAF50; padding: 2px;">3</span>	<b>Old Fayetteville Rd</b> <span style="background-color: #4CAF50; padding: 2px;">4</span>	<b>Village Rd NE</b> <span style="background-color: #FFC000; padding: 2px;">5</span>
Woodburn Ave	Woodburn Ave	Willets Ln	Carolina Ave NE	Parsley Ln
Year: 2023 6,600	Year: 2001 4,800	Year: 2003 4,400	Year: 2003 3,700	Year: 2003 8,800
Year: 2022 6,453	Year: 1999 6,000	Year: 2001 3,900		Year: 2001 9,200
Year: 2021 6,453		Year: 1999 4,000		Year: 1999 9,100
<b>Village Road Northeast</b> <span style="background-color: #FFC000; padding: 2px;">6</span>	<b>South Navassa Road</b> <span style="background-color: #FFC000; padding: 2px;">7</span>	<b>SR 1472</b> <span style="background-color: #A020F0; padding: 2px;">8</span>	<b>River Road Southeast</b> <span style="background-color: #A020F0; padding: 2px;">9</span>	<b>Ocean Hwy E</b> <span style="background-color: #A020F0; padding: 2px;">10</span>
Dresser Ln	Hannah Ln	Thomas Garst Ln	Thomas Garst Ln	Village Rd NE
Year: 2023 9,900	Year: 2023 5,200	Year: 2020 27,500	Year: 2023 29,000	Year: 2009 61,000
Year: 2022 9,826	Year: 2022 5,153	Year: 2019 29,000	Year: 2022 28,418	Year: 2003 46,000
Year: 2021 9,826	Year: 2021 5,153		Year: 2021 28,418	Year: 2001 40,000
<b>Thomas Garst Ln</b> <span style="background-color: #FFC000; padding: 2px;">11</span>	<b>Ocean Highway East</b> <span style="background-color: #A020F0; padding: 2px;">12</span>	<b>Village Rd NE</b> <span style="background-color: #A020F0; padding: 2px;">13</span>	<b>River Rd SE</b> <span style="background-color: #FFC000; padding: 2px;">14</span>	<b>River Rd SE</b> <span style="background-color: #A020F0; padding: 2px;">15</span>
	Chappel Loop Rd SE	Ocean Hwy E		
Year: 2023 9,200	Year: 2023 69,500	Year: 2009 19,000	Year: 2023 6,500	Year: 2023 17,000
Year: 2022 8,806	Year: 2022 66,349	Year: 2003 23,000	Year: 2022 6,207	Year: 2022 16,387
Year: 2021 8,806	Year: 2021 66,349		Year: 2021 6,207	Year: 2021 16,387
<b>River Rd SE</b> <span style="background-color: #A020F0; padding: 2px;">16</span>	<b>Cottagefield Ln</b> <span style="background-color: #A020F0; padding: 2px;">17</span>	<b>Chappel Loop Road</b> <span style="background-color: #4CAF50; padding: 2px;">18</span>	<b>Ocean Hwy E</b> <span style="background-color: #FFC000; padding: 2px;">19</span>	<b>Main St</b> <span style="background-color: #4CAF50; padding: 2px;">20</span>
		Providence WaySE		Belville Rd
Year: 2023 16,500	Year: 2023 30,000	Year: 2023 2,300	Year: 2023 5,300	Year: 2009 300
Year: 2022 15,538	Year: 2022 28,352	Year: 2022 2,272	Year: 2022 5,048	Year: 2003 590
Year: 2021 15,538	Year: 2021 28,352	Year: 2021 2,272	Year: 2021 5,048	Year: 2001 810

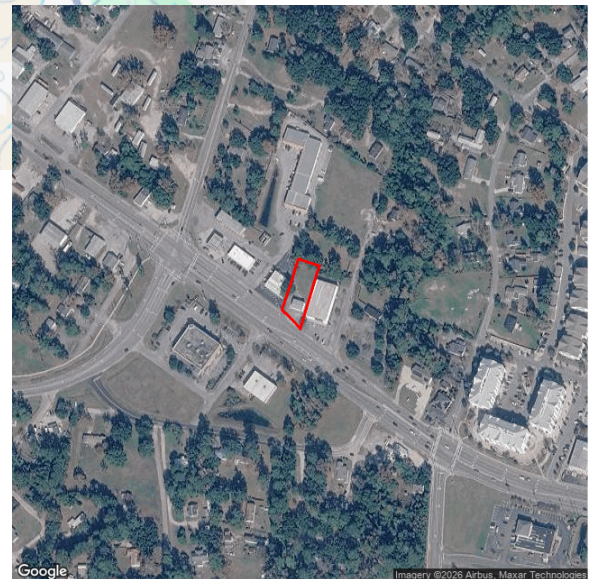
## Demographic Report



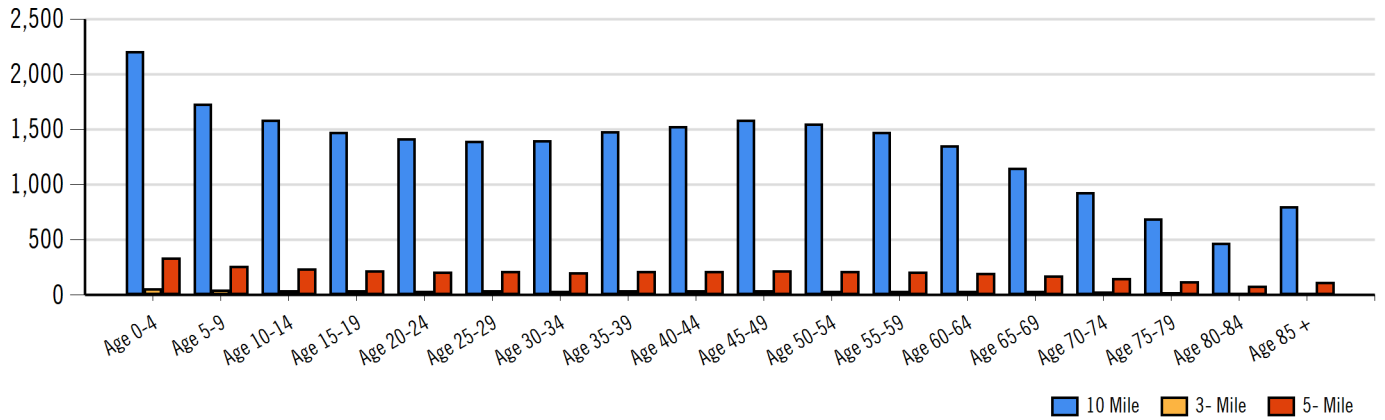
## 316 Village Rd

### Population

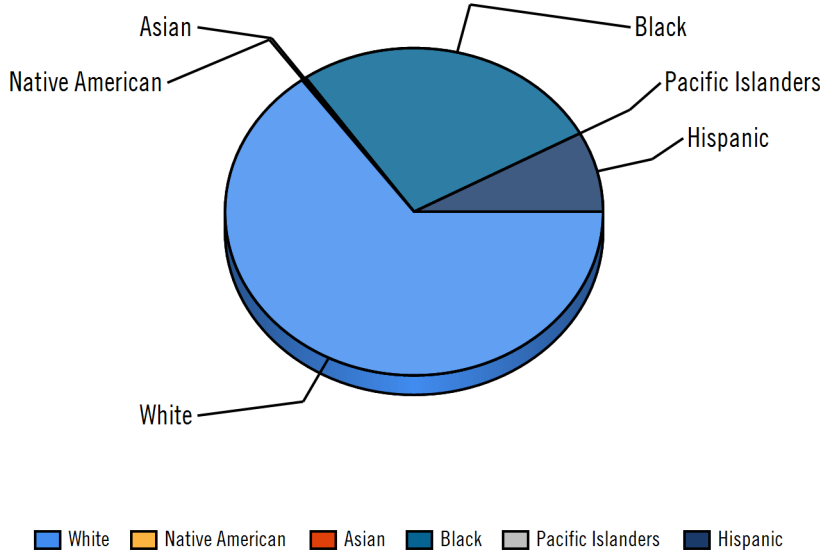
Distance	Male	Female	Total
3- Minute	341	350	691
5- Minute	1,797	1,849	3,647
10 Minute	11,649	12,630	24,279



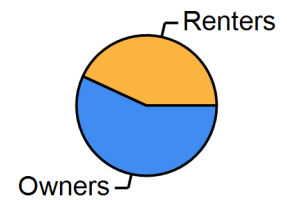
## Population by Distance and Age (2020)



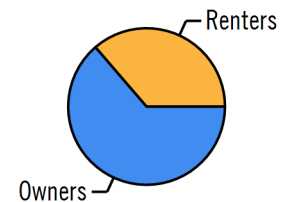
## Ethnicity within 5 Minute



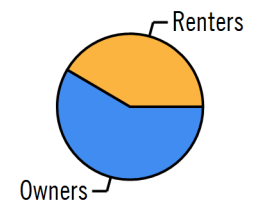
### Home Ownership 3 Minute



### Home Ownership 5 Minute



### Home Ownership 10 Minute



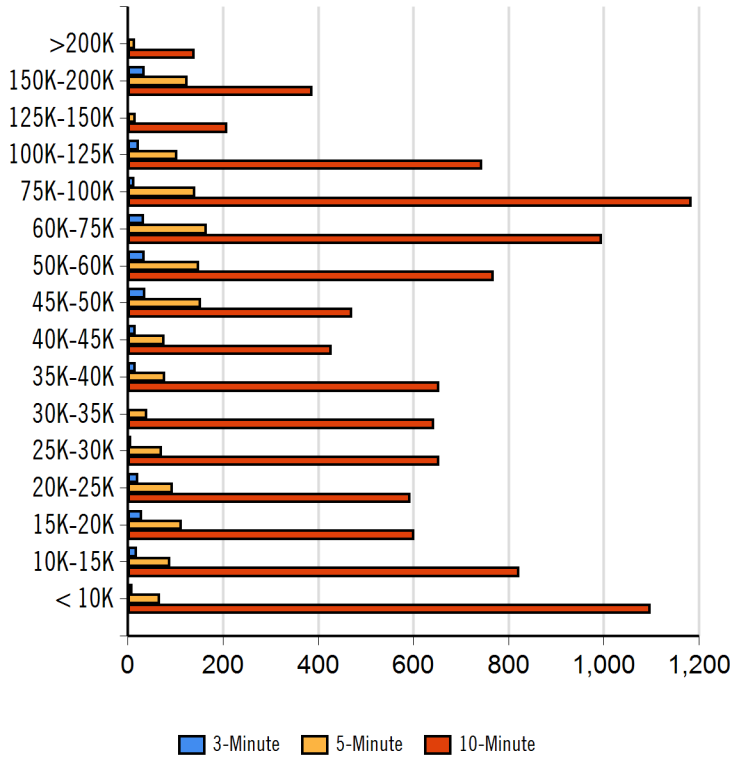
## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	316	17	0.77 %
5-Minute	1,657	87	1.06 %
10-Minute	10,532	638	3.33 %

## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	1	1	63	47	7	77	3	2	12	31	8	9	42
5-Minute	11	4	254	276	40	337	46	17	88	256	56	37	165
10-Minute	70	27	1,092	1,343	241	1,316	506	229	868	2,459	842	340	863

## Household Income



Radius	Median Household Income
10-Minute	\$39,705.48
3-Minute	\$49,976.00
5-Minute	\$58,003.00

Radius	Average Household Income
10-Minute	\$46,922.07
3-Minute	\$55,443.50
5-Minute	\$64,831.14

Radius	Aggregate Household Income
3-Minute	\$18,787,671.40
5-Minute	\$94,253,462.11
10-Minute	\$571,561,675.99

## Education

	3-Minute	5-Minute	10-Minute
Pop > 25	456	2,371	15,848
High School Grad	159	830	4,898
Some College	92	466	3,364
Associates	23	119	881
Bachelors	29	173	1,908
Masters	3	29	449
Prof. Degree	1	8	102
Doctorate	0	1	63

## Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	9 %	10 %	49 %
Teen's	14 %	20 %	46 %
Expensive Homes	0 %	2 %	74 %
Mobile Homes	95 %	128 %	133 %
New Homes	7 %	32 %	124 %
New Households	16 %	23 %	68 %
Military Households	4 %	6 %	28 %
Households with 4+ Cars	16 %	22 %	30 %
Public Transportation Users	5 %	5 %	51 %
Young Wealthy Households	0 %	0 %	0 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

## Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	13,584,907		68,832,162		447,816,647	
<b>Average annual household</b>	43,492		46,959		40,365	
<b>Food</b>	5,761	13.25 %	6,142	13.08 %	5,412	13.41 %
Food at home	3,857		4,042		3,669	
Cereals and bakery products	545		574		518	
Cereals and cereal products	195		206		186	
Bakery products	350		368		332	
Meats poultry fish and eggs	790		812		754	
Beef	184		187		173	
Pork	145		147		135	
Poultry	151		154		144	
Fish and seafood	124		131		122	
Eggs	64		66		61	
Dairy products	381		405		361	
Fruits and vegetables	767		816		735	
Fresh fruits	113		120		108	
Processed vegetables	151		157		146	
Sugar and other sweets	142		148		134	
Fats and oils	123		129		116	
Miscellaneous foods	727		760		689	
Nonalcoholic beverages	336		346		322	
Food away from home	1,904		2,100		1,743	
Alcoholic beverages	292		328		269	
<b>Housing</b>	16,166	37.17 %	17,109	36.43 %	15,197	37.65 %
Shelter	9,777		10,339		9,135	
Owned dwellings	5,533		6,077		4,978	
Mortgage interest and charges	2,722		3,035		2,438	
Property taxes	1,848		2,044		1,653	
Maintenance repairs	962		997		887	
Rented dwellings	3,536		3,451		3,540	
Other lodging	707		810		616	
Utilities fuels	3,909		4,054		3,726	
Natural gas	359		377		335	
Electricity	1,592		1,629		1,540	
Fuel oil	142		155		136	
Telephone services	1,213		1,258		1,144	
Water and other public services	603		633		570	
<b>Household operations</b>	1,042	2.40 %	1,138	2.42 %	960	2.38 %
Personal services	275		316		254	
Other household expenses	767		822		705	
Housekeeping supplies	548		579		513	
Laundry and cleaning supplies	150		158		145	
Other household products	315		335		290	
Postage and stationery	83		85		77	
Household furnishings	890		998		861	
Household textiles	65		74		68	
Furniture	187		221		176	
Floor coverings	24		26		20	
Major appliances	130		137		126	
Small appliances	82		87		78	
Miscellaneous	400		450		390	
<b>Apparel and services</b>	1,137	2.61 %	1,231	2.62 %	1,100	2.73 %
Men and boys	202		240		200	
Men 16 and over	164		200		162	
Boys 2 to 15	38		40		37	
Women and girls	428		453		410	



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Carolina Commercial Investment Properties, LLC		3808 Park Ave. Ste. 220 Wilmington, NC 28403   910-297-9572	
Women 16 and over	359	382	339
Girls 2 to 15	69	71	71
Children under 2	88	88	84

## Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	13,584,907		68,832,162		447,816,647	
<b>Average annual household</b>	43,492		46,959		40,365	
<b>Transportation</b>	5,932	13.64 %	6,416	13.66 %	5,545	13.74 %
Vehicle purchases	1,279		1,478		1,191	
Cars and trucks new	681		771		562	
Cars and trucks used	566		666		599	
Gasoline and motor oil	1,977		2,058		1,861	
Other vehicle expenses	2,279		2,431		2,132	
Vehicle finance charges	151		163		138	
Maintenance and repairs	798		848		735	
Vehicle insurance	1,059		1,119		1,010	
Vehicle rental leases	270		300		248	
Public transportation	397		448		359	
<b>Health care</b>	3,418	7.86 %	3,656	7.79 %	3,160	7.83 %
Health insurance	2,283		2,415		2,126	
Medical services	671		752		614	
Drugs	355		369		316	
Medical supplies	109		118		102	
<b>Entertainment</b>	2,523	5.80 %	2,746	5.85 %	2,340	5.80 %
Fees and admissions	444		512		384	
Television radios	962		1,001		914	
Pets toys	914		998		849	
Personal care products	553		605		519	
Reading	48		52		45	
Education	1,029		1,182		967	
Tobacco products	407		400		392	
<b>Miscellaneous</b>	749	1.72 %	770	1.64 %	638	1.58 %
<b>Cash contributions</b>	1,212		1,293		1,098	
<b>Personal insurance</b>	4,261		5,022		3,676	
Life and other personal insurance	138		155		133	
Pensions and Social Security	4,123		4,867		3,542	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	299	234	8.37 %	86	188	171	129	37
5-Minute	2020	1,533	1,174	45.98 %	406	1,013	979	553	161
10-Minute	2020	10,681	8,680	247.38 %	3,252	6,596	6,251	4,430	1,609
3-Minute	2023	331	234	12.39 %	95	208	187	143	22
5-Minute	2023	1,689	1,174	66.01 %	448	1,115	1,068	621	97
10-Minute	2023	11,469	8,680	356.20 %	3,460	7,119	6,679	4,791	1,754