



3000 George II Hwy, Boiling Springs Lake, Southport N.C.

Multi Tenant Standalone Retail/Flex building
for Sale \$1.25M+

Value-add of 2065 SQ FT of Space Available for
Lease or Owner User.



COMMERCIAL

6,000 SQ FT Retail & Flex Standalone Building

AN OVERVIEW

<p>+/- 6,000 SQUARE FEET</p>	<p>16^{feet} CENTER</p>	<p>12^{feet} EAVES</p>
<p>1.55 ACRES</p>	<p>Metal roof, Hardiplank siding on front facade, two 12 Ft height overhead doors in rear, with a total of 4 electric meters (1 house panel and 3 inside unit meters).</p>	<p>C1 Zoning allows for many Retail, Office and Flex uses</p>

The property is positioned with frontage along well travelled George II Hwy. It has convenient access to Ocean HWY US 17

CENTURY 21 COMMERCIAL.

Property Information

Sales Price \$1,250,000.00

- SQ FT: 6,000 SQ FT Multi Tenant Retail/Flex on 1.55+/- Acres
- Semi Tractor Trailer driving radius around back of building
- Owner User or long-term investment
- 6,000 SQ FT can be divided into four 1,500 SQ FT units
- Currently divided into 2 spaces. Leased to one tenant under market value
- Lease Expires 3/31/27 with NOI \$27,557.52
- Value Add: 2065 SQ FT vacant space for owner user or available to lease
- Proximity to Highways for access to both Southport, Leland and Wilmington

SELLER REPRESENTATIVE



MARGUERITE GREENE
SVP Commercial,
Century 21 Triangle Group
919 219-9312
mgreene@marccom.com

BUYER REPRESENTATIVE



KELLY CARRAWAY
Senior Commercial Associate,
Century 21 Triangle Group
919-441-6912
kellyc21fg@gmail.com

CENTURY 21
COMMERCIAL.
Collective

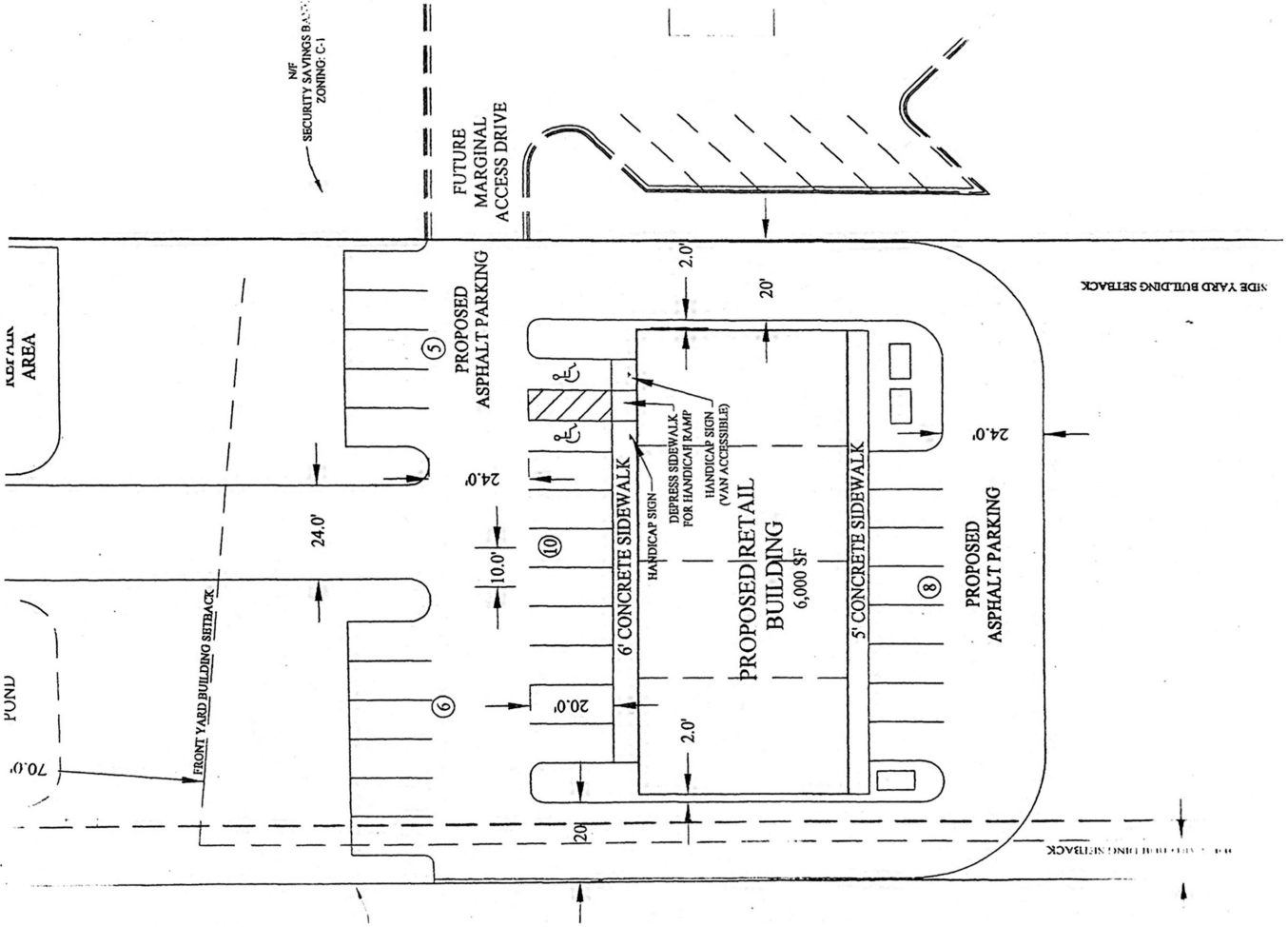
CENTURY 21 COMMERCIAL[®]

EXTERIOR PHOTOS



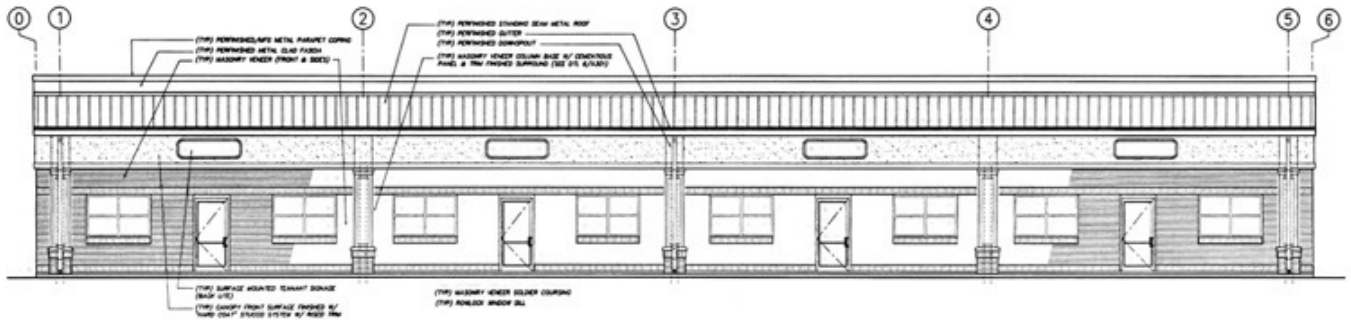
CENTURY 21 COMMERCIAL

PROPOSED SITE PLAN



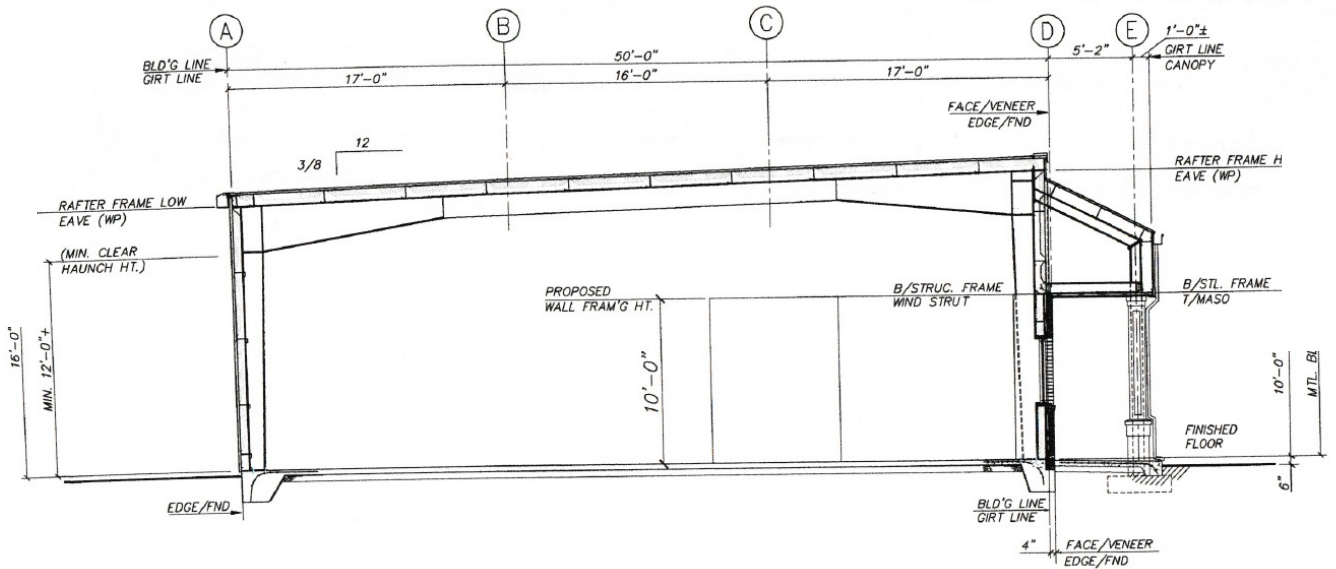
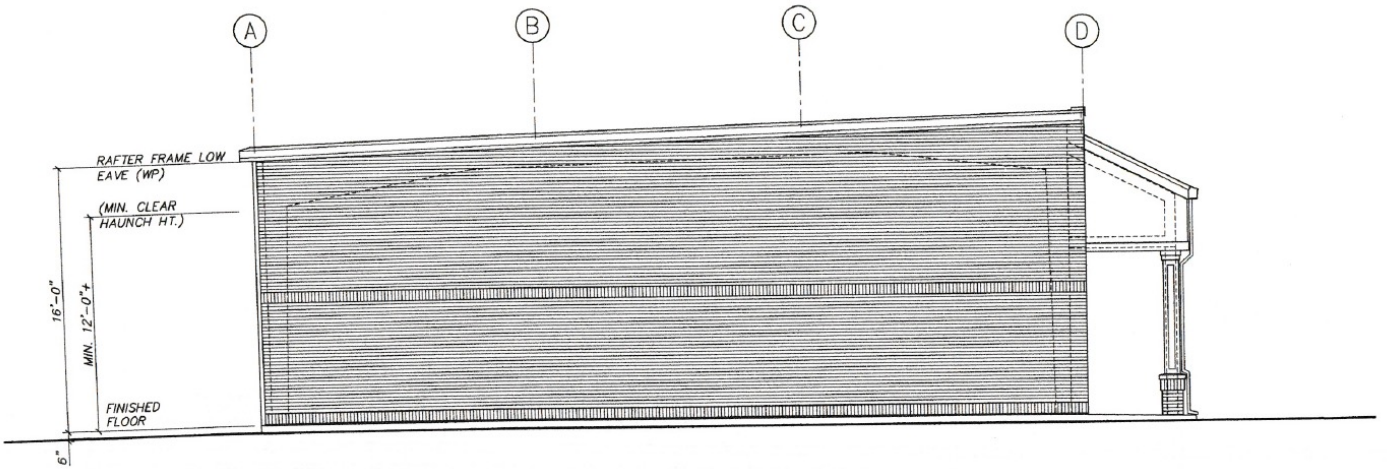
CENTURY 21 COMMERCIAL.

PROPOSED SITE PLAN FOR 4 UNITS



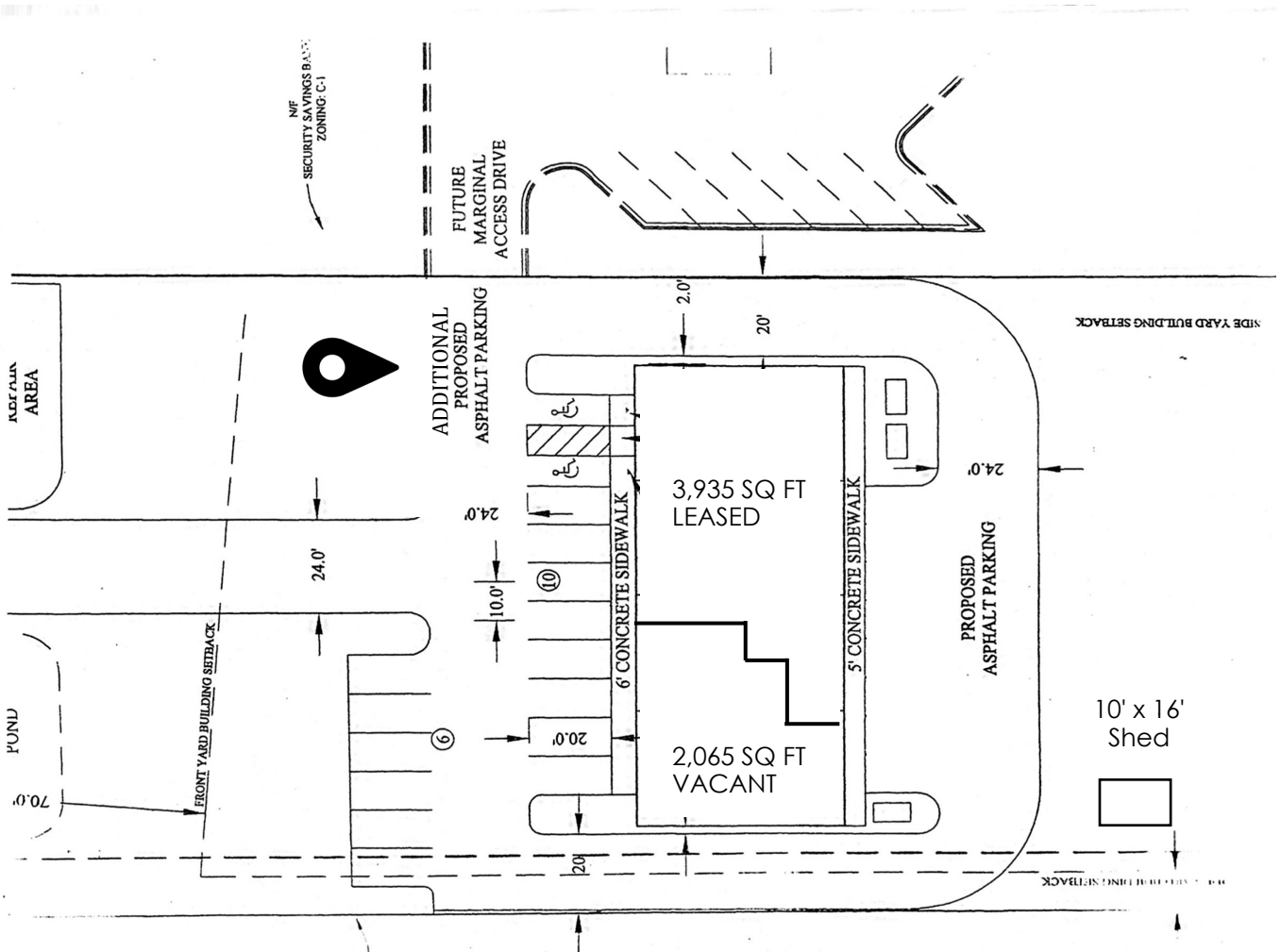
CENTURY 21 COMMERCIAL

BUILDING PLANS



CENTURY 21 COMMERCIAL

CURRENT FLOOR PLAN



CENTURY 21 COMMERCIAL.

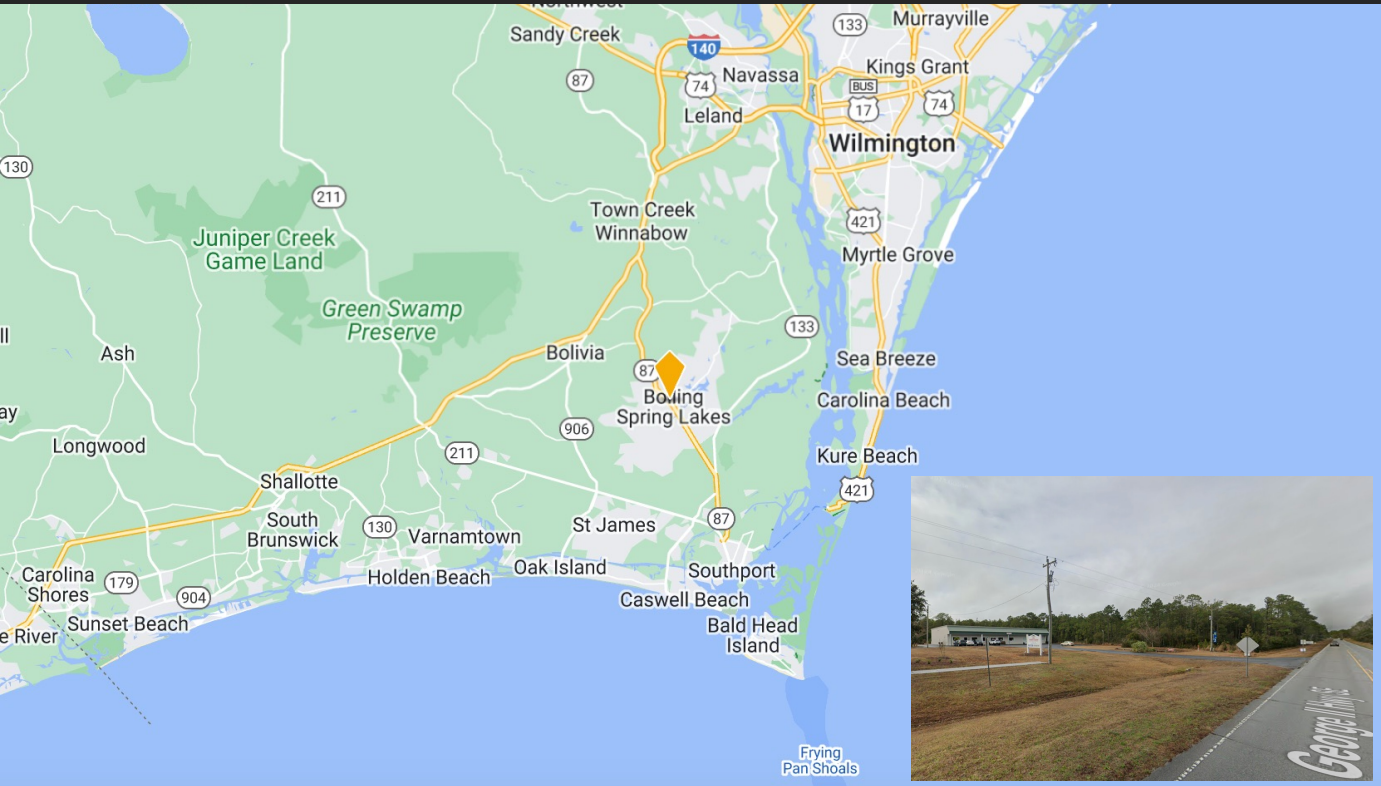
Lease Information

Lease Terms

- SQ FT: 3935 SQ FT Retail
- Rent Yr1 = \$2,296.46 monthly/\$27,557.52 annual
- Landlord pays Tax, Insurance, Maintenance, Water & Sewer
- 3 YR Term
- 2% Annual Escalations
- Lease Commencement April 1, 2024
- Expires March 31, 2027

COMMERCIAL

LOCATION



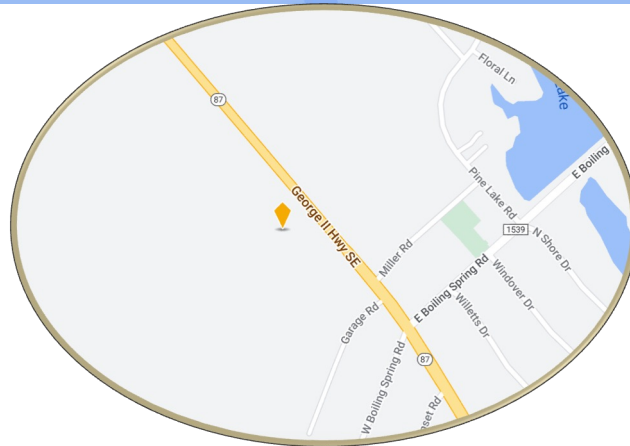
CENTURY 21 COMMERCIAL.

Collective



SELLER AGENT
MARGUERITE GREENE
SVP COMMERCIAL,
Century 21 Collective
919 219-9312

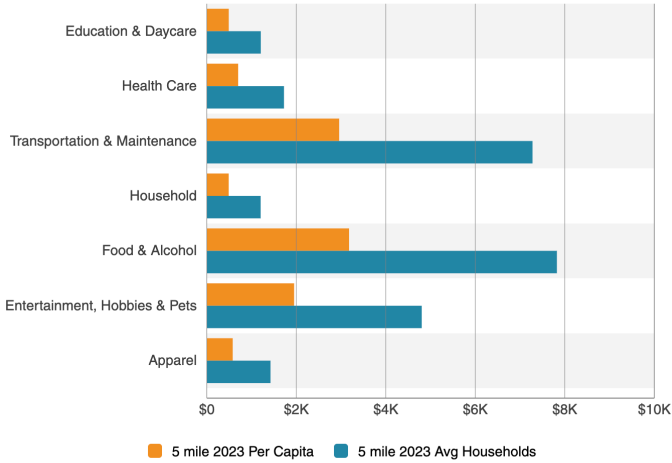
mgreene@marccom.com



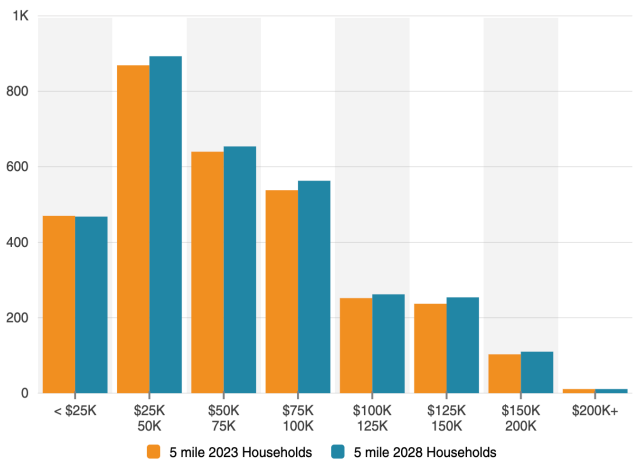
CENTURY 21 COMMERCIAL

DEMOGRAPHICS

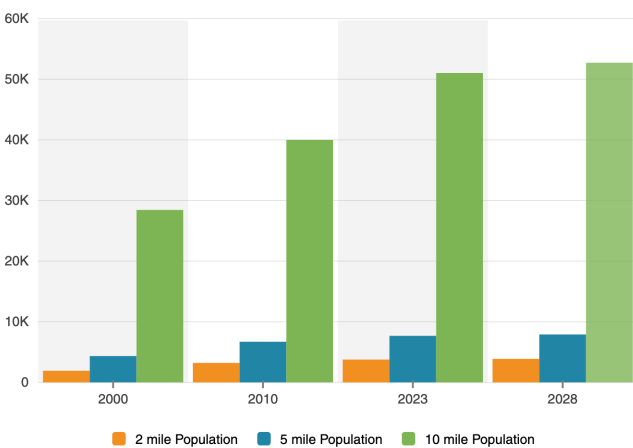
Per Capita & Avg Household Spending



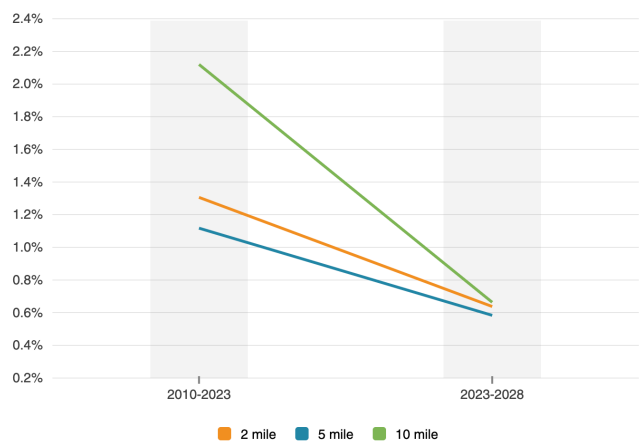
Household Income



Population



Annual Population Growth



CENTURY 21 COMMERCIAL

LOCATION : frontage along well-traveled George II Hwy and convenient access to Ocean HWY US 17.

Save

Demographics >>

	1 mile	3 miles	10 Min. Drive
Population	1,006	5,786	9,671
Households	412	2,352	3,998
Median Age	50.60	50.10	51.80
Median HH Income	\$67,894	\$64,213	\$62,102
Daytime Employees	308	672	4,084
Population Growth '23 - '28	↑ 3.28%	↑ 3.06%	↑ 9.26%
Household Growth '23 - '28	↑ 3.64%	↑ 3.32%	↑ 9.75%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
George II Hwy	Cougar Rd NW	9,087	2015	2.16 mi
George II Hwy SE	Cougar Rd NW	11,332	2022	2.16 mi
George II Highway	Miller Rd SE	9,900	2019	0.45 mi
George II Hwy SE	Miller Rd SE	9,569	2022	0.52 mi
George II Hwy	Miller Rd SE	8,952	2015	0.52 mi

Made with TrafficMetrix® Products

COMMERCIAL

ABOUT SOUTHPORT



The most recent data shows Brunswick County has the fastest-growing population and the highest median age in North Carolina. Between 2020 and 2022, the population increased in 75 North Carolina counties. Brunswick County came out on top with a growth rate of 12%.

Southport is located on the coast in Southeastern North Carolina, where the Cape Fear River meets the Atlantic Ocean. Southport is a must-see North Carolina destination for maritime travelers, history fans, beach goers and foodies. Southport is known for some of its popular attractions, which include:

- * Southport-Fort Fisher Ferry
- * Southport Pier and Riverwalk
- * The Christmas House
- * Bald Head Island

CENTURY 21
COMMERCIAL
Collective



SELLER AGENT
MARGUERITE GREENE
SVP COMMERCIAL,
Century 21 Collective
919 219-9312

mgreene@marccom.com

NC DISCLOSURE:

NC Disclosure Working with Real Estate Agents

When buying or selling real estate, you may find it helpful to have a real estate agent assist you. Real estate agents can provide many useful services and work with you in different ways. In some real estate transactions, the agents work for the seller. In others, the seller and buyer may each have agents. And sometimes the same agents work for both the buyer and the seller. It is important for you to know whether an agent is representing you as your agent or simply assisting you while acting as an agent of the other party. This brochure address the various types of agency relationships that may be available to you. It should help you decide which relationship you want to have with a real estate agent. It will also give you useful information about the various services real estate agents can provide buyers and sellers, and it will help explain how real estate agents are paid.

SELLERS

Seller's Agent

If you are selling real estate, you may want to "list" your property for sale with a real estate firm. If so, you will sign a "listing agreement" authorizing the firm and its agents to represent you in your dealings with buyers are you seller's agent. You may also be asked to allow agents from other firms to help find a buyer for your property.

Be sure to read and understand the listing agreement before you sign it. Your agent must give you a copy of the listing agreement after you sign it.

Duties to Seller: The listing firm and its agents must: promote your best interests; be loyal to you; follow your lawful instructions; provide you with material facts that could influence your decisions; use reasonable skill, care and diligence; and account for all monies they handle for you. Once you have signed the listing agreement, the firm and its agents may not give any confidential information about you to prospective buyers or their agents without your permission so long as they represent you. But until you sign the listing agreement, you should avoid telling the listing agent anything you would not want a buyer to know.

Services and Compensation: To help you sell your property, the listing firm and its agents will offer to perform several services for you. These may include helping you price your property; advertising and marketing your property; giving you all required property disclosure forms for you to complete; negotiating for you the best possible price and terms; reviewing all written offers with you; and otherwise promoting your interests.

For representing you and helping you lease your property, you will pay the listing firm a lease commission or fee. The listing agreement must state the amount or method for determining the sales commission or fee and whether you will allow the firm to share its commission with agents representing the buyer.

Dual Agent: You may even permit the listing firm and its agents to represent you and a buyer at the same time. This "dual agency relationship" is most likely to happen if an agent with your listing firm is working as a buyer's agent with someone who wants to purchase your property. If this occurs and you have not already agreed to a dual agency relationship in your listing agreement, your listing agent will ask you to amend your listing agreement to permit the agent to act as agent for both you and the buyer.

It may be difficult for a dual agent to advance the interests of both buyer and seller. Nevertheless, a dual agent must treat Buyer and Seller fairly and equally. Although dual agent owes them the same duties, buyers and sellers can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called "**designated agency**" where one agent in the firm represents the Seller and another agent represent the Buyer. This option (when available) may allow each "designated agent" to more fully represent each party. If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction.

When purchasing real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a Buyer's agent). You may be willing for them to represent both you and the Seller at the same time (as a dual agent). Or you may agree to let them represent only the Seller (Seller's agent or sub agent). Some agents will offer you a choice of these services. Others may not.

BUYERS

When leasing real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a Buyer's agent). You may be willing for them to represent both you and the Seller at the same time (as a dual agent). Or you may agree to let them represent only the Seller (Seller's agent or sub agent). Some agents will offer you a choice of these services. Others may not.

SELLER REPRESENTATIVE



MARGUERITE GREENE
SVP COMMERCIAL,
Century 21 Triangle Group
919 219-9312
mgreene@marccom.com

BUYER'S AGENT

Duties to Buyer: If the real estate firm and its agent represent you, they must: promote your best interests; be loyal to you; follow your lawful instructions; provide you with all material facts that could influence your decisions; use reasonable skills, care and diligence; and account for all monies they handle for you. Once you have agreed (either orally or in writing) for the firm and its agents to be your Buyer's agent, they may not give any confidential information about you to seller or their agents without your permission so long as they represent you. But until you make this agreement with your Buyer's agent, you should avoid telling the agent anything you would not want a landlord to know.

Unwritten Agreements: To make sure that you and the real estate firm have a clear understanding of what your relationship will be and what the firm will do for you, you may want to have a written agreement. However, some firms may be willing to represent you and assist you for a time as a buyer's agent without a written agreement. But if you decide to purchase a particular property, the agent must obtain a written agency agreement before writing the contract to purchase. If you do not sign it, the agent can no longer represent and assist you and is no longer required to keep information about you confidential.

Be sure to read and understand any agency agreement before you sign it. Once you sign it, the agent must give you a copy of it.

Services and Compensation: Whether you have a written agreement or unwritten agreement, a Buyer's agent will perform several services for you. There may include helping you: find a suitable property; arrange financing; learn more about the property; and otherwise promote your best interests. If you have a written agency agreement, the agent can also help you prepare and submit an LOI or Purchase Contract to the seller.

A buyer's agent can be compensated in different ways. For example, you can pay the agent out of your own pocket. Or the agent may seek compensation from the seller or listing agent first but require you to pay if the listing agent refuses. Whatever the case, be sure your compensation arrangement with your Buyer's agent is spelled out in a Buyer agency agreement before you purchase a property and that you carefully read and understand the compensation provision.

Dual Agent: You may permit an agent or firm to represent you and the seller at the same time. This "dual agency relationship" is most likely to happen if you become interested in a property listed with your Buyer's agent or the agent's firm. If this occurs and you have not already agreed to a dual agency relationship in your (written or oral) Buyer agency agreement, your Buyer's agent will ask you to amend the Buyer agency agreement or sign a separate agreement or document permitting him or her to act as agent for both you and the seller. It may be difficult to for a dual agent to advance the interests of both the Buyer and Seller. Nevertheless, a dual agent must treat Buyers and Sellers fairly and equally. Although the dual agent owes them the same duties, Buyers and Sellers can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called "**designated dual agency**" where one agent in the firm represents the seller and another agent represents the buyer. This option (when available) may allow each "designated agent" to more fully represent each party.

If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction. This can be accomplished by putting the arrangement in writing at the earliest possible time.

Seller's Agent Working With a Buyer

If the real estate agent or firm that you contact does not offer Buyer agency or you do not want them to act as your Buyer agent, you can still work with the firm and its agents. However, they will be acting as the Seller's agent (or "sub agent"). The agent can still help you find and purchase the property and provide many of the same services as a Buyer's agent. The agent must be fair with you and provide with any "materials facts" about properties.

But remember, the agent represents the Seller - not you - and therefore must try to obtain for the seller the best possible price and terms for the Seller's property. Furthermore, a Seller's agent is required to give the Seller any information about you (even personal, financial or confidential information) that would help the Seller in the sale of his or her property. Agents must tell you in writing if they are Seller's agents before you say anything that can help the Seller. But until you are sure that an agent is not a Seller's agent, you should avoid saying anything you do not want a Seller to know.

Seller's agents are compensated by the Seller.

BUYER REPRESENTATIVE



KELLY CARRAWAY
SENIOR COMMERCIAL ASSOCIATE,
Century 21 Triangle Group
M 919-441-6912
kellyc21tg@gmail.com

**CENTURY 21
COMMERCIAL**