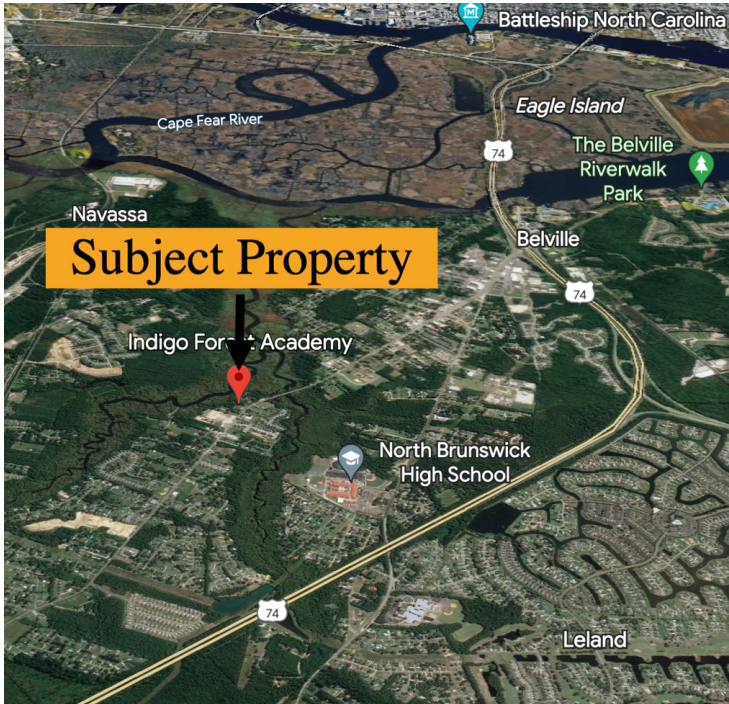


# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$850,000
<b>LEASE RATE:</b>	\$6.00 - 2,500.00 SF/month (NN)
<b>BUILDING SIZE:</b>	2,255 SF
<b>AVAILABLE SF:</b>	900 - 1,355 SF
<b>LOT SIZE:</b>	2.29 Acres
<b>PRICE / SF:</b>	\$376.94
<b>ZONING:</b>	Commercial & Residential
<b>MARKET:</b>	Wilmington
<b>SUBMARKET:</b>	Leland
<b>APN:</b>	029LA034 / 029LA03503

## PROPERTY OVERVIEW

2.29+/- Acre Waterfront Property on Mill Creek off Village Road in Leland. 2 Tax Parcels Zoned Commercial (C-1) & Residential (R-15) with 2 existing buildings: 764 Village Road has 900+/- square feet zoned commercial & 760 Village Road has 1,355+/- square feet zoned residential. Water & Sewer Available. Brunswick County NC is in the top 5 fastest growing counties in the US. Access to I-140, Hwy 74, Hwy 17. Additional 18+ Acres available with commercial & residential zoning, 1 residential building.

## PROPERTY HIGHLIGHTS

- 2.29+/- Acre Waterfront Property on Mill Creek off Village Road in Leland.
- 2 Tax Parcels Zoned Commercial (C-1) & Residential (R-15) with 2 existing buildings: 764 Village Road has 900+/- square feet zoned commercial & 760 Village Road has 1,355+/- square feet zoned residential.
- Brunswick County NC is in the top 5 fastest growing counties in the US. Access to I-140, Hwy 74, Hwy 17.
- 2+ Acre Waterfront Property with 2 Buildings Zoned Commercial & Residential
- Water & Sewer Available

**FRANK EFIRD JR**  
O: 910.769.1915  
frank.efird@svn.com  
NC #106541

**WIN EDWARDS**  
O: 910.769.1915  
win.edwards@svn.com  
NC #243984

**DEB COOK**  
O: 336.455.1100  
dcook@svn.com  
NC #106523