



**FOR SALE**  
RETAIL

**LELAND GATEWAY DISTRICT**  
414 Village Road Northeast, Leland, NC

- High Growth Market
- Located in Leland Gateway District
- Opportunity Zone
- 180 Feet of frontage
- Rectangular lot
- Prime Restaurant Location



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### Property Summary

Building SF:	5614
Lot Size:	1.14 Acres
Parking:	Ample parking in front of bulding.
Sale Price:	\$795,000
Year Built:	1960
Zoning:	T40

### Property Overview

- \* High growth county and city
- \* Gatewat District
- \* 180 Feet of road frontage
- \* Graded rectangular site
- \* Opportunity Zone

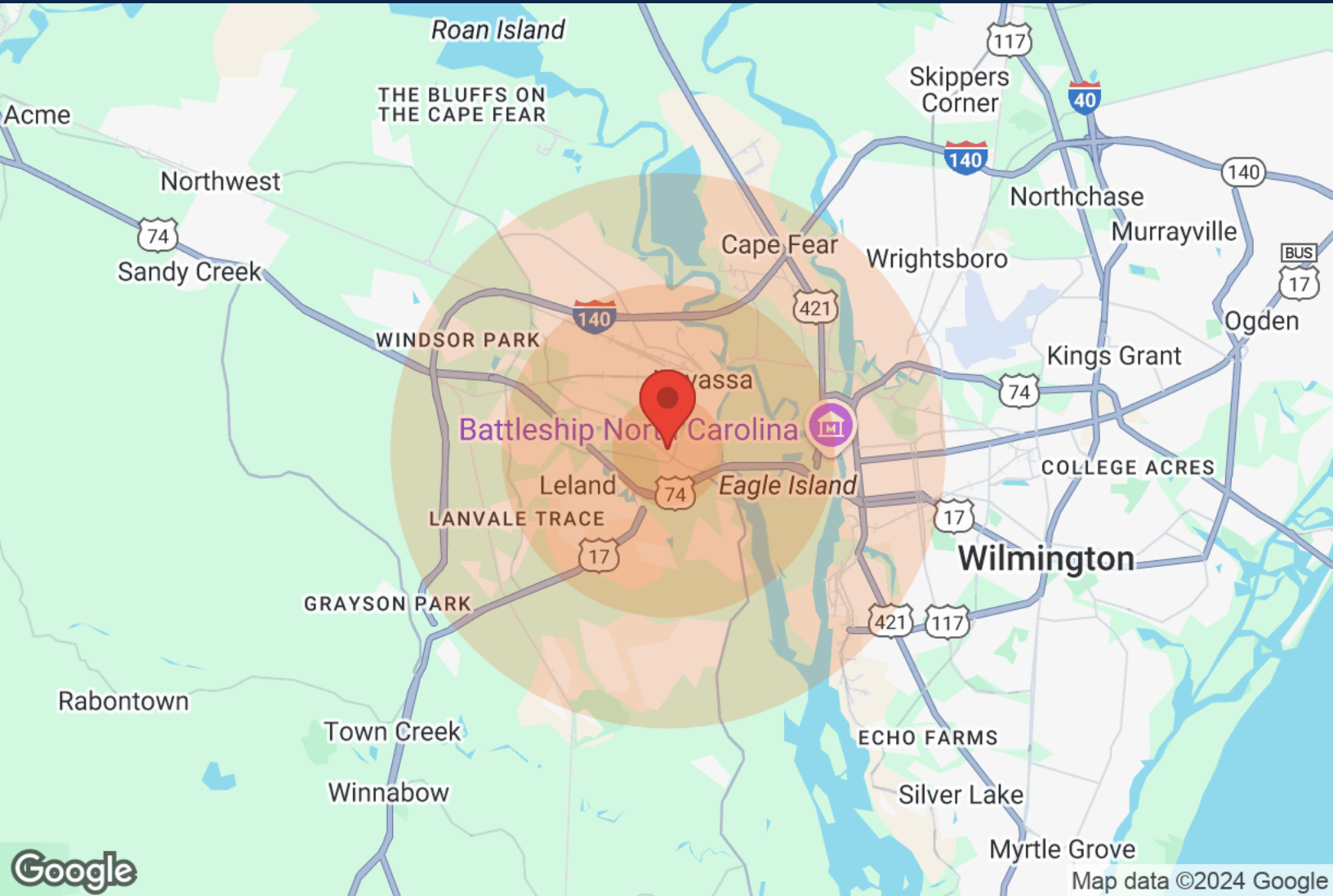
### Location Overview

Leland is located just west of Wilmington and 70 miles north of Myrtle Beach. Leland is the most popular town in Brunswick County. Property is located just .75 miles from 74, on the noth side of Village Rd. This is considered the Gateway District. The city of Leland has a vision of redevelopment of commercial properties and this property falls within the "Opportunity Zone". Best use restaurants and other retailers.

# DEMOGRAPHICS

## LELAND GATEWAY DISTRICT

414 Village Road Northeast  
Leland, NC 28451



Population	1 Mile	3 Miles	5 Miles
Male	2,340	7,874	19,683
Female	2,350	8,403	21,689
Total Population	4,690	16,277	41,372

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	956	3,224	7,810
Ages 15-24	589	1,973	4,863
Ages 25-54	1,814	6,649	17,300
Ages 55-64	547	1,858	5,015
Ages 65+	784	2,573	6,384

Race	1 Mile	3 Miles	5 Miles
White	3,251	12,895	25,466
Black	1,118	2,514	14,358
Am In/AK Nat	12	33	49
Hawaiian	N/A	N/A	4
Hispanic	417	1,239	2,062
Multi-Racial	618	1,570	2,856

Income	1 Mile	3 Miles	5 Miles
Median	\$48,072	\$62,381	\$35,064
< \$15,000	252	679	3,843
\$15,000-\$24,999	246	537	2,292
\$25,000-\$34,999	174	766	2,234
\$35,000-\$49,999	453	1,088	2,667
\$50,000-\$74,999	349	1,312	3,150
\$75,000-\$99,999	189	1,020	1,633
\$100,000-\$149,999	110	911	1,561
\$150,000-\$199,999	107	362	477
> \$200,000	N/A	99	172

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,148	7,191	21,130
Occupied	1,925	6,427	18,318
Owner Occupied	1,248	4,642	9,950
Renter Occupied	677	1,785	8,368
Vacant	223	764	2,812



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.