



FOR SALE

# Surf City Outparcel For Sale

FUN CENTER DRIVE, SURF CITY, NC 28443

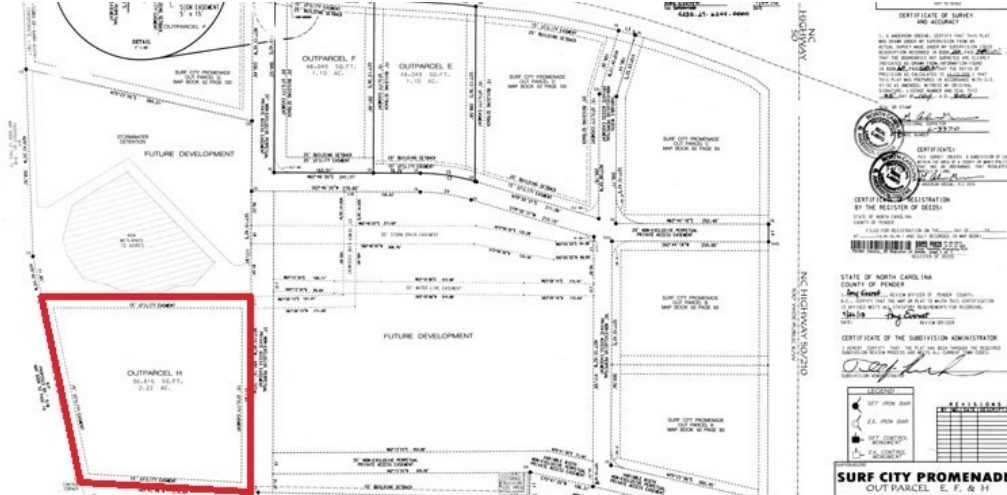
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401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



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## OFFERING SUMMARY

Sale Price:	\$775,000
Lot Size:	2.2 Acres
Price / Acre:	\$352,273
Zoning:	C-3
Market:	Wilmington MSA
Submarket:	Hampstead

## PROPERTY OVERVIEW

Hampstead is a fast-growing coastal community located between Wilmington and Jacksonville. The out parcel is located in the Surf City shopping center, the Promenade, which is at the heart of Surf City's businesses. The area consists of the highest concentration of national/regional tenants, such as Walmart Neighborhood Market, Publix, Food Lion, CVS, McDonalds, Jersey Mikes, Petco, and more.

## PROPERTY HIGHLIGHTS

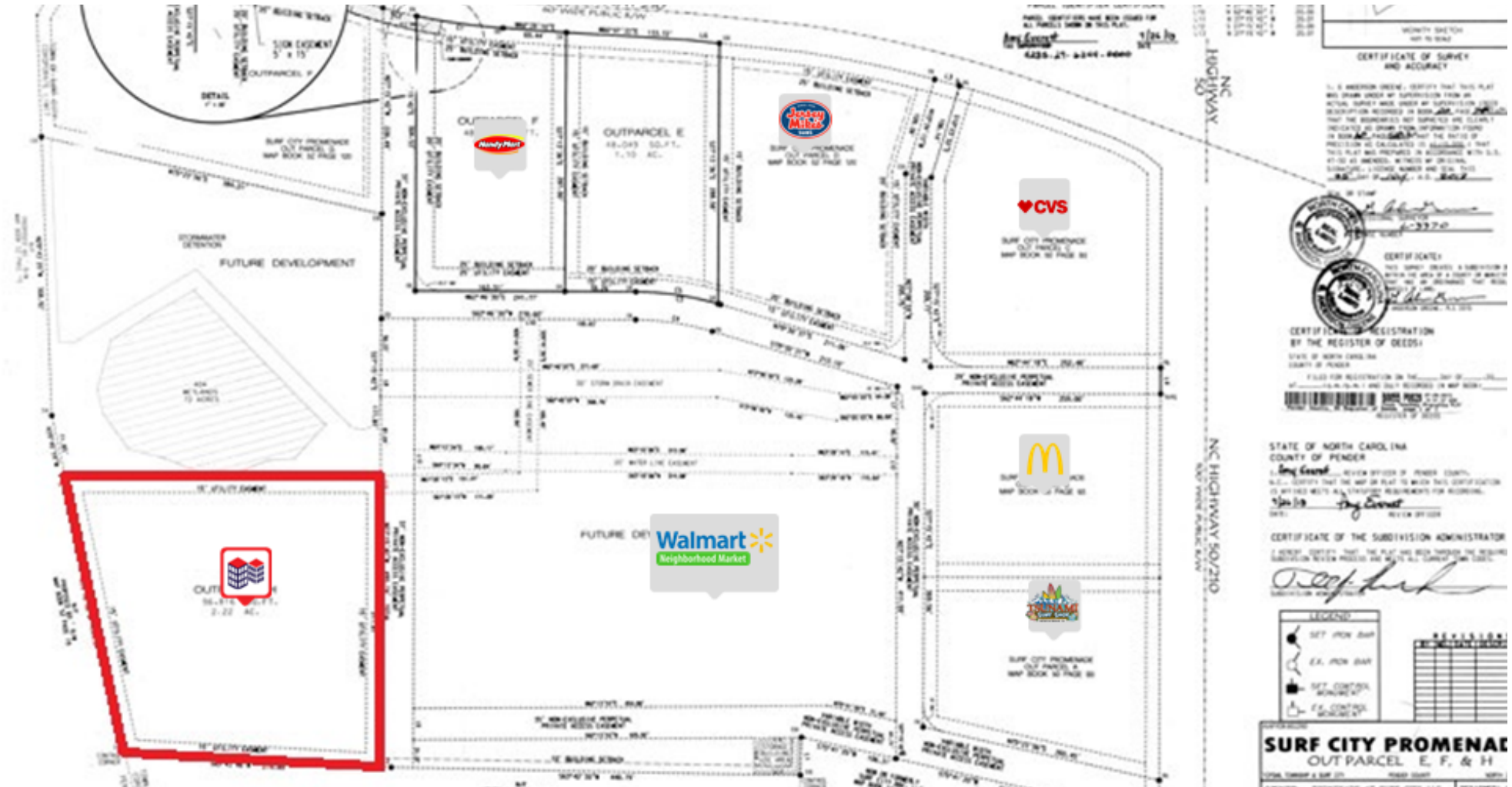
- 2.2-acre out parcel located next to Walmart Neighborhood Market
- Located by the corner of Hwy 50 (24,000 VPD) and Hwy 210 (18,500 VPD)
- Near-established and rapidly developing residential units



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**ADDITIONAL PHOTOS | PAGE 3**

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ADDITIONAL PHOTOS | PAGE 4

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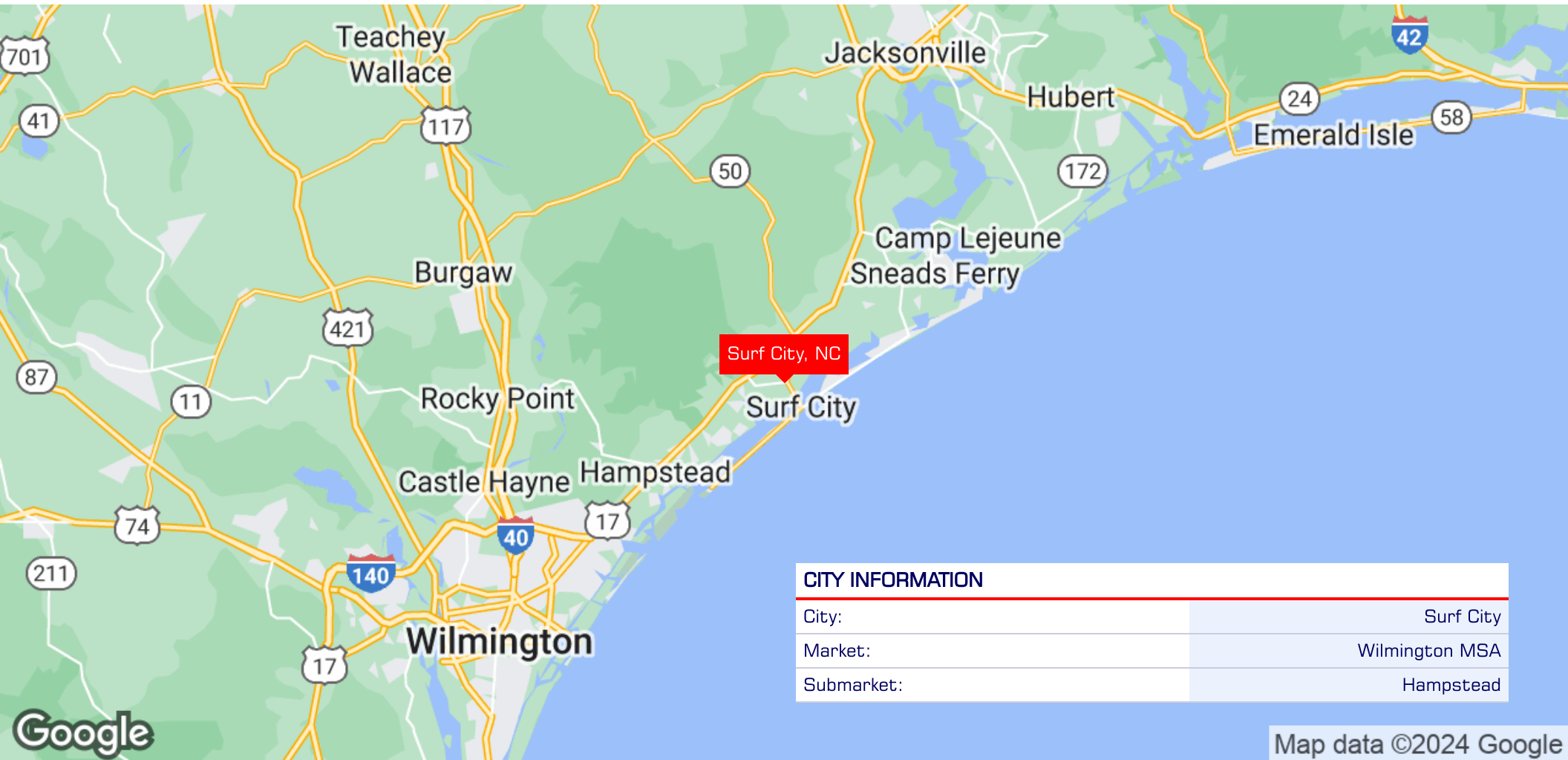




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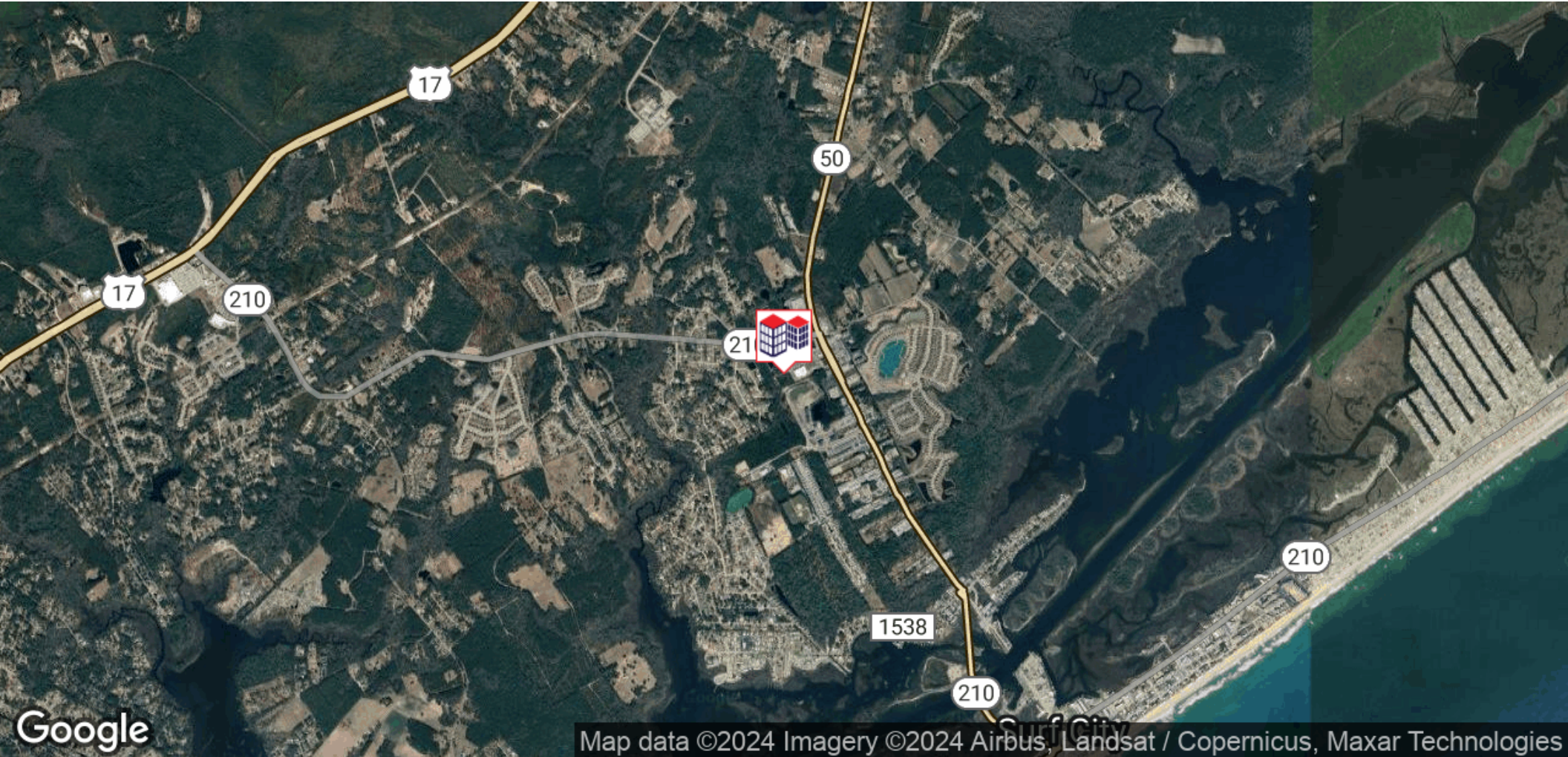
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LOCATION MAP | PAGE 6

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,212	5,217	10,559
Average Age	45.4	44.7	43.9
Average Age (Male)	39.9	37.1	38.9
Average Age (Female)	48.8	50.4	47.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	898	3,728	6,984
# of Persons per HH	1.3	1.4	1.5
Average HH Income	\$34,886	\$41,062	\$50,640
Average House Value	\$163,634	\$219,880	\$254,537

2020 American Community Survey (ACS)

