

BOLIVIA, NC

# SOUTHPORT-SUPPLY RD SE & SUNSET HARBOR RD SE

2.17 ACRES AVAILABLE FOR LEASE OR BTS



# PROJECT DETAILS

SOUTHPORT-SUPPLY RD SE & SUNSET HARBOR RD SE • 2.17 ACRES AVAILABLE FOR LEASE OR BTS • RETAIL

## AVAILABLE SPACE

2.17 Acres

## TRAFFIC COUNTS

16,000 ADT on Southport Supply Rd SE  
4,700 ADT on Sunset Harbor Rd SE

## PROPERTY HIGHLIGHTS

- New multi-pad development in high growth Bolivia NC submarket between Southport and Supply NC
- Strong visibility to the primary road with over 16,000 ADT
- Directly next to a future national c-store with full access and access to a signalized intersection
- Over 5,000 planned housing units in the immediate trade areas

## LEASE RATE

Call to discuss



## COUNTY

Brunswick

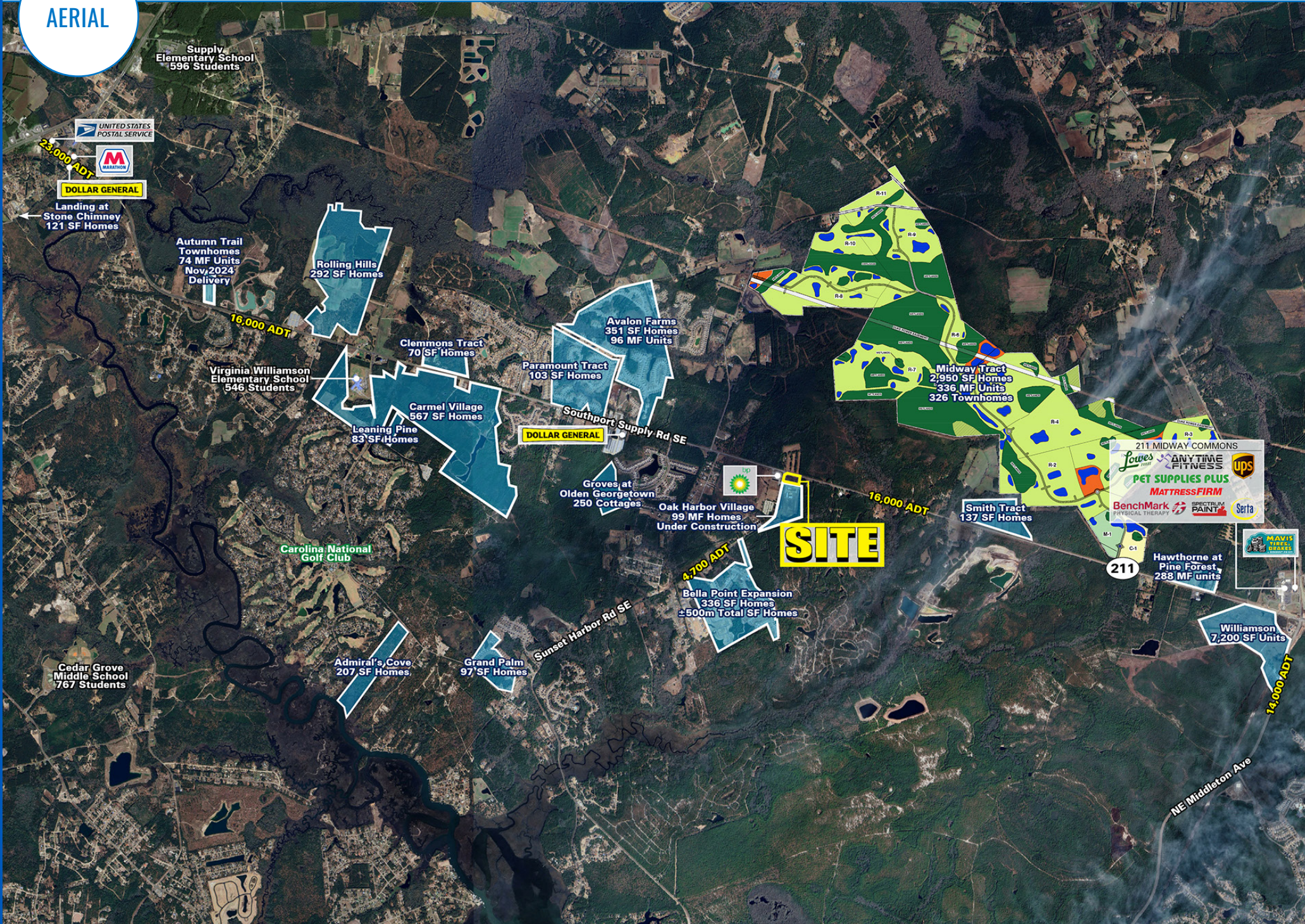
## MSA

Wilmington

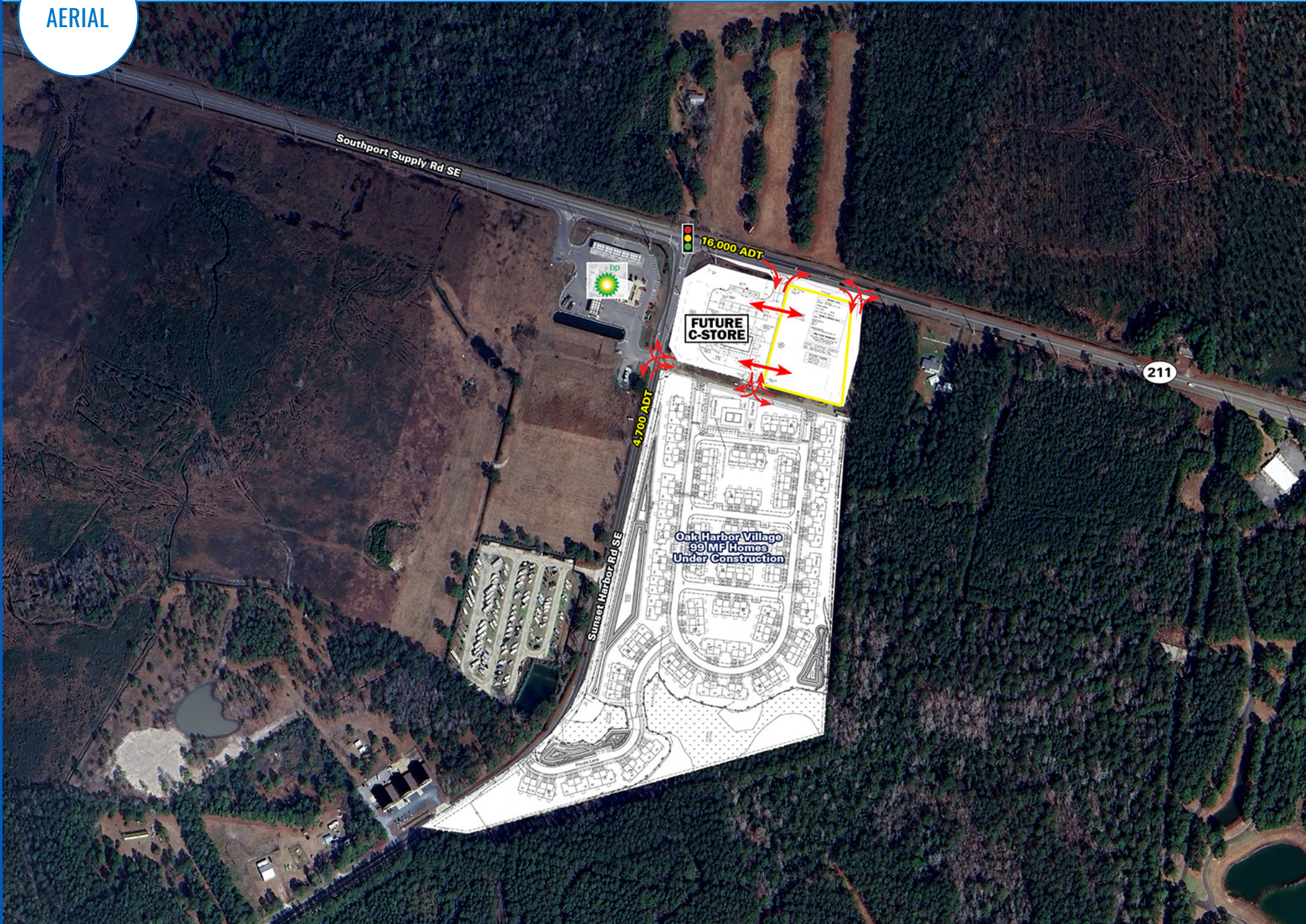


DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
 TOTAL HOUSEHOLDS	1,953	8,724	15,949
 TOTAL POPULATION	4,713	18,980	34,289
 MEDIAN HH INCOME	\$80,314	\$82,316	\$86,841

AERIAL



AERIAL







NORTH CAROLINA

# BOLIVIA

Established in the 1890s and incorporated in 1911, this small town is centrally located to many historic regions of both North and South Carolina. Bolivia is located in the county seat of Brunswick County, North Carolina and Brunswick County was ranked second in the nation for new home construction between 2023 and 2024. Bolivia specifically has been experiencing robust population growth second due to the cost of living which is relatively low compared to national averages. With more affordable housing and lower utility costs as well as easy access to natural beauty and coastal amenities, Bolivia is an attractive option for those looking to enjoy a good quality of life without the high expenses typically associated with the larger coastal towns and metro areas nearby.



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### ROBEY SPRATT

704.697.1901  
RSPRATT@ATLANTICRETAIL.COM

### MICAH GROEBER

704.697.1902  
MGROEBER@ATLANTICRETAIL.COM



[WWW.ATLANTICRETAIL.COM](http://WWW.ATLANTICRETAIL.COM)

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### CHARLOTTE

CAPITOL TOWERS  
4350 CONGRESS ST, SUITE 575  
CHARLOTTE, NC 28209  
704.697.1900