



HIGHLY VISIBLE LOCATION ON NC 172

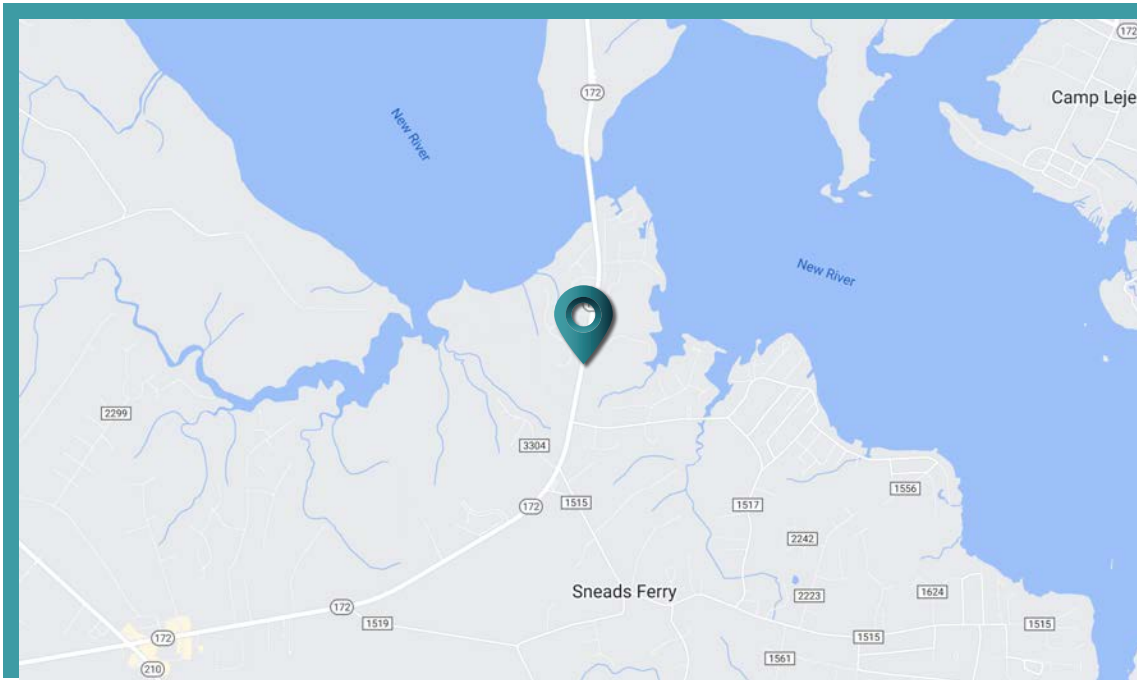
STEVE MITCHELL  
910 581 7811  
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**FOR SALE** OR **LEASE**

SUN COAST PARTNERS COMMERCIAL  
1430 Commonwealth Drive, Suite 102  
Wilmington, NC 28403  
910 350 1200 | [scpcommercial.com](http://scpcommercial.com)



**Sun Coast  
Partners**  
COMMERCIAL



**2507 NC 172  
Sneads Ferry, NC 28460**

AVAILABLE SPACE'	6,696 SF
SALE PRICE	\$495,000
LEASE RATE	\$7.95 Annual/SF
LEASE TYPE	NNN
PID	438003114584
ZONING	HB -Highway Business District

\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

**Fully Operational Cabinet Shop**

Located in a highly visible location along North Carolina Highway 172 near the back gate of Marine Corps Base Camp Lejeune, this property offers many possibilities for use. Currently it is being used as a cabinet and furniture production shop with an awards and engraving business as a tenant on a month-to-month lease term basis. This offering is for the Real Estate only and does not include the Furniture, Fixtures, Equipment, or Inventory for the Cabinet Shop or the Awards & Trophy Tenant. The owner is willing to negotiate for the sale of the Cabinet Shop FF & E and inventory as a separate transaction. This offering could be a good opportunity for a builder looking for a location for a cabinet shop or someone wanting to convert a woodworking hobby into a full-time business. Tax records show the property as being 0.32 of an acre; however, owner survey and county GIS measurements come up to 0.56 +/- of an acre. Purchaser at own expense to verify actual acreage by having survey.

Property is currently on a septic system however sewer is available along NC 172.

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OFFICE | FURNITURE, FIXTURES, EQUIPMENT, AND INVENTORY **NOT INCLUDED** IN THE OFFERING PRICE

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LEVEL ONE SHOP | FURNITURE, FIXTURES, EQUIPMENT, AND INVENTORY **NOT INCLUDED** IN THE OFFERING PRICE

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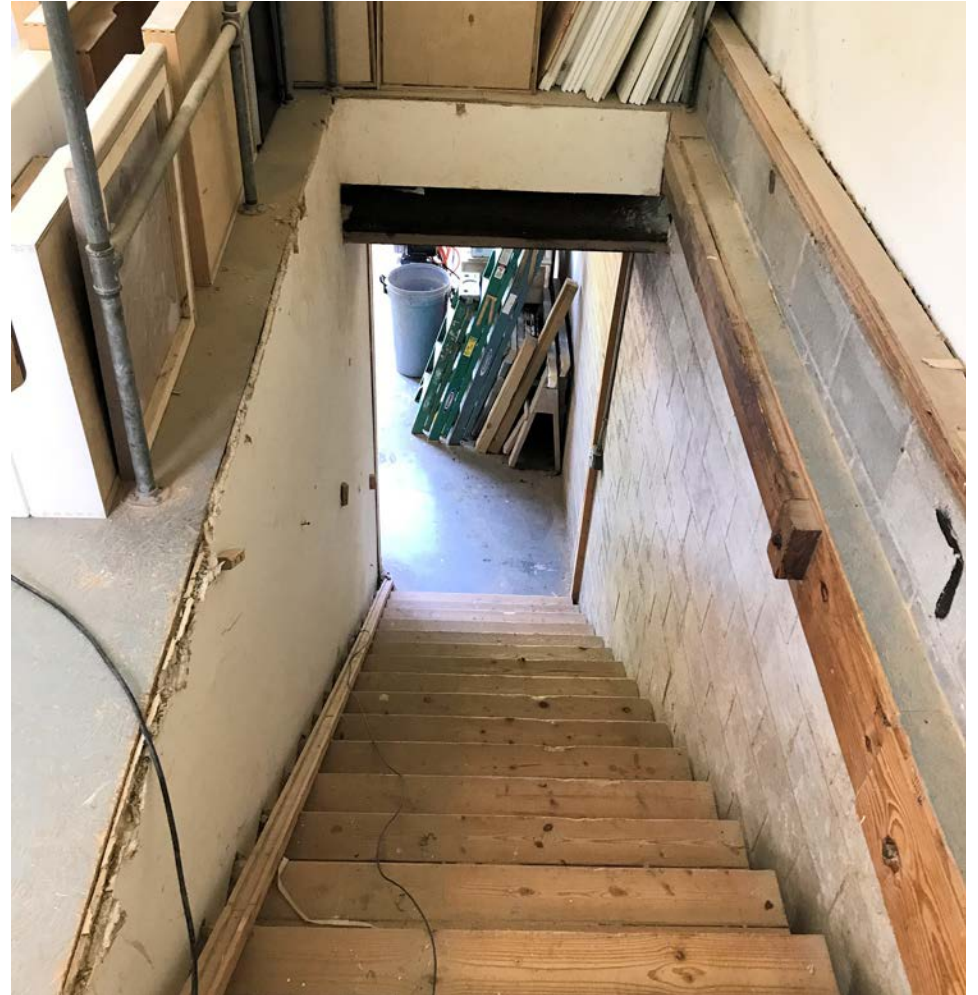


LEVEL TWO SHOP | FURNITURE, FIXTURES, EQUIPMENT, AND INVENTORY **NOT INCLUDED** IN THE OFFERING PRICE

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LEVEL TWO STORAGE & STAIRCASE | FURNITURE, FIXTURES, EQUIPMENT, AND INVENTORY **NOT INCLUDED** IN THE OFFERING PRICE

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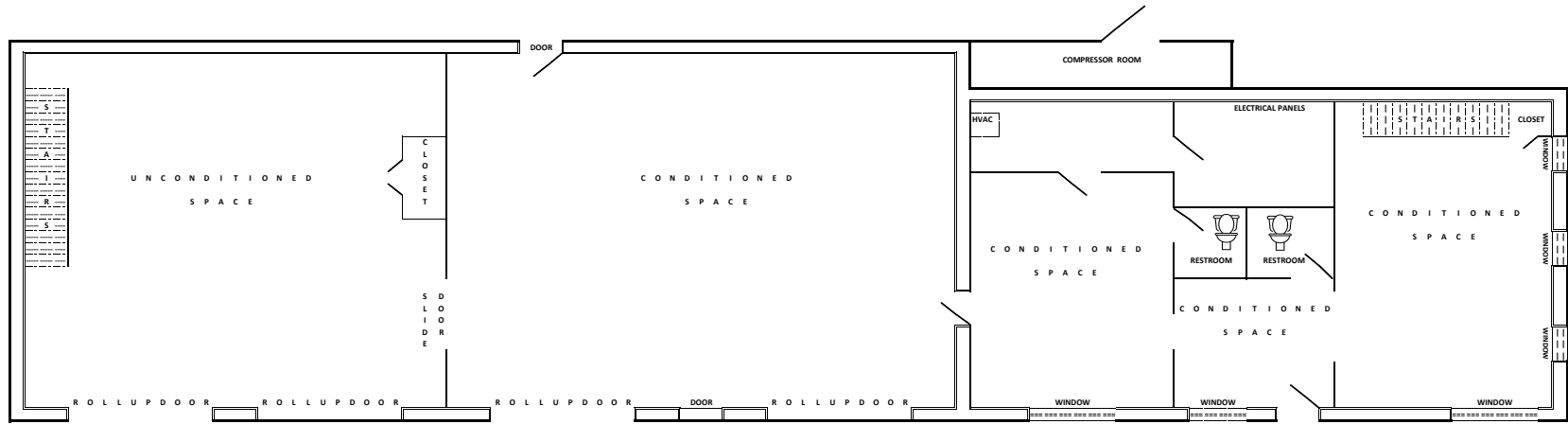
AWARDS & TROPHY TENANT | FURNITURE, FIXTURES, EQUIPMENT, AND INVENTORY **NOT INCLUDED** IN THE OFFERING PRICE

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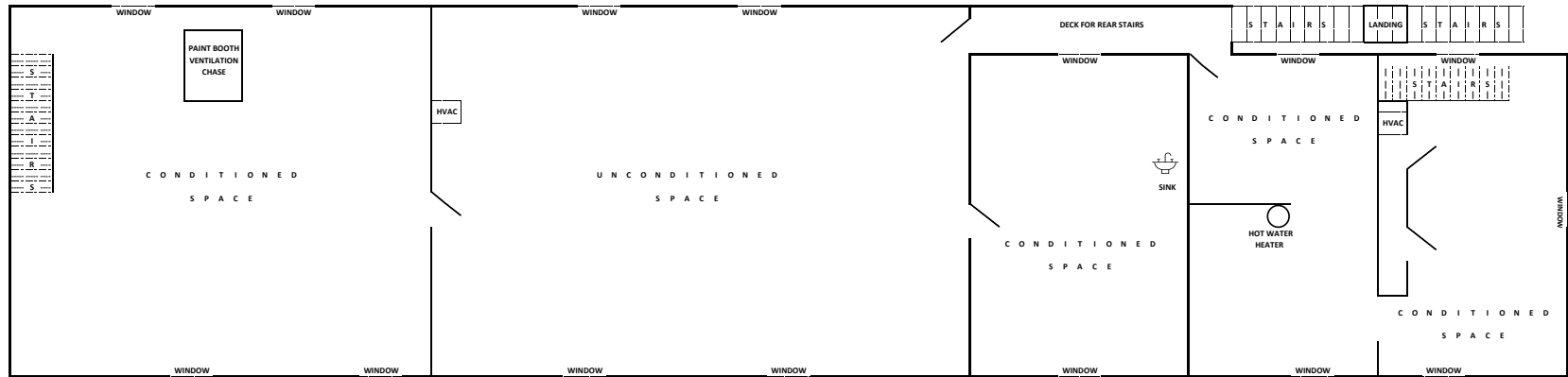
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## 2507 NC-172 HIGHWAY FLOOR PLANS



**GROUND LEVEL** (drawing not to scale)

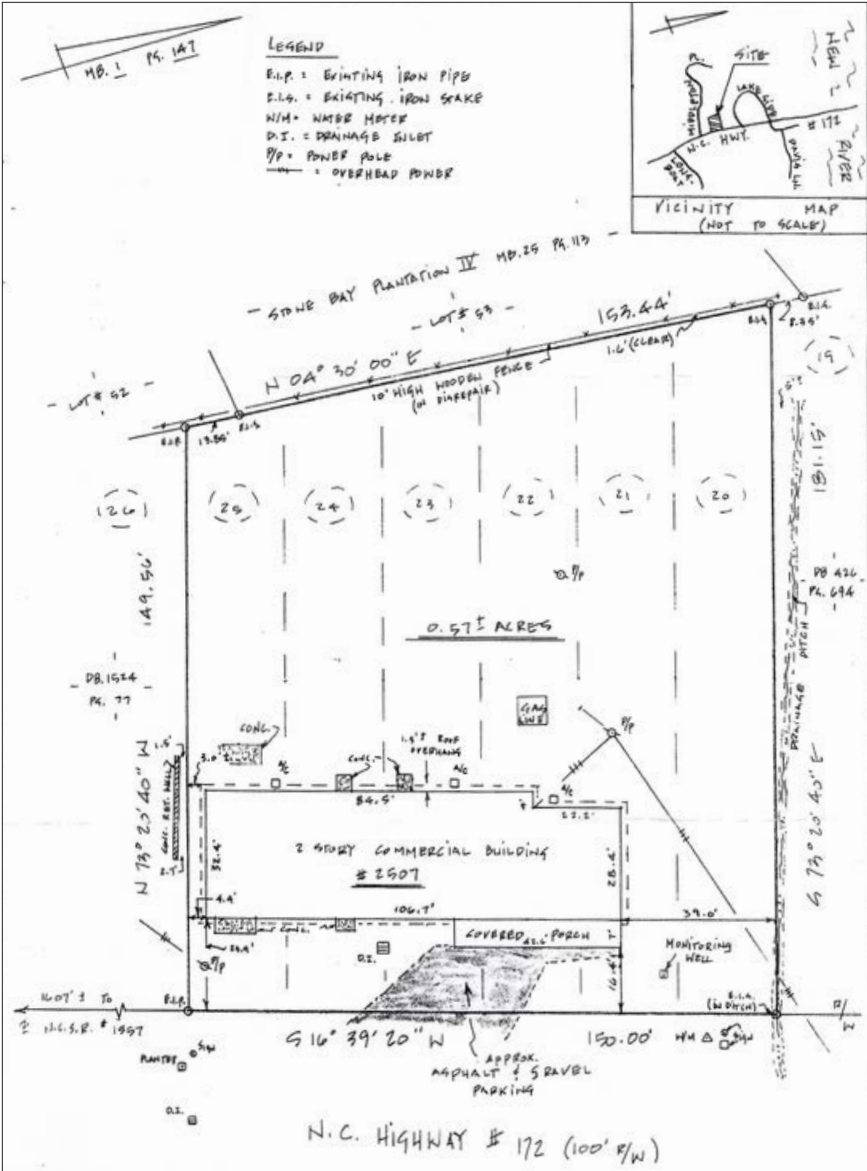


**UPPER LEVEL** (drawing not to scale)

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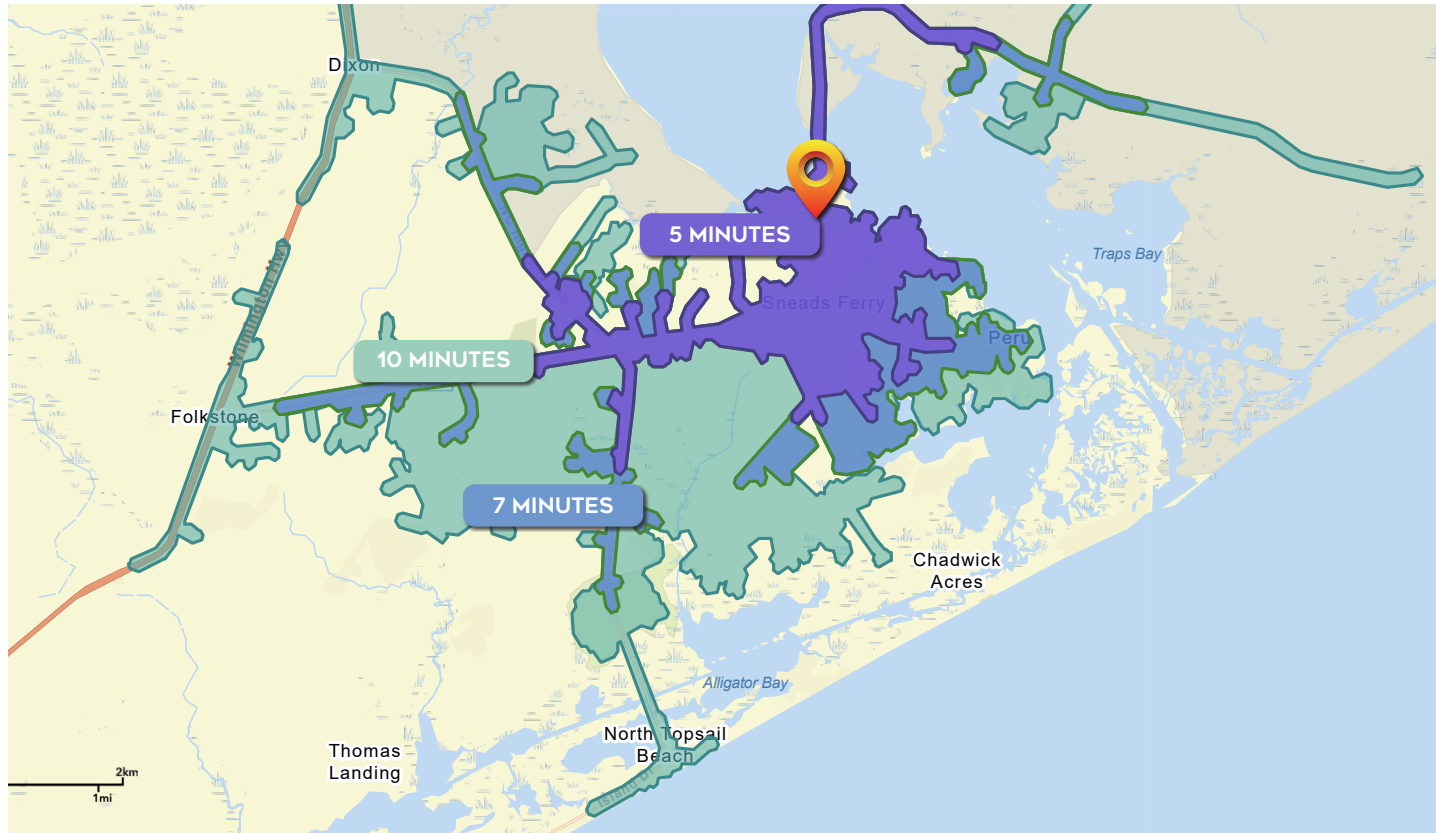




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DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	2,233	3,503	11,136
Average Age	41.5	40.2	36.5
Households	1,006	1,525	3,916
Average HH Size	2.22	2.30	2.46
Median HH Income	\$60,589	\$59,579	\$66,540
Average HH Income	\$80,331	\$83,062	\$87,831
Per Capita Income	\$36,478	\$36,936	\$34,824

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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