

# RETAIL FOR LEASE



## PROPERTY INFORMATION

- New Construction next to WalMart Supercenter
- Located across the Street from Harris Teeter Center & Various Other Retail
- Front Row Visibility & Frontage on US 17
- Units Offered as a “Cold Dark Shell”
- Tenant Improvement Allowance - \$45 Per Usable Square Foot
- Building & Marquee Signage Available
- \$27.00 Per Square Foot Lease Rate (Annual)
- Lease Treatment - NNN
- Two 1,500+/- Square Feet Units Available (3,000 SF possible)
- Numerous New Apartments plus 3 Nice, Residential Communities Nearby
- Less than 10 Minutes (5 Miles) from Wilmington, NC

**Area:** Located in the fast growing Brunswick County which serves four (4) planned developments of Brunswick Forest, Magnolia Village, Waterford and Compass Pointe. These “bedroom” communities support beautiful, historic Wilmington and nearby beach communities.

OCEAN GATE PLAZA

1132 New Pointe Blvd, Leland, NC 28451

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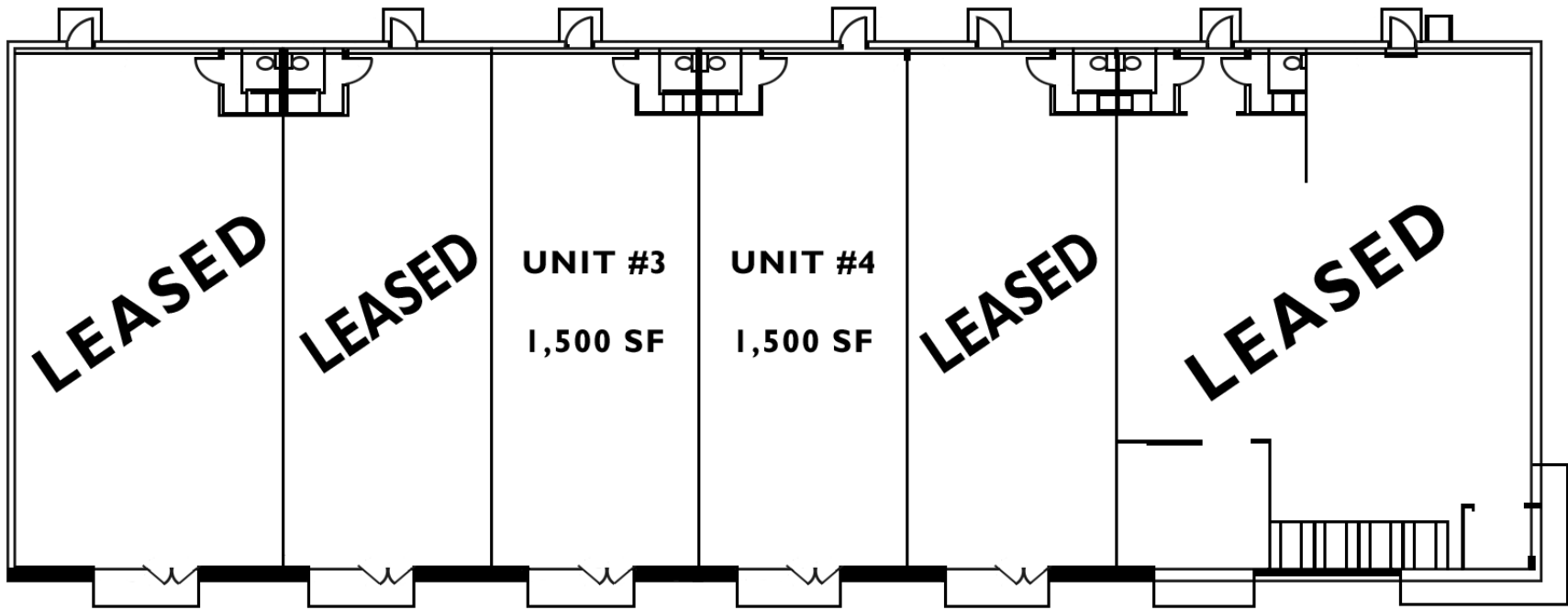
SUN COAST PARTNERS

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# SITE PLAN

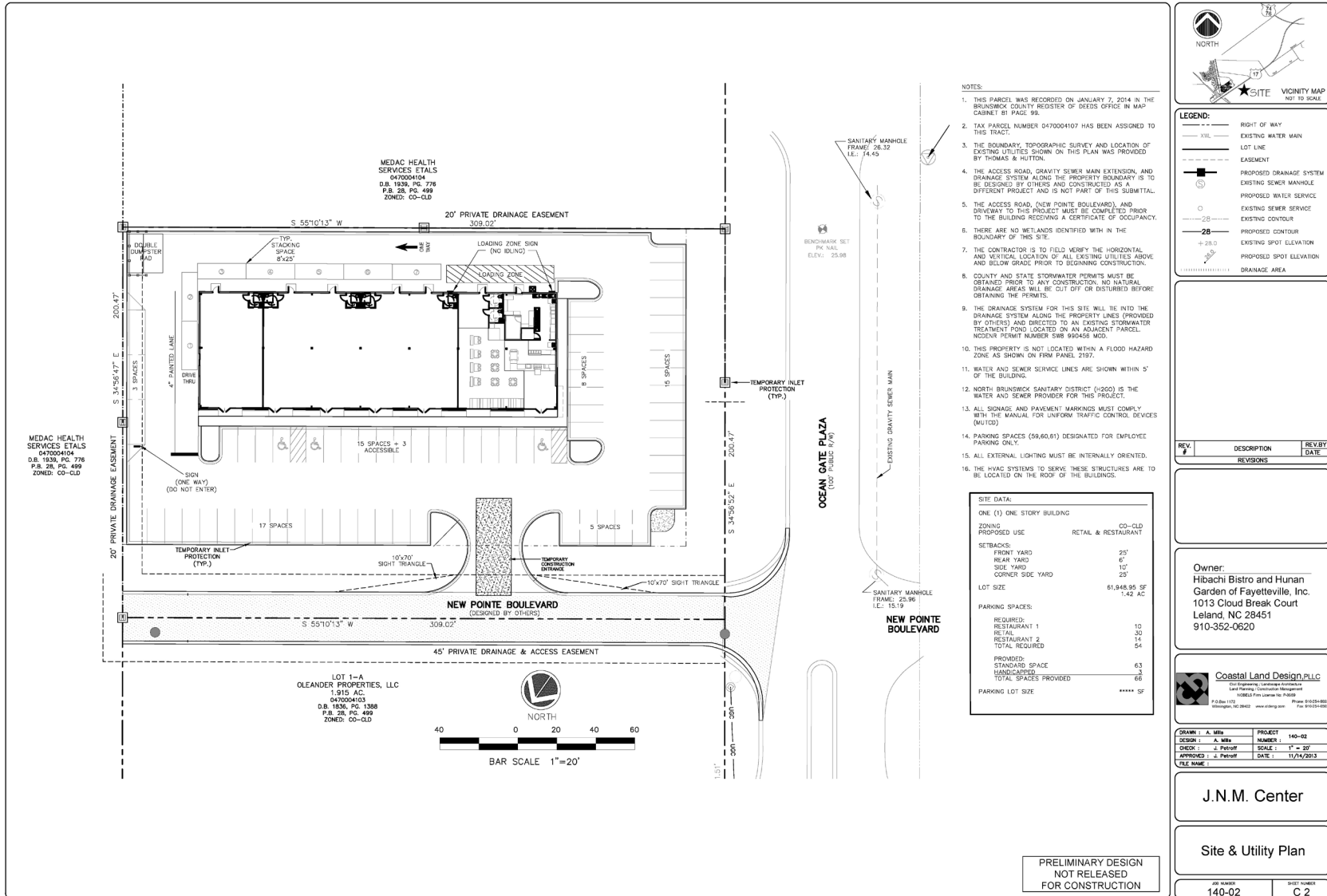


# FLOOR PLAN



## OCEAN GATE PLAZA LELAND, NC

# SITE PLAN



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# AERIAL MAP



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SUN COAST PARTNERS

# DEMOGRAPHICS



## INCOME

	MEDIAN HOUSEHOLD INCOME	PER CAPITA INCOME	MEDIAN NET WORTH
5 MINUTES	\$51,307	\$27,742	\$68,430
10 MINUTES	\$49,840	\$28,210	\$73,344
15 MINUTES	\$40,421	\$25,787	\$29,978



## EDUCATION

	NO HIGH SCHOOL DIPLOMA	HIGH SCHOOL GRADUATE	SOME COLLEGE	COLLEGE DEGREE
5 MINUTES	8%	22%	36%	34%
10 MINUTES	12%	21%	33%	33%
15 MINUTES	13%	23%	33%	31%



## HOUSING STATISTICS

	MEDIAN HOME VALUE	AVERAGE MORTGAGE & BASICS	MEDIAN CONTRACT RENT
5 MINUTES	\$197,461	\$7,672	\$788
10 MINUTES	\$221,677	\$7,215	\$666
15 MINUTES	\$196,926	\$5,800	\$655



## POPULATION

	POPULATION	MEDIAN AGE
5 MINUTES	1,406	37.7
10 MINUTES	24,700	40.2
15 MINUTES	61,026	38.8

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# MARKET PROFILE



## ANNUAL HOUSEHOLD SPENDING

	APPAREL & SERVICES	ELECTRONICS	DINING OUT	GROCERIES	HEALTH CARE
5 MINUTES	\$1,786	\$144	\$2,769	\$4,003	\$4,524
10 MINUTES	\$1,800	\$146	\$2,803	\$4,206	\$4,706
15 MINUTES	\$1,596	\$131	\$2,498	\$3,791	\$4,064



## BUSINESS

	TOTAL BUSINESSES	TOTAL EMPLOYEES
5 MINUTES	167	1,779
10 MINUTES	755	7,702
15 MINUTES	3,354	41,659



## EMPLOYMENT

	WHITE COLLAR	BLUE COLLAR	SERVICES	UNEMPLOYMENT RATE
5 MINUTES	57%	28%	16%	4.5%
10 MINUTES	63%	22%	14%	6.4%
15 MINUTES	62%	21%	17%	6.9%

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