



**COLDWELL
BANKER
COMMERCIAL**

SUN COAST PARTNERS

FOR LEASE

CBCWORLDWIDE.COM

22 WATERFORD BUSINESS CENTER WAY

Leland, NC 28451

AVAILABLE SPACE

Fully Leased

LEASE RATE

N/A

AREA

Located on Waterford Business Center Way in Leland, just off Hwy 17 N.



CONTACT

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**COLDWELL BANKER COMMERCIAL
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1430 Commonwealth Drive, Suite 102, Wilmington, NC 28403
910.350.1200



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PROPERTY DESCRIPTION

Available for Lease is 5,500 square feet of finished retail-commercial space. The property has direct highway frontage on US HWY 17 S which sees 45,000 +/- cars a day. There is 2 restrooms, a storage closet, and a open concept break room area. The space is zoned BH (Business Highway) by the Town of Belville, which has numerous and various uses to compliment the Retail, Office, and Service Industries. Can divide in half. TI-CAM is \$4.08 PSF.

OFFERING SUMMARY

Lease Rate:	N/A
Available SF:	Fully Leased
Building Size:	9,000 SF
Zoning:	BH (Business Highway)

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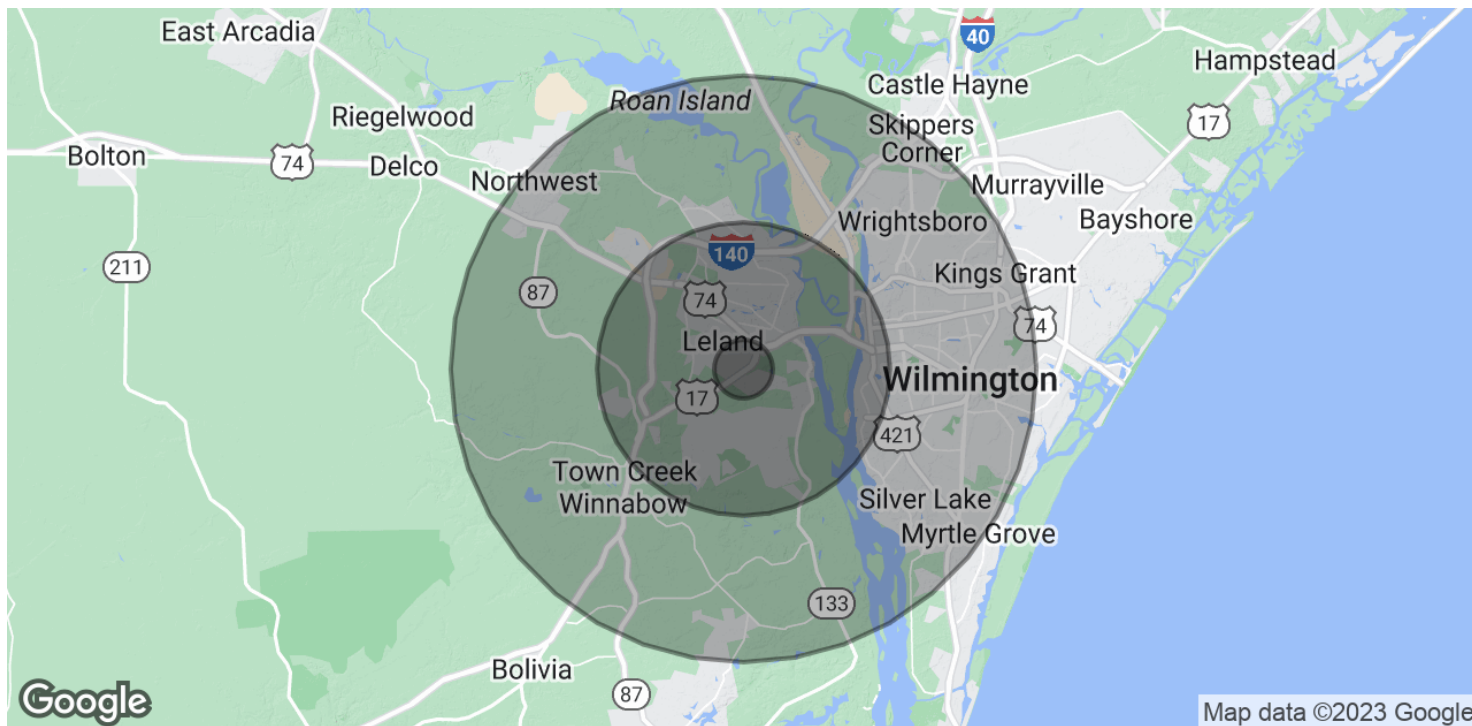
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,607	22,132	131,434
Average age	34.3	37.6	35.5
Average age (Male)	35.2	36.8	34.7
Average age (Female)	33.8	39.7	36.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	714	9,472	56,812
# of persons per HH	2.3	2.3	2.3
Average HH income	\$66,789	\$59,968	\$53,762
Average house value	\$224,645	\$181,885	\$197,247

* Demographic data derived from 2020 ACS - US Census

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