



**COLDWELL  
BANKER  
COMMERCIAL**

SUN COAST PARTNERS

FOR SALE

## WATERFORD COMMERCIAL

WATERFORD COMMERCIAL - AVAILABLE SITES

Leland, NC 28451

AREA

Located in the fastest growing county in North Carolina, Brunswick County, just off US Highway 17 South in Leland NC.



### CONTACT

Don Harley  
910 262 3148  
[don.harley@cbcsuncoast.com](mailto:don.harley@cbcsuncoast.com)

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1430 Commonwealth Drive, Suite 102, Wilmington, NC 28403  
910.350.1200



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BRUNSWICK COUNTY

Brunswick County, recently published as the fastest growing county in North Carolina. This 25+ acre tract, located on US HWY 17, in Leland, NC and anchored by Waterford of the Carolina's, a 630 acres mixed use community and only 5 miles from Downtown Wilmington, NC. On-site is a regional shopping centered anchored by Harris Teeter grocery store, a medical center, pharmacy, numerous retail shops & offices, 1,000 current and 1,400 planned residences. Adjacent to this property are other amenity communities, championship golf courses, regional & national retailers, an expansive highway network in place and a regional "outerloop" highway is under construction and near completion. The continuance of growth, an underserved market, and the welcoming posture of the community, proves this site as the regional position for National Retailers and developers.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	150	3,491	13,742
Total Population	344	7,996	30,418
Average HH Income	\$53,674	\$50,009	\$52,041

TRAFFIC

Old Waterford Way & Hwy 17: 69,523 (6/2018)  
Causeway between Wilmington & Leland: 106,501 (2017 WMPO)





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GROCERY STORES

Harris Teeter	On-Site
Aldi	0.5 Miles
Walmart	1 Mile
Food Lion	1.3 Miles
Piggly Wiggly	1.4 Miles
Lowe's Foods	2.3 Miles
Food Lion	3.6 Miles

PHARMACIES

Walmart	1 Mile
Walgreens (Village Rd)	1.1 Miles
Walgreens (Grandiflora)	1.1 Miles
CVS (Village Rd)	1.2 Miles
CVS (E Cutler)	2.3 Miles

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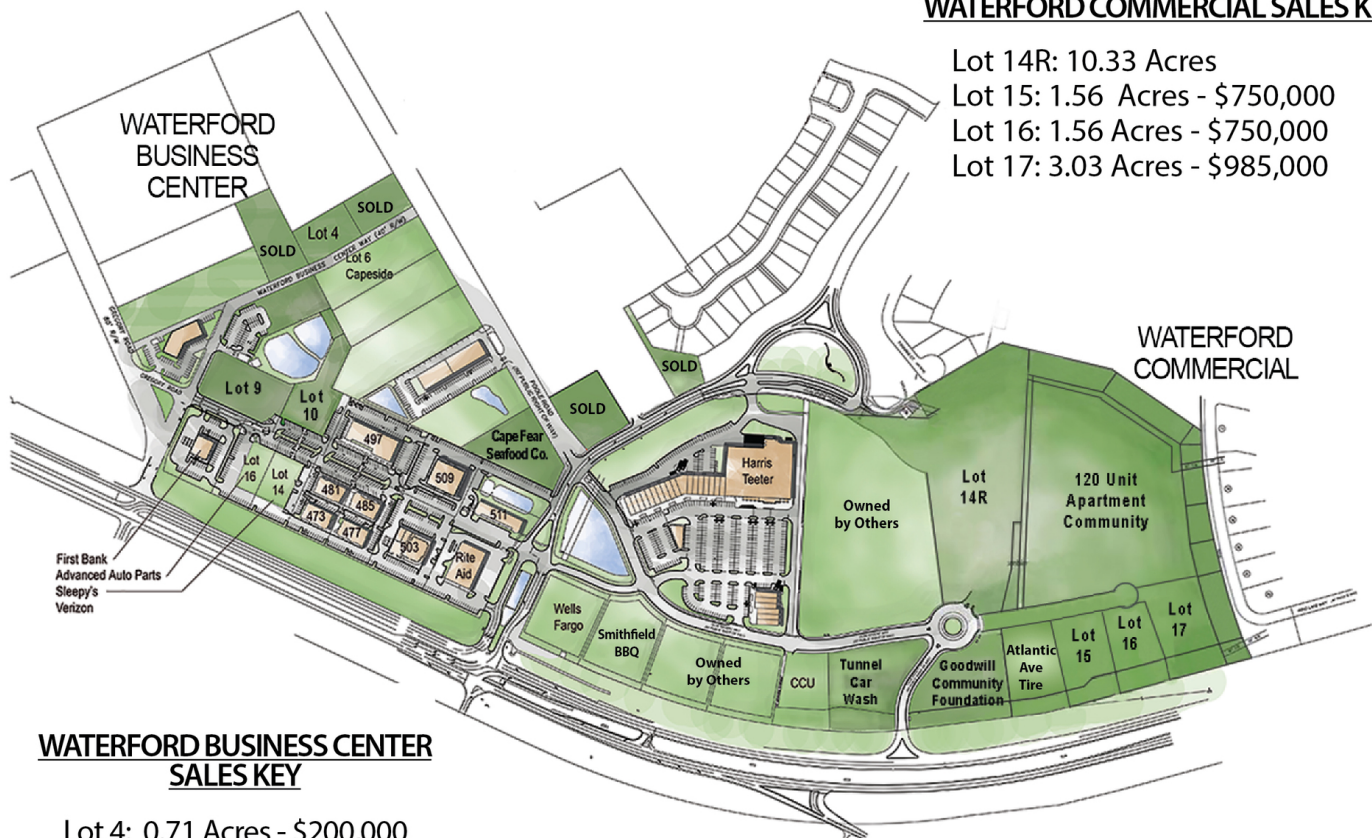
SALE

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### WATERFORD COMMERCIAL SALES KEY

Lot 14R: 10.33 Acres  
Lot 15: 1.56 Acres - \$750,000  
Lot 16: 1.56 Acres - \$750,000  
Lot 17: 3.03 Acres - \$985,000



### WATERFORD BUSINESS CENTER SALES KEY

Lot 4: 0.71 Acres - \$200,000

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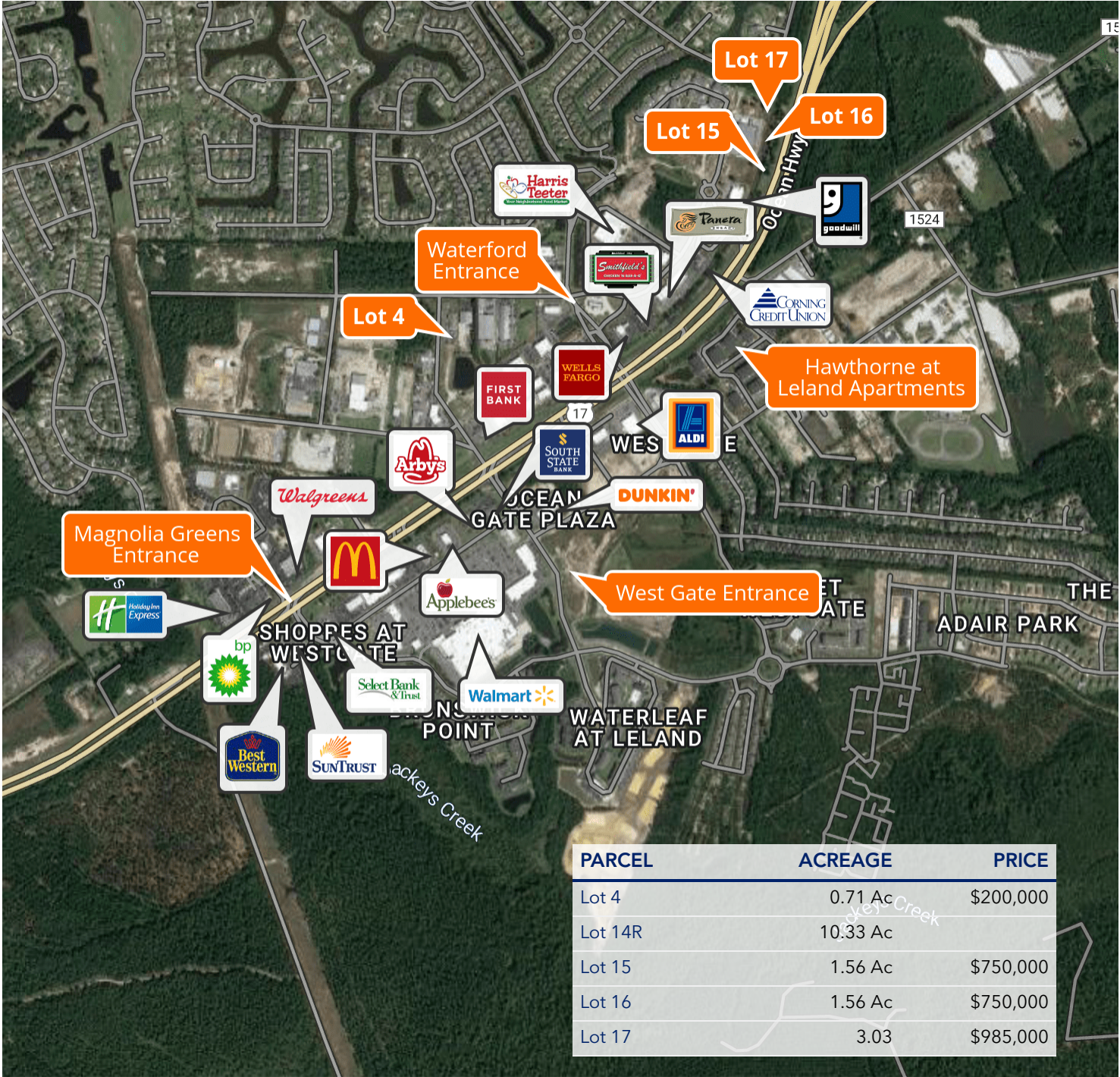




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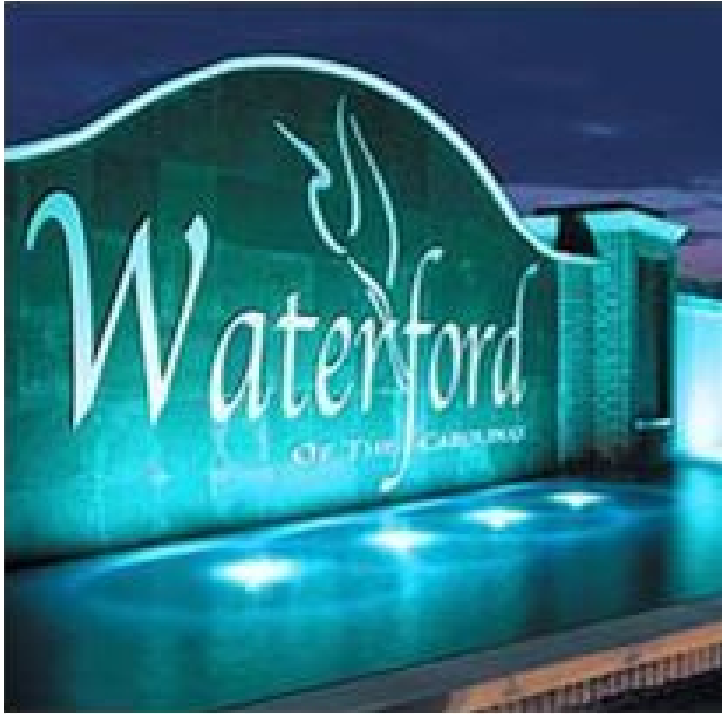




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## NEIGHBORING RESIDENTIAL HIGHLIGHTS

COMMUNITY	DISTANCE	RESIDENTS / PLANNED
Waterford	0.10 miles/1 minute	1,236 / 1,300
Magnolia Greens	0.75 miles/2 minutes	1,250 / 1,350
Brunswick Forest	1.5 miles/3 minutes	2,000/13,500
Hawkeswater	4.8 miles/6 minutes	200 / 456
West Port	6.31 miles/8 minutes	436 / 1,000+
	7.21 miles/9 minutes	2,400 / 3,500
Compass Pointe	8.31 miles/12 minutes	800 / 5,879

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### NEIGHBORING RESIDENTIAL HIGHLIGHTS

YEAR	REVENUE (IN MILLIONS)
2018	\$375.055
	\$
2016	\$408.051
2015	\$
	\$363.046

### BRUNSWICK COUNTY INFO

Brunswick County is the fastest growing county in North Carolina and 23rd fastest growing in the nation. Population in Brunswick County has increased from 119,572 in 2014 to 135,464 in 2018 with an increase percentage of 29% since 2009. The population is projected to increase to 141,520 by 2020.

Tourism spending has steadily risen since 2009 from \$364 million to \$544 million in 2016. Approximately 5,900± jobs are attributable to tourism and leisure. Area attractions include historic Southport and Brunswick Town, Bald Head Island and Oak Island Lighthouse, Fort Caswell, Calabash seafood.

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### BRUNSWICK FASTEST-GROWING COUNTY IN NC SINCE 2010

Courtesy of the Wilmington Star News  
By Makenzie Holland StarNews Staff  
Posted Mar 22, 2018 at 12:51 PM  
Updated Mar 22, 2018 at 12:52 PM

While 66 of the state's 100 counties saw population increases last year, Brunswick County has seen the largest percent growth of any county since 2010.

**BRUNSWICK COUNTY** -- Brunswick County has grown 21.8 percent since April 2010, the largest percent growth of any county in the state, according to estimates released Thursday by the U.S. Census Bureau.

The county also was the fastest growing in the state for 2016-17, increasing its population by 3.6 percent or 4,544 residents. Brunswick County is part of the Myrtle Beach, South Carolina, metropolitan area, which was the second fastest-growing metro area in the country from 2016 to 2017, according to the Census.

Randy Thompson, Brunswick County Commissioners' vice chairman, said he was "extremely pleased" to see how much the county has grown. "We have made Brunswick County a desirable place to call home," he said. "You can't be any happier to know that what you're doing is working."

Thompson said though the news that Brunswick has grown the most of any county in the state since 2010 was exciting, it wasn't surprising, and the county has already taken steps to address the growth they knew was coming. One of the first was working with the Brunswick County Sheriff's Office to form a strategic plan for multi-year funding to build the law enforcement community and assets to prepare for public safety needs.

Additionally, Thompson said the county has worked hard to "beef up" code enforcement programs to create a better process for people coming into the county and building out. The county is also working with Brunswick Community College through the Brunswick Guarantee program, which allows Brunswick County high school students to attend community college free of charge, to create a county workforce for the future.

While there are infrastructure needs in the county that need to be addressed as it grows, Thompson said the county has a "forward-thinking administrative team working and leading our county." "I'm just extremely pleased with what we're doing to prepare for the future," he said.

Brunswick wasn't the only county in the Cape Fear region to see a population boom. Pender County was the second fastest-growing county in the state between July 2016 and July 2017, increasing its population by 3.5 percent or 2,061 residents. As of July 2017, census estimates show that 10.3 million people called North Carolina home. North Carolina is the ninth most populous state in the country.

Reporter Makenzie Holland can be reached at 910-343-2371 or [Makenzie.Holland@StarNewsOnline.com](mailto:Makenzie.Holland@StarNewsOnline.com).  
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### VISITORS SPENT \$543-MILLION HERE IN 2016, UP 6.8-PERCENT FROM THE PREVIOUS YEAR

Courtesy of the [stateportpilot.com](http://stateportpilot.com)  
Sept. 27, 2017

Visit North Carolina has announced that domestic visitors to and within Brunswick County spent \$543.55-million in 2016, an increase of 6.8-percent from the previous year.

Brunswick County ranks ninth among the state's 100 counties for visitor spending revenues. The county's 6.8-percent increase over 2015 was the fifth-largest percentage increase in the state.

"Tourism is the backbone of Brunswick County's economy, providing much-needed jobs and revenues for our area," said Bonnie Cox, chairman of the Brunswick County Tourism Development Authority in response to the announcement. "We are fortunate to be blessed with beautiful beaches, but the Brunswick County Tourism Development Authority also recognizes that we must continue to work diligently to market and promote Brunswick County in a highly competitive environment."

Tourism impact highlights for 2016:

- The travel and tourism industry directly employs more than 5,650 people in Brunswick County.
- Total payroll generated by the tourism industry in Brunswick County was \$105.20-million.
- State tax revenue generated in Brunswick County totaled \$25.39-million through state sales and excise taxes, and taxes on personal and corporate income. About \$32.96-million in local taxes was generated from sales and property tax revenue from travel-generated and travel-supported businesses.

Gov. Roy Cooper announced in May that visitors to North Carolina set a record for spending in 2016. The \$22.9-billion in total spending represented an increase of 4.4-percent from 2015.

These statistics are from the "Economic Impact of Travel on North Carolina Counties 2016," which can be accessed at [partners.visitnc.com/economic-impact-studies](http://partners.visitnc.com/economic-impact-studies). The study was prepared for Visit North Carolina by the U.S. Travel Association.

"All eight economic development regions of the state had spending growth of three-percent or more, and 96-percent of the state's counties saw direct tourism employment growth from 2015 to 2016," said Wit Tuttell, executive director of Visit North Carolina.

"Tourism continues to be a major driver of economic development across North Carolina, which is the sixth most-visited state in the country."

Statewide highlights include:

- State tax receipts as a result of visitor spending rose 5.1-percent to nearly \$1.2-billion in 2016.
- Visitors spend more than \$62-million per day in North Carolina. That spending adds more than \$5.1-million per day to state and local tax revenues (about \$3.2-million in state taxes and \$1.9-million in local taxes).
- The travel and tourism industry directly employs more than 219,000 North Carolinians.

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Commercial Broker

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NC #158891

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