

FOR LEASE

CBCSUNCOAST.COM



1217 MAGNOLIA VILLAGE WAY

Leland, NC 28451

LEASE RATE: \$27.00 Annual/SF
AVAILABLE SPACE: 1,718 - 3,436 SF*





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PROPERTY OVERVIEW*

3,436± SF Available For Lease - Brand New Construction in Magnolia Village, Leland, North Carolina. Located in the heart of Leland this brand new single story multi tenant office building will offer 3,436± SF in shell condition and ready for your business to make improvements / upfit specific to your operations needs.

The building is part of the commercial subdivision of the Master Planned Magnolia Greens Community and surrounded by 1000 homes and a mixture of both retail, office and other services.

The new building features 48 total parking spaces, 11 ft ceiling heights on the interior of the space, windows on two front facing walls, signage, modern aesthetic and is anchored by Cook Periodontics.

Long term leases will be considered that include an upfit allowance consistent with Tenant's lease terms.

The 3,436± SF Suite may be subdivided into smaller space if needed.

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Tyler Pegg
910 512 3550
tyler.pegg@cbcsuncoast.com

Cody Cress
910 409 8421
cody.cress@cbcsuncoast.com

ADDRESS	1217 Magnolia Village Way Leland, NC 28451
CENTER NAME	Magnolia Village
SUITE	200
LEASE RATE	\$27.00 Annual/yr
SPACE AVAILABLE	1,718 - 3,436 SF*
BUILDING SIZE	7,025 SF*
LEASE TYPE	NNN
LEASE TERMS	5 Years
BUILDING STATUS	Existing
YEAR BUILT	2022
ACREAGE	0.92 Acres*
TOTAL PARKING	48 Spaces
OCCUPANCY TYPE	Multi-tenant
NUMBER OF UNITS	2
BUILDING CLASS	A
ZONED	LEPUD

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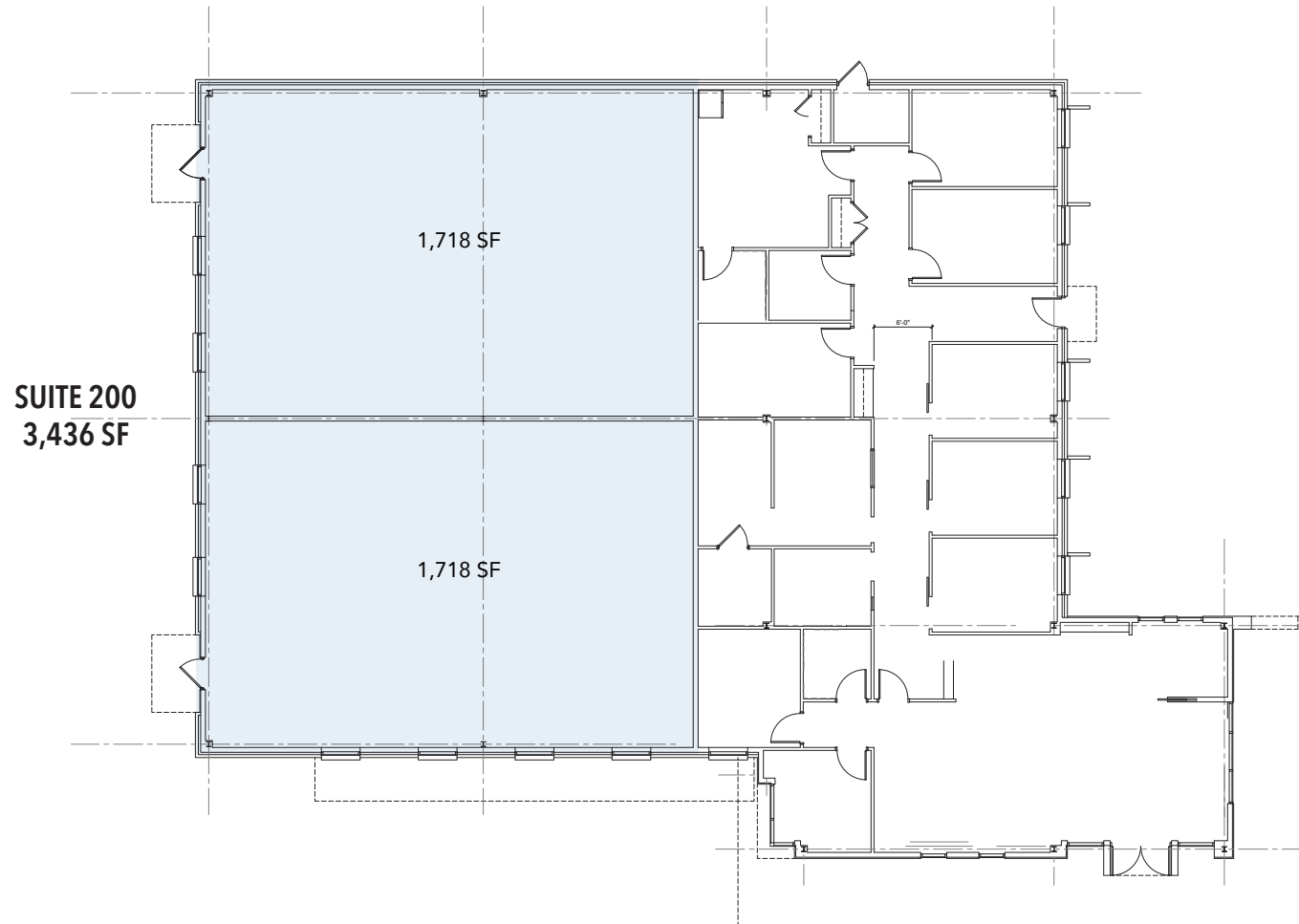
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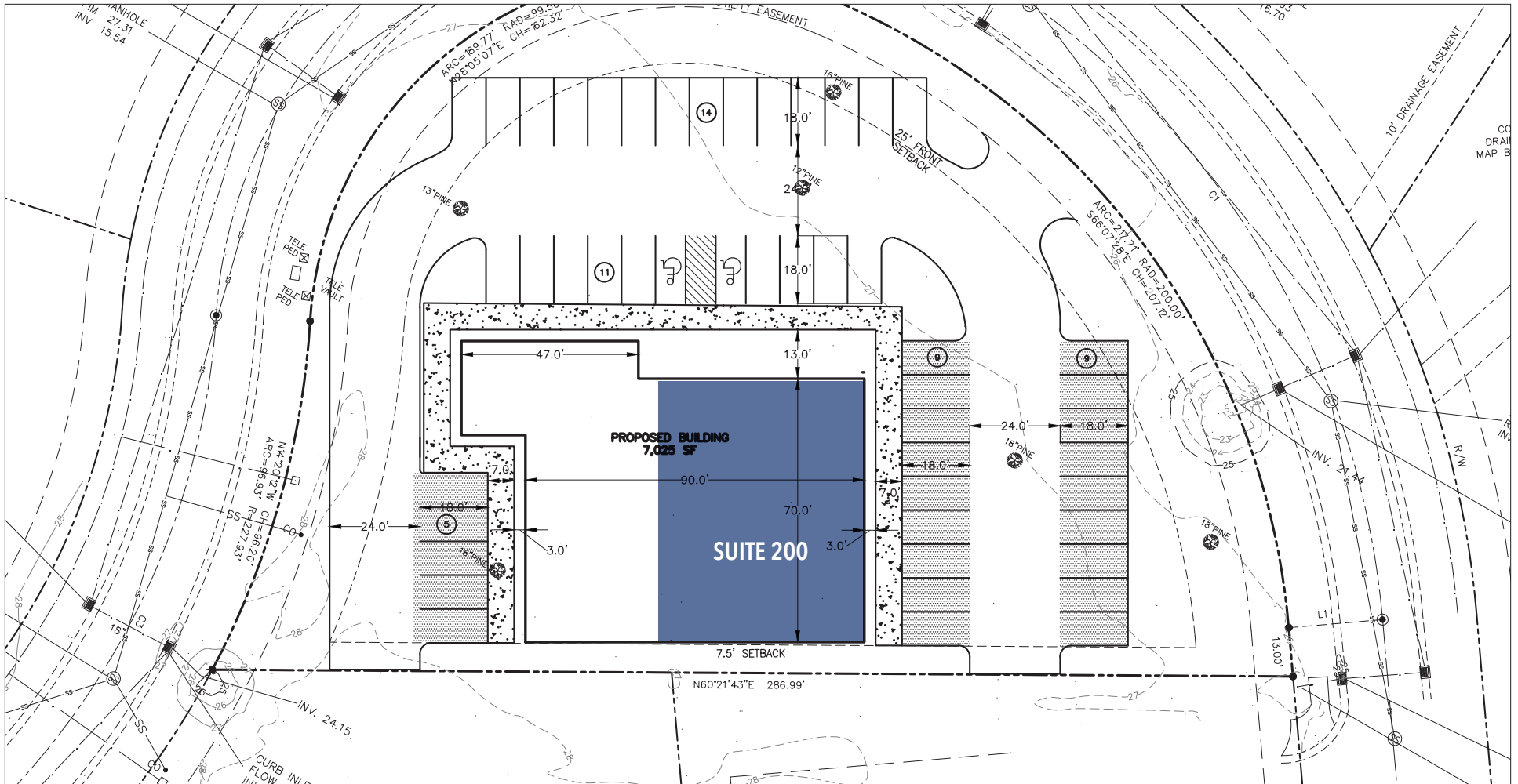
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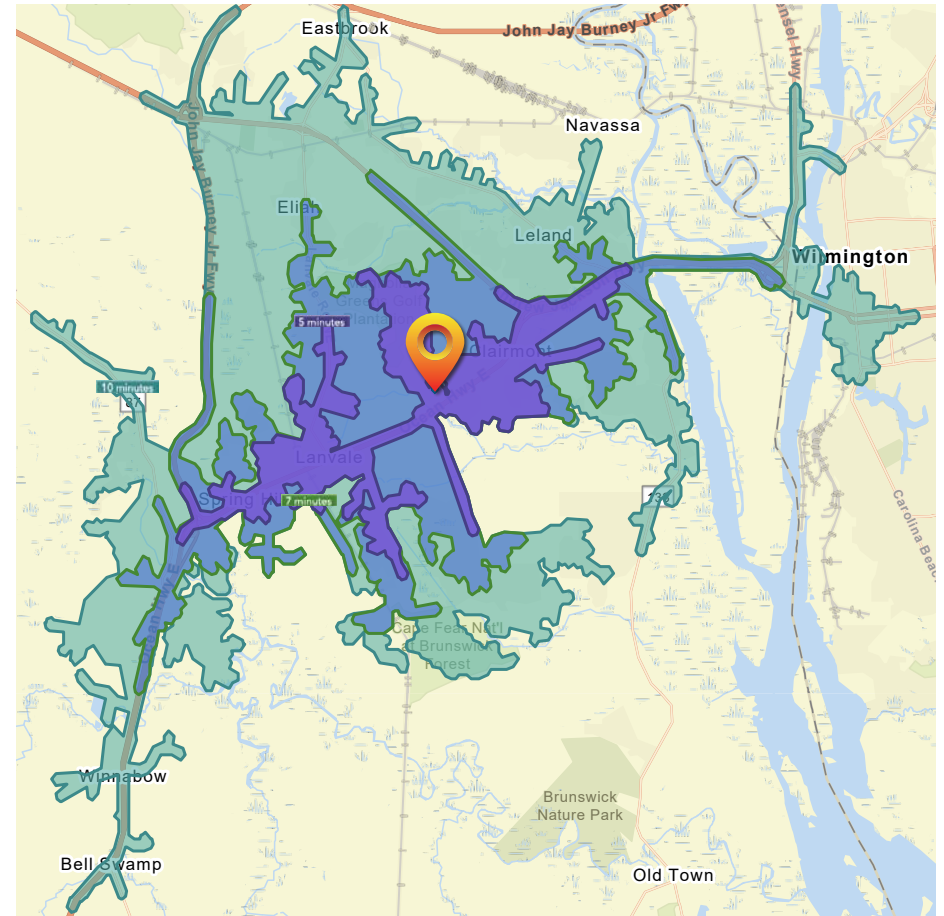
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DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	4,078	12,918	29,481
Average Age	38.9	42.1	41.2
Households	1,934	5,742	12,866
Average HH Size	2.11	2.25	2.28
Median HH Income	\$89,476	\$87,765	\$81,068
Average HH Income	\$110,531	\$111,618	\$104,420
Per Capita Income	\$51,454	\$49,988	\$46,702

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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COMMERCIAL BROKER

Tyler Pegg
910 512 3550
tyler.pegg@cbcsuncoast.com

NC #249446

COMMERCIAL BROKER

Cody Cress
910 409 8421
cody.cress@cbcsuncoast.com

NC #252916

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*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.