



HWY 211 GROUND LEASE/BUILD-TO-SUIT

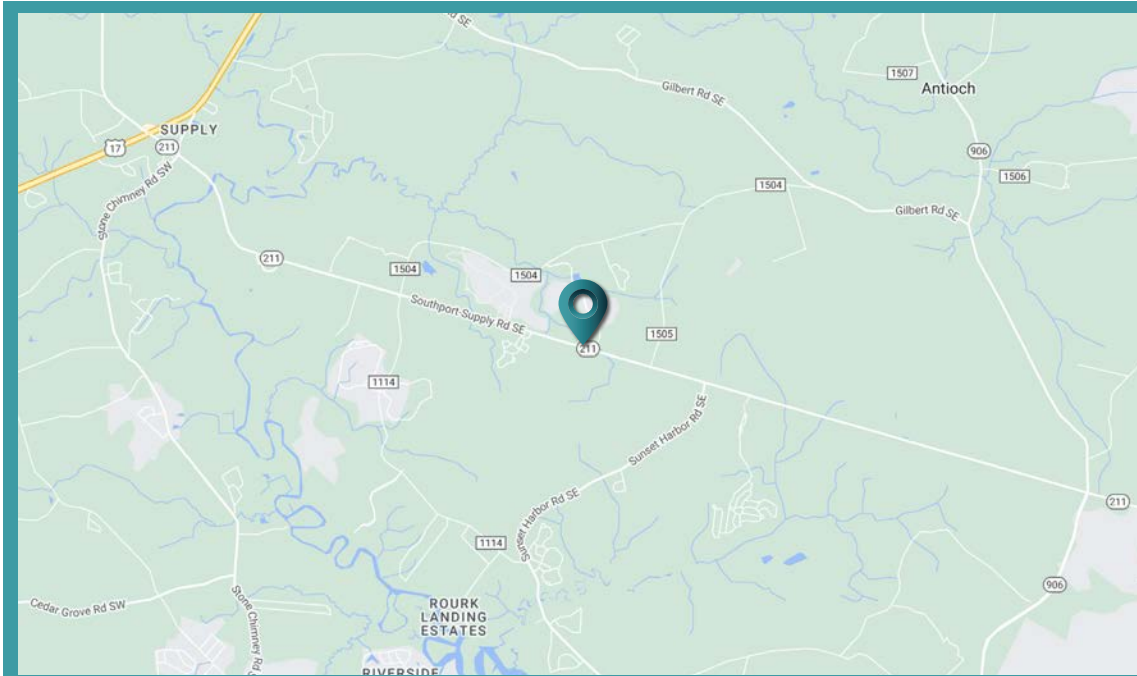
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LAND FOR LEASE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
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Sun Coast
Partners
COMMERCIAL



1732 Southport-Supply Road Bolivia, NC 28422

ACREAGE*	1.83 Acres
LEASE RATE	\$2,500 Monthly
ZONING	CI
PRIMARY USE	Land

*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.

Ground Lease/Build-to-Suit property on Hwy 211. Zoned CO-CI, the heaviest commercial zoning district in Brunswick County. Property is located in close proximity to many well-established residential developments, as well as many new developments that are planned and underway. Surrounding businesses include Martin Self Storage, Dollar General, Bug-In-Rug Exterminators and Stuarts Docks & Ramps. Property has roughly 170ft of frontage on Hwy 211 and is accessed via a 60ft access that services multiple parcels. See Exhibit A photo for approximate boundary lines. Catylist map is not up to date. Listed pricing is based on raw land as is and will change per required improvements. Contact broker for more details.

LEASE

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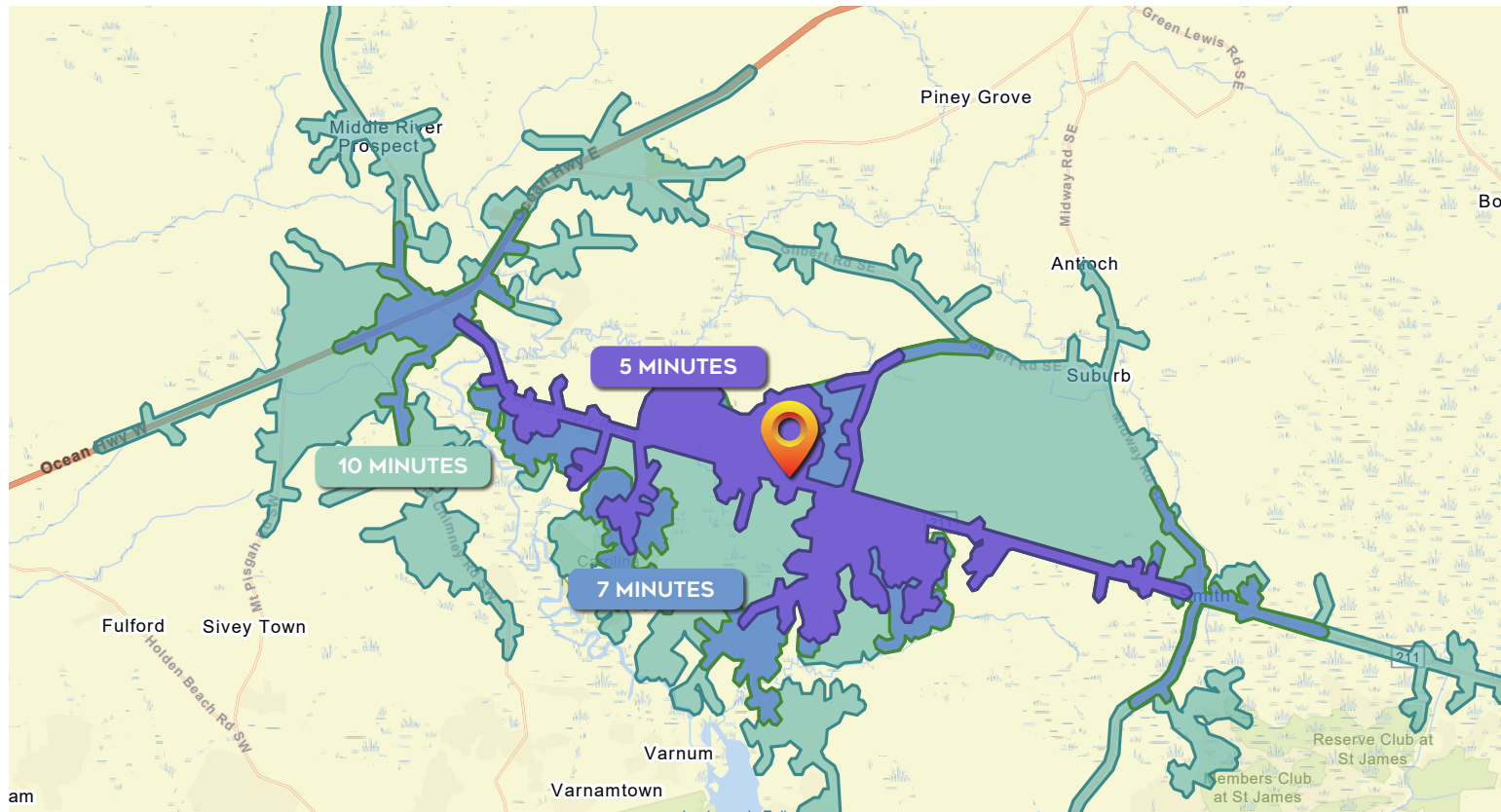




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DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	1,408	2,504	5,737
Average Age	45.9	51.3	55.2
Households	586	1,055	2,444
Average HH Size	2.40	2.37	2.34
Median HH Income	\$61,797	\$64,467	\$68,878
Average HH Income	\$90,383	\$94,387	\$99,831
Per Capita Income	\$37,212	\$39,280	\$42,861

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

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