



1.38+/- ACRE COMMERCIAL LOT FOR SALE

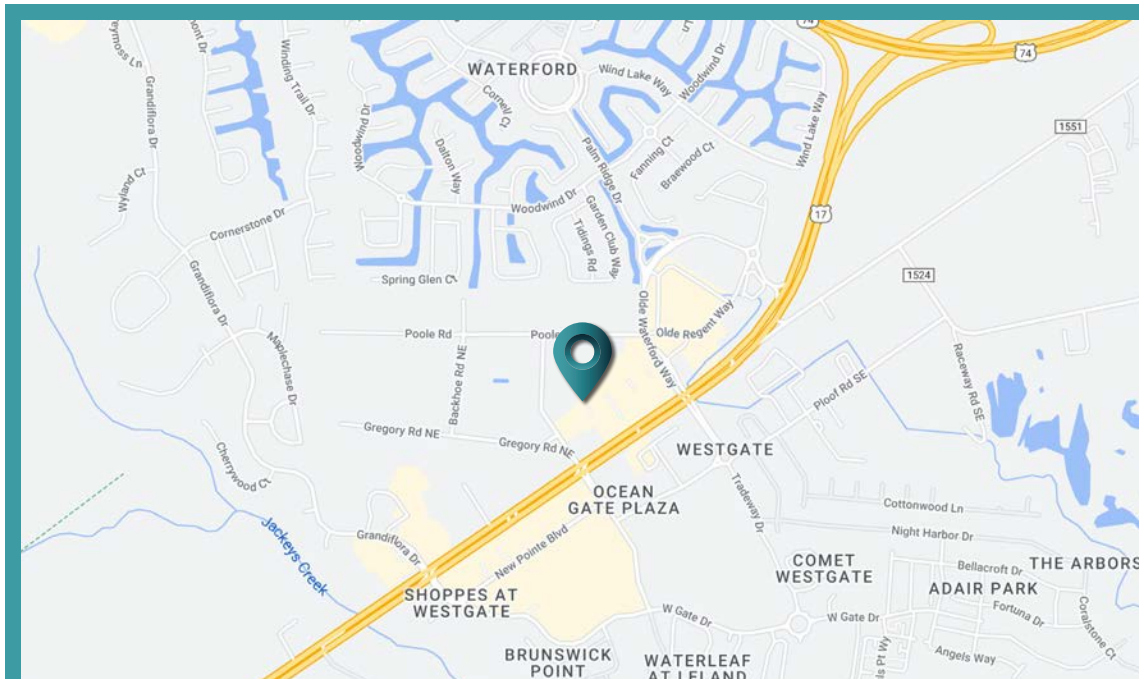
DON HARLEY, JR
MASON WATKINS

FOR SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpcommercial.com



Sun Coast
Partners
COMMERCIAL



30 Waterford Business Center Way Leland, NC 28451

ACREAGE*	1.38± Acres
SALE PRICE	\$1,100,000
ZONING	BH (Belville)
APN	0470003512

*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.

1.38 ± acre parcel available in Waterford Business Center on US HWY 17, in Leland, NC. Located in one of the fastest growing areas in the state, this property is in close proximity to many national retailers, dining options, and master planned communities allowing for potential businesses to establish themselves in a vibrant and thriving area. Business Highway (BH) zoning by the Town of Belville supports a wide range of commercial uses.

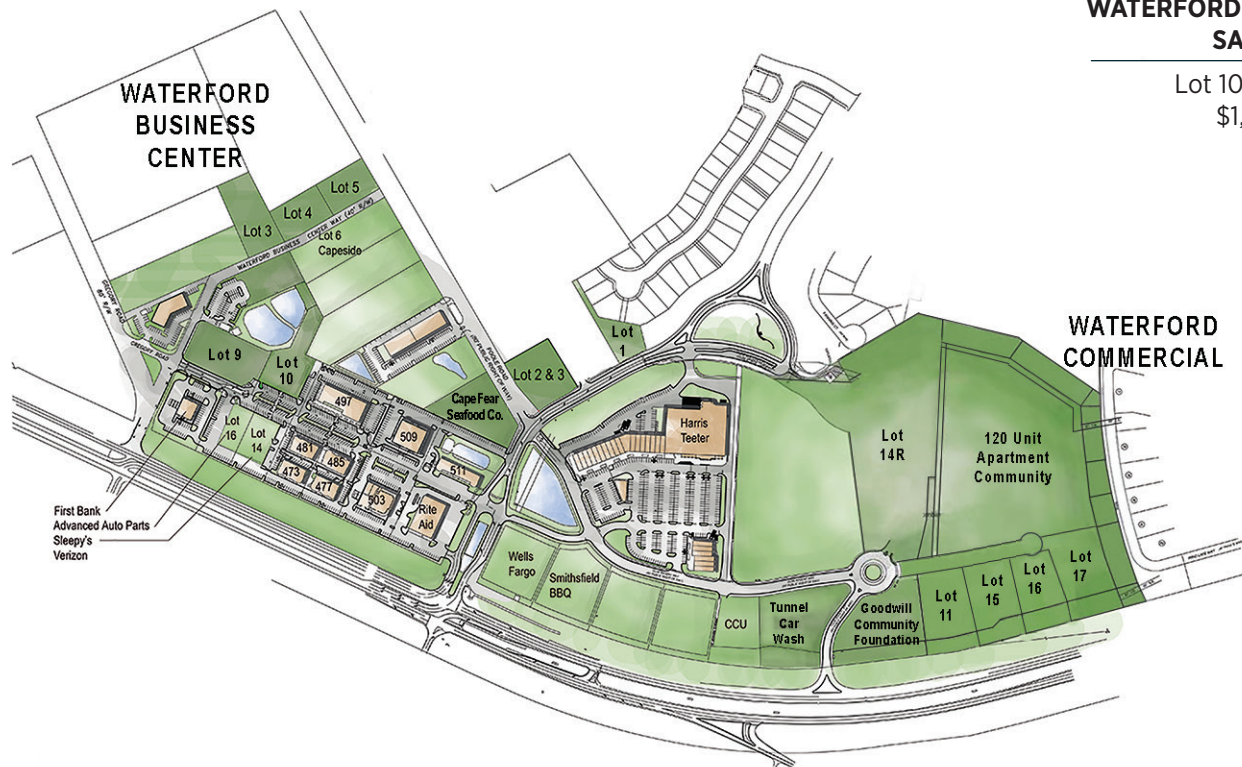
SALE

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910 262 3148
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704 661 4077
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WATERFORD BUSINESS CENTER SALES KEY

Lot 10: 1.38 Acres*
\$1,100,000

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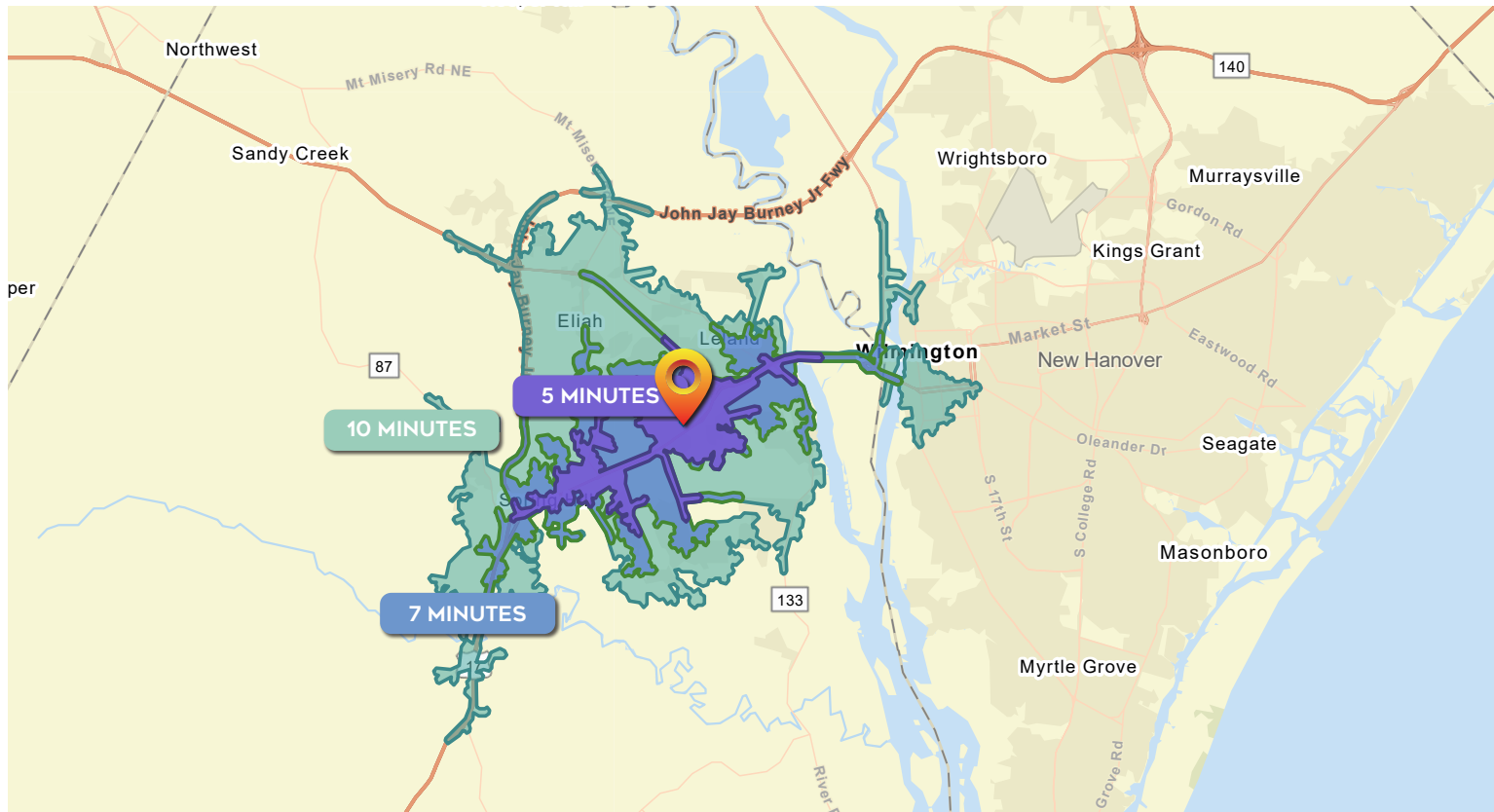


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DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	7,507	16,200	36,850
Average Age	41.8	41	40.6
Households	3,578	7,296	16,037
Average HH Size	2.10	2.22	2.29
Median HH Income	\$76,233	\$75,608	\$70,474
Average HH Income	\$93,221	\$93,359	\$90,529
Per Capita Income	\$43,248	\$41,398	\$40,222

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

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