



FOR LEASE

CBCSUNCOAST.COM

SURF CITY FLEX SPACE

\$13.50 SF/yr (NNN)

111 Sea Oaks Drive
Surf City, NC 28445

AVAILABLE SPACE
1,800 - 7,200 SF*

AREA

Located between US Hwy 17 and Topsail Island, just off NC Hwy 50 on the Surf City Mainland. 0.5 Miles from Surf City Bridge on NC Hwy 50. Surf City is located just off US Hwy 17 almost exactly halfway between Wilmington & Jacksonville.

CONTACT INFO

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OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (NNN)
Building Size (RSF)*:	7,200 SF
Contiguous Space*:	1,800 - 7,200± SF
# of Suites:	Four
Suite Size*:	1,800 SF each
Zoning:	C-3 (Extended Commercial)
TICAM Rate:	\$1.75 PSF/Yr

PROPERTY OVERVIEW

New Construction of High Demand Flex Space in Surf City just off NC Highway 50. Four (4) Buildings at 7200 SF* each. Divisible up to Four (4) Units at 1800 SF* each. Standard Buildout for each 1800 SF unit to include 216 SF Lobby / Office and one (1) Unisex Restroom (ADA Compliant). *Custom Buildouts to be priced on a case-by-case basis. This applies to the following addresses: 115 Sea Oaks Drive, 111 Sea Oaks Drive, and 107 Sea Oaks Drive. Contact agent for specific unit availability in each building.

Additional On-Site Parcel available for Build To Suit with up to 3600 SF Building Footprint (can be multi-story if desired).

This is the first Flex Development to be constructed within the US 17 corridor between Porters Neck and Jacksonville in several years and Surf City zoning allows many uses "by right" that would not be permitted by Pender County. Estimated TICAM is \$1.75 PSF to be reconciled annually.

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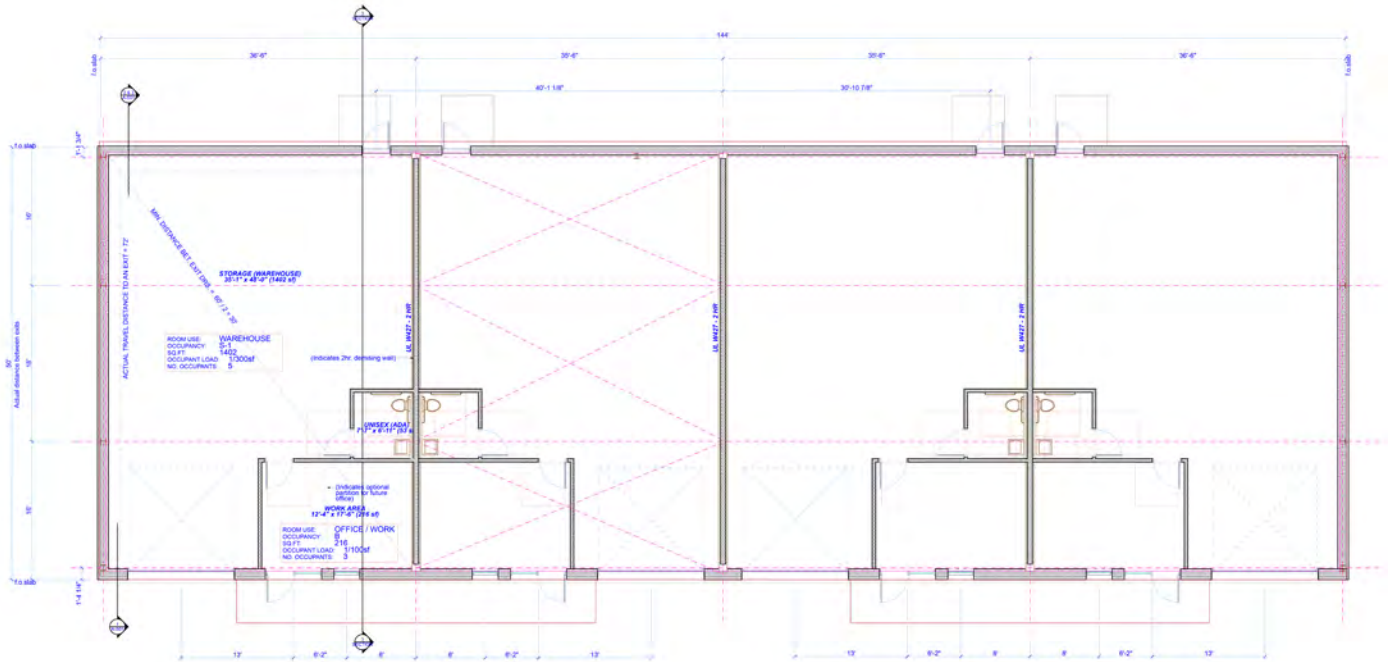
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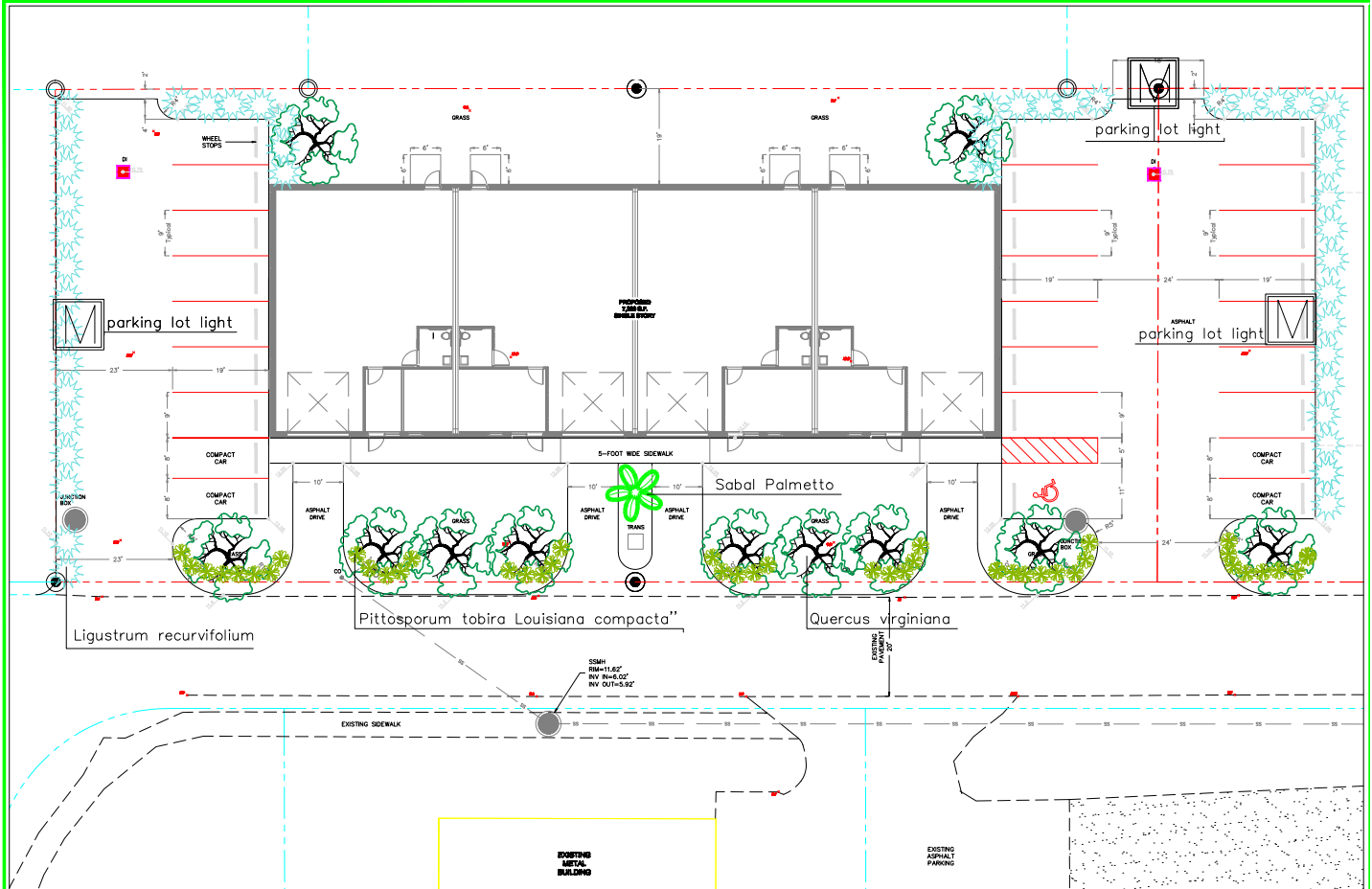
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Broadleaf Evergreen

Plant Table

Quantity	Symbol	Scientific Name	Common Name	Planting Size
48		Ligustrum recurvifolium	Chinese privet	3 - 4'
36		Pittosporum tobira Louisiana compacta	Compact Pittosporum	3'
11		Quercus virginiana	Southern live oak	8 - 10'

Palm

Quantity	Symbol	Scientific Name	Common Name	Planting Size
1		Sabal Palmetto	Sabal Palm	12 - 14'

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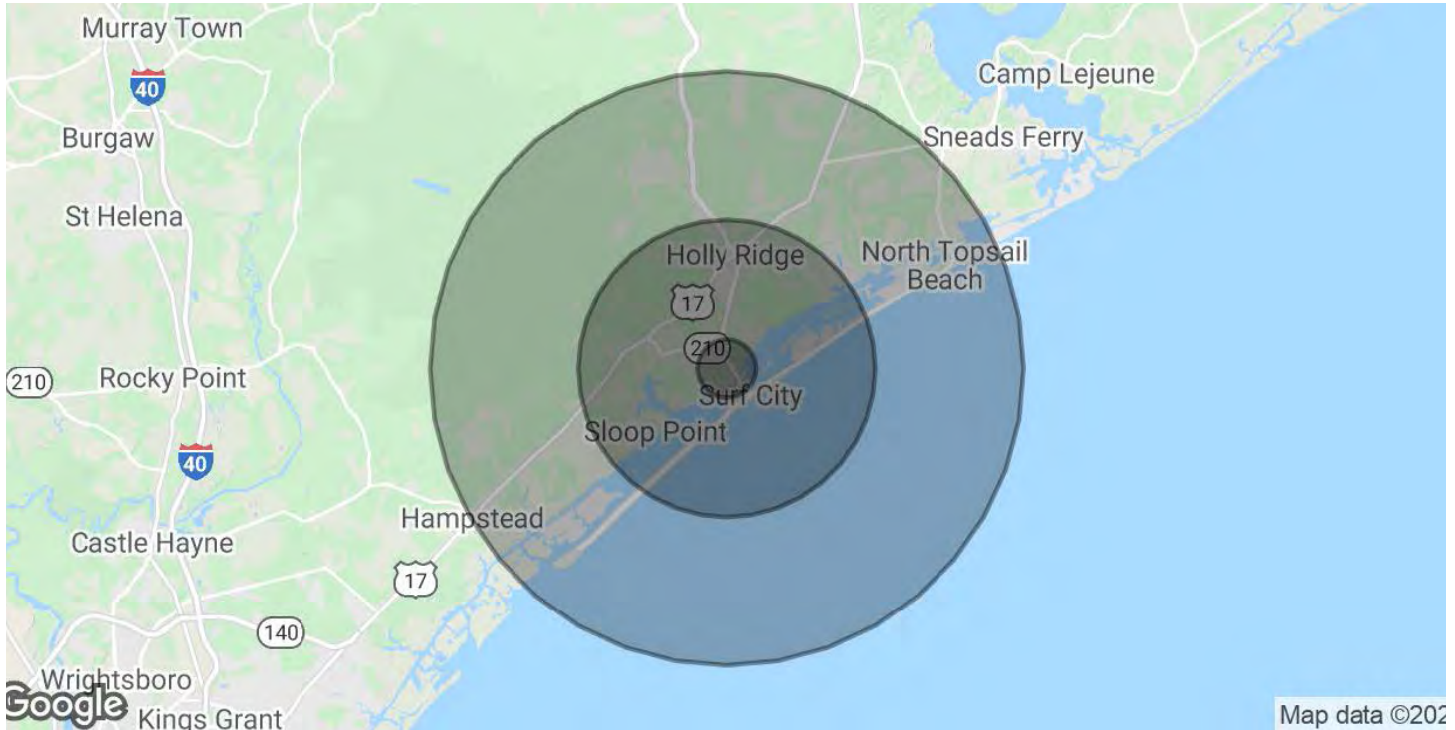
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	733	7,926	17,967
Average age	44.4	43.8	42.3
Average age (Male)	44.2	42.1	40.3
Average age (Female)	43.3	45.0	44.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	338	3,573	7,736
of persons per HH	2.2	2.2	2.3
Average HH income	\$52,019	\$59,371	\$60,979
Average house value	\$604,087	\$371,518	\$305,899

* Demographic data derived from 2010 US Census

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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.