

FOR LEASE

CBCSUNCOAST.COM



Walmart SUBWAY



1669 N. HOWE ST., SOUTHPORT

Great Clips



HWY 17

DOWNTOWN SOUTHPORT

MURPHY EXPRESS

PRIME RETAIL OR OFFICE SPACE FOR LEASE IN SOUTHPORT WITH DRIVE-THRU

1669 N Howe St
Southport, NC 28461





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PROPERTY DESCRIPTION

Retail or Office Space AVAILABLE FOR LEASE within this well-appointed 3-unit retail/office building located at 1669 N. Howe Street in Southport, North Carolina.

Unit A consists of approximately 2,500 SF and offers a Class A retail bank upfit with a 2-window, 2-lane drive-thru, four offices, break rooms and bank vault,

This unit could be converted to a dine-in restaurant, fast food (QSR) restaurant or cafe because it also offers an existing exterior mop sink, and grease trap. Other potential uses include immediate care office, medical office, dental office, professional office or general retail space.

This unit may be decreased or increased in size by moving the demising wall. See broker for sizing guidelines.

The out parcel location is at the main entrance of the Walmart Shopping Center complete with a signalized intersection and approximately 232 ft. of road frontage along N. Howe Street which sees a traffic count of approximately 23,000 cars per day.

Landlord is seeking a minimum 5-year term. Tenant up-fit allowance is negotiable.

ADDRESS	1669 N Howe St. Southport, NC 28461
UNIT A	2,500 SF ² at \$16.50 PSF (annual)
UNIT A1	1,420 SF ² at \$20.00 PSF (annual)
UNIT A2	1,030 SF ² at \$20.00 PSF (annual)
TOTAL ACRES	1.16 Acres*
LEASE TYPE	NNN at \$5.00 PSF (annual)
ZONED	SOUTHPORT HIGHWAY COMMERCIAL (HC)
PROPERTY VISIBILITY	Excellent
FEET OF FRONTAGE	232'
TRAFFIC COUNT	23,000 ±
HIGHWAY ACCESS	Hwy 211 & Hwy 87
TENACY	Multiple Tenants
YEAR BUILT	2003
TOTAL PARKING SPACES	46
PARKING TYPE	Surface

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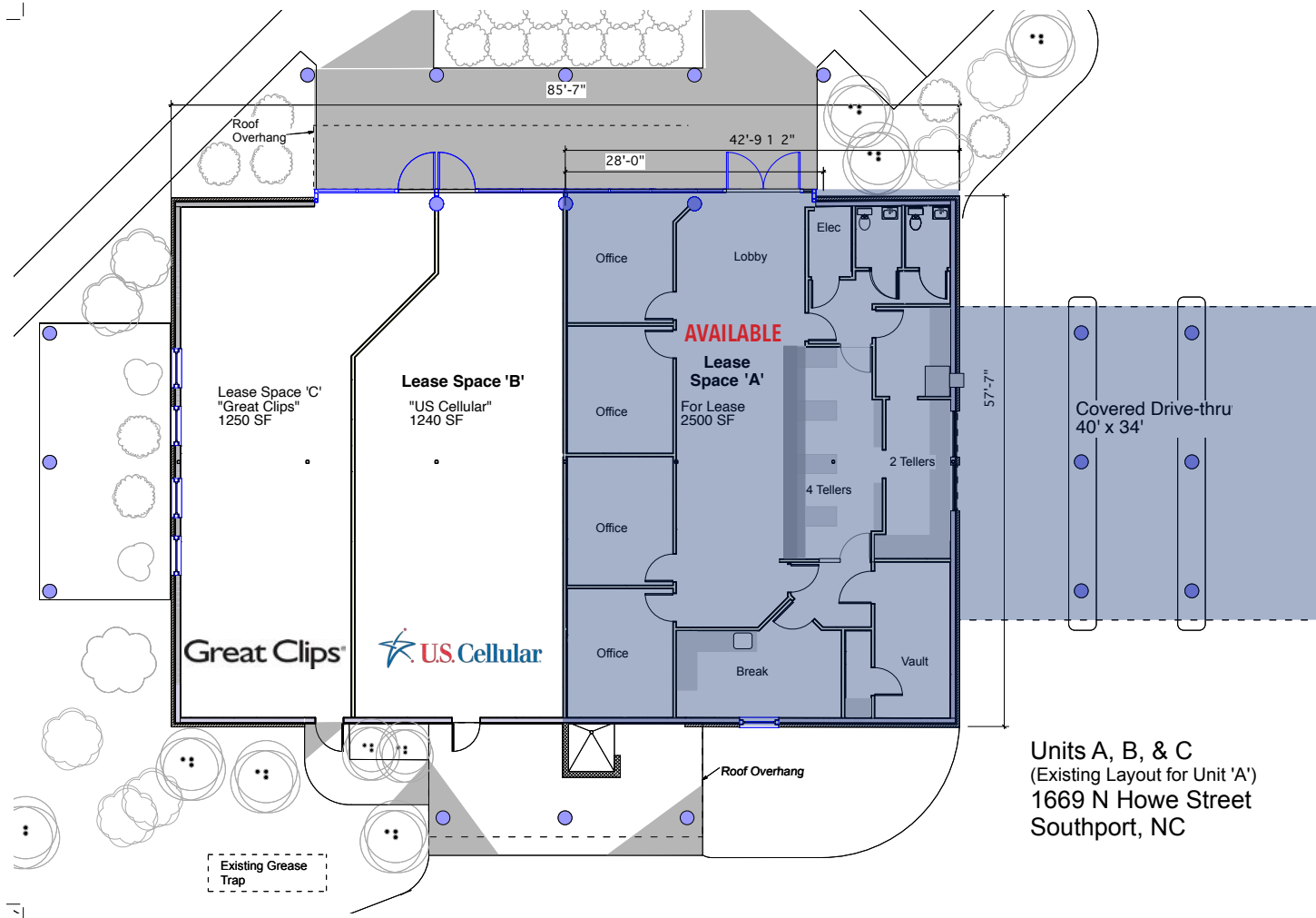


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CURRENT FLOOR PLAN CONFIGURATION

SUITE A - 2,500 SF



Units A, B, & C
(Existing Layout for Unit 'A')
1669 N Howe Street
Southport, NC

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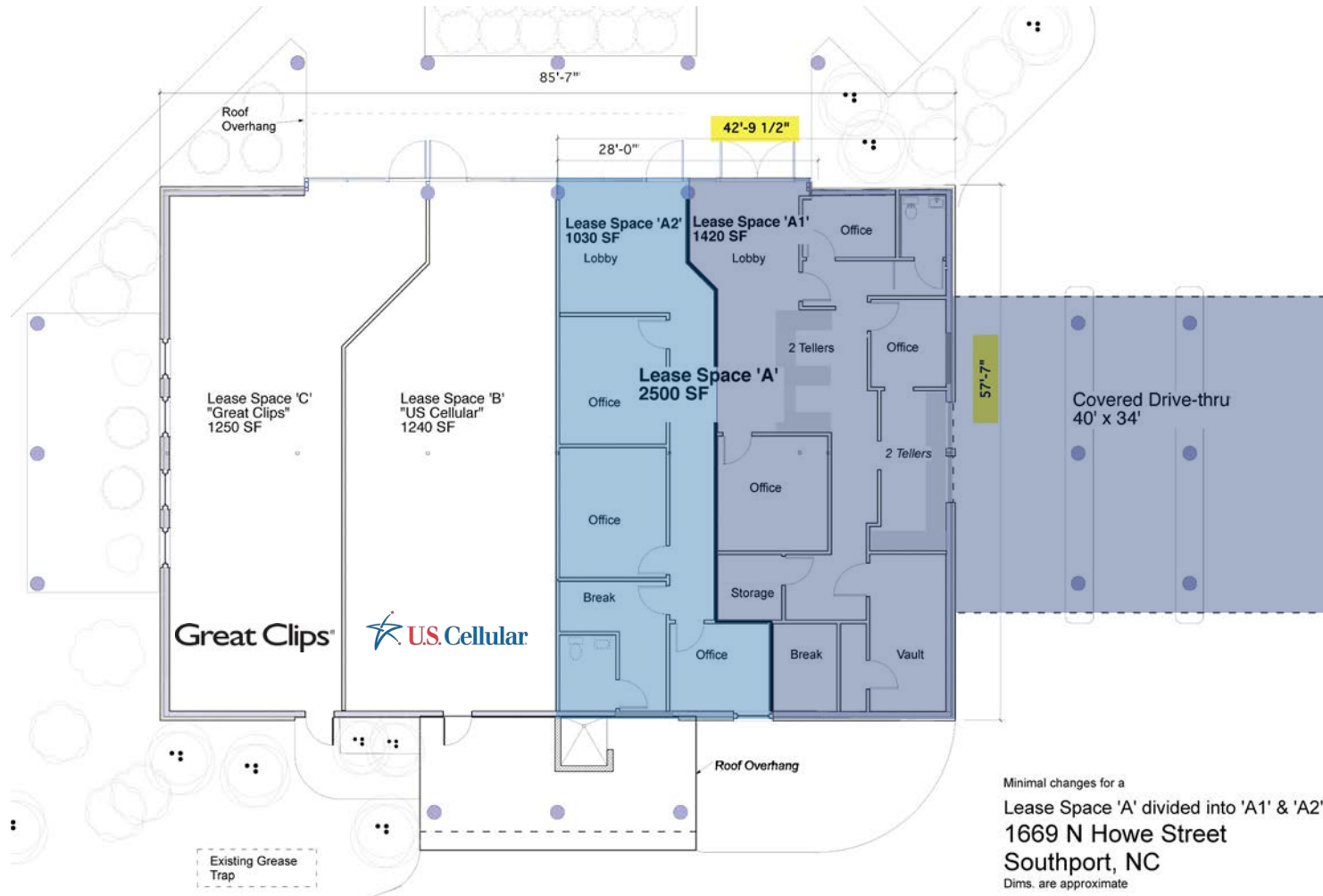


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PROPOSED SUBDIVISION OF UNIT A FLOOR PLAN

SUITE A1 & A2 SUBDIVISION



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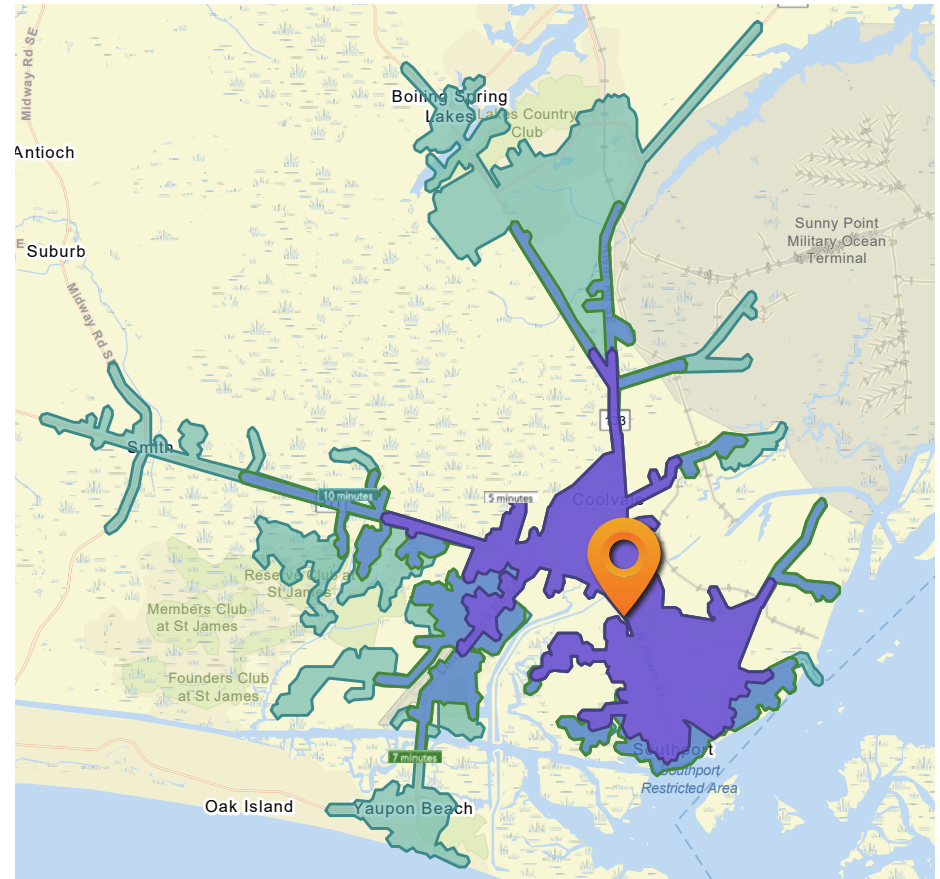
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DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	4,810	8,057	12,000
Average Age	53.6	54.3	54.6
Households	2,282	4,009	5,806
Average HH Size	2.06	1.98	2.05
Median HH Income	\$81,869	\$82,304	\$83,364
Average HH Income	\$110,903	\$114,781	\$117,108
Per Capita Income	\$53,129	\$56,807	\$57,131

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

LOCAL RESIDENTIAL COMMUNITIES:

- Downtown Southport
- Bald Head Island
- Winding River
- Saint James Plantation
- Indigo Plantation
- Oak Island
- Caswell Beach
- Boiling Springs



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COMMERCIAL BROKER

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SUN COAST PARTNERS

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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.