



CBCSUNCOAST.COM

FOR SALE

ONSLow BAY BOATWORKS

\$725,000

175 Sloop Point Loop Road
Hampstead, NC 28443

AVAILABLE SPACE

12,200 SF

AREA

Located off of Highway 17 just north of Topsail High School

CONTACT INFO

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OFFERING SUMMARY

Sale Price:	\$725,000
SF*:	12,200 SF
Acreage*:	1.05 Acres
Zoning:	IT (Industrial Transitional)

PROPERTY OVERVIEW

Industrial Sale Opportunity in Hampstead. Two free-standing buildings totaling 12,200+/- SF*, on 1.05+/- acres*. Building 1 is 6,200+/- SF*, consisting of 1,200+/- SF* of fully conditioned office space and 5,000+/- SF* of heated (propane) warehouse/ manufacturing space. This space features include (3) restrooms, one with a tiled shower, 3 Phase power, piped air, (2) 16' x 14' drive-in doors, 16' eave heights and 6" reinforced concrete floor.

Building 2 is a combined 6,000+/- SF*. The front half of the building is 3,000+/- SF* of fully conditioned warehouse/manufacturing space with (1) 16' x 14' drive in door and 20' eave heights. The back half is 3,000+/- SF* of heated (propane) warehouse/manufacturing space with (1) 14' x 10' drive in door and 12' eave heights.

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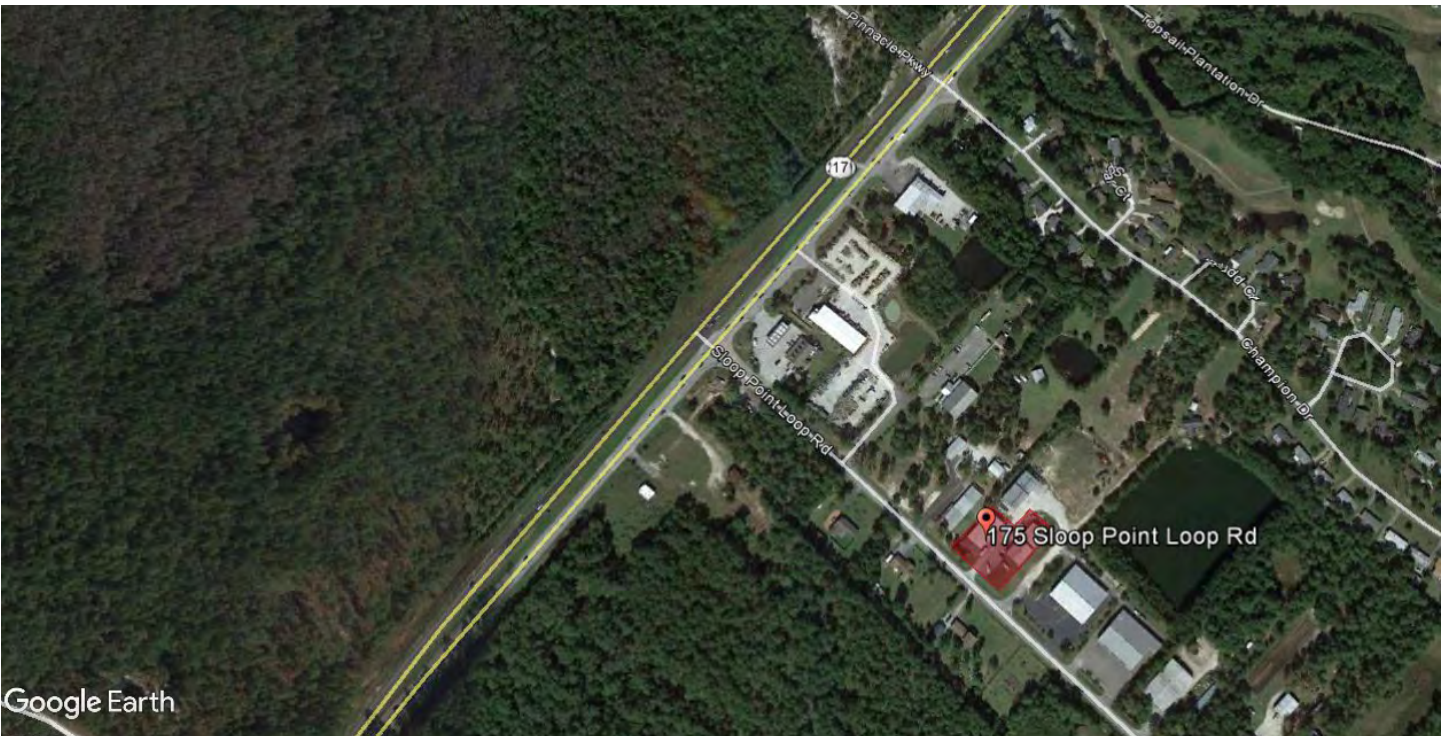
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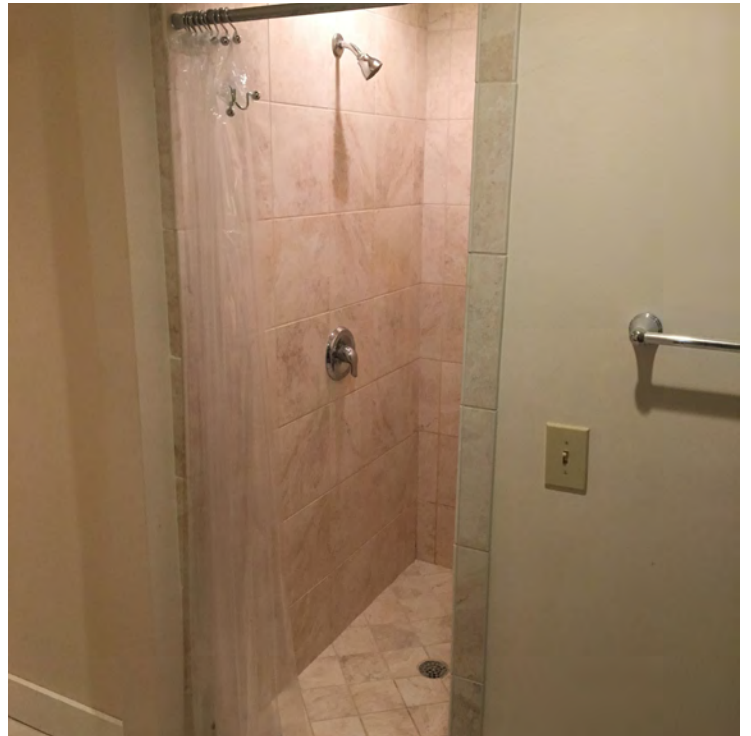
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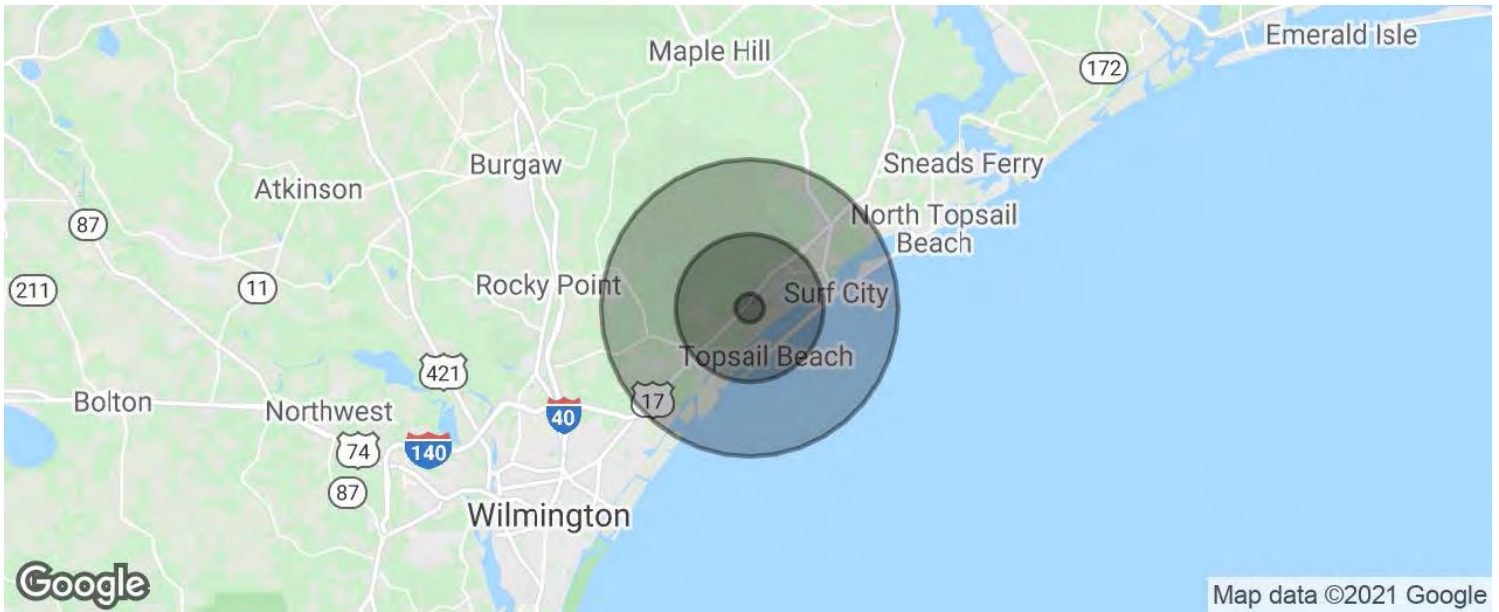
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POPULATION	1 MILE	5 MIES	10 MILES
Total Population	1,080	11,390	22,760
Median age	40.0	43.1	43.7
Median age (Male)	37.3	41.6	42.6
Median age (Female)	43.7	44.9	45.0

HOUSEHOLDS & INCOME	1 MILE	5 MIES	10 MILES
Total households	440	4,867	9,777
# of persons per HH	2.5	2.3	2.3
Average HH income	\$62,319	\$66,141	\$66,807
Average house value	\$251,180	\$318,759	\$343,819

* 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.