

OFFICE SPACE FOR
LEASE

Sugar Creek

13900 NC HWY 50 | SURF CITY NC



PRESENTED BY: TERESA BATTS REAL ESTATE
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PROPERTY OVERVIEW



Strategically located on Highway 50 in between the bridge and the Publix anchored commercial complex at the stop light. The complex is directly across the street from Salty Turtle Beer Company and the Tritons Village Shopping Center. DR Horton's Waterside Community sits directly behind our complex with their final phase rounding into completion. This development is perfectly positioned to capture a diverse and growing customer base. Surrounded by leading retailers like Publix, CVS, Starbucks, and Wal-Mart, it attracts both local and visiting consumers.

PARKING & ACCESS

Ample Parking Available

RETAIL BUILDING SIZES

Building 1
5600 SF

Building 2
1st Floor
18,200 SF

Building 2
2nd Floor
15,600 SF

ADDRESS

13900 NC Hwy 50, Surf
City NC 28445

SUGAR CREEK

Elevations



Front Elevation



Left + Right Side Elevations

SURF CITY
MAINLAND

AREA OVERVIEW



Drive Times:

- 4 minutes to Topsail Island Beaches
- 8 minutes to Highway 17
- 32 minutes to Jacksonville NC
- 38 minutes to Wilmington NC

SITE DATA:

BUILDING SETBACKS-

FRONT.....25'
 SIDE.....10'
 REAR.....10'

EASEMENTS-

FRONT LANDSCAPE.....10'
 ACCESS.....15'

PROJECT AREA-

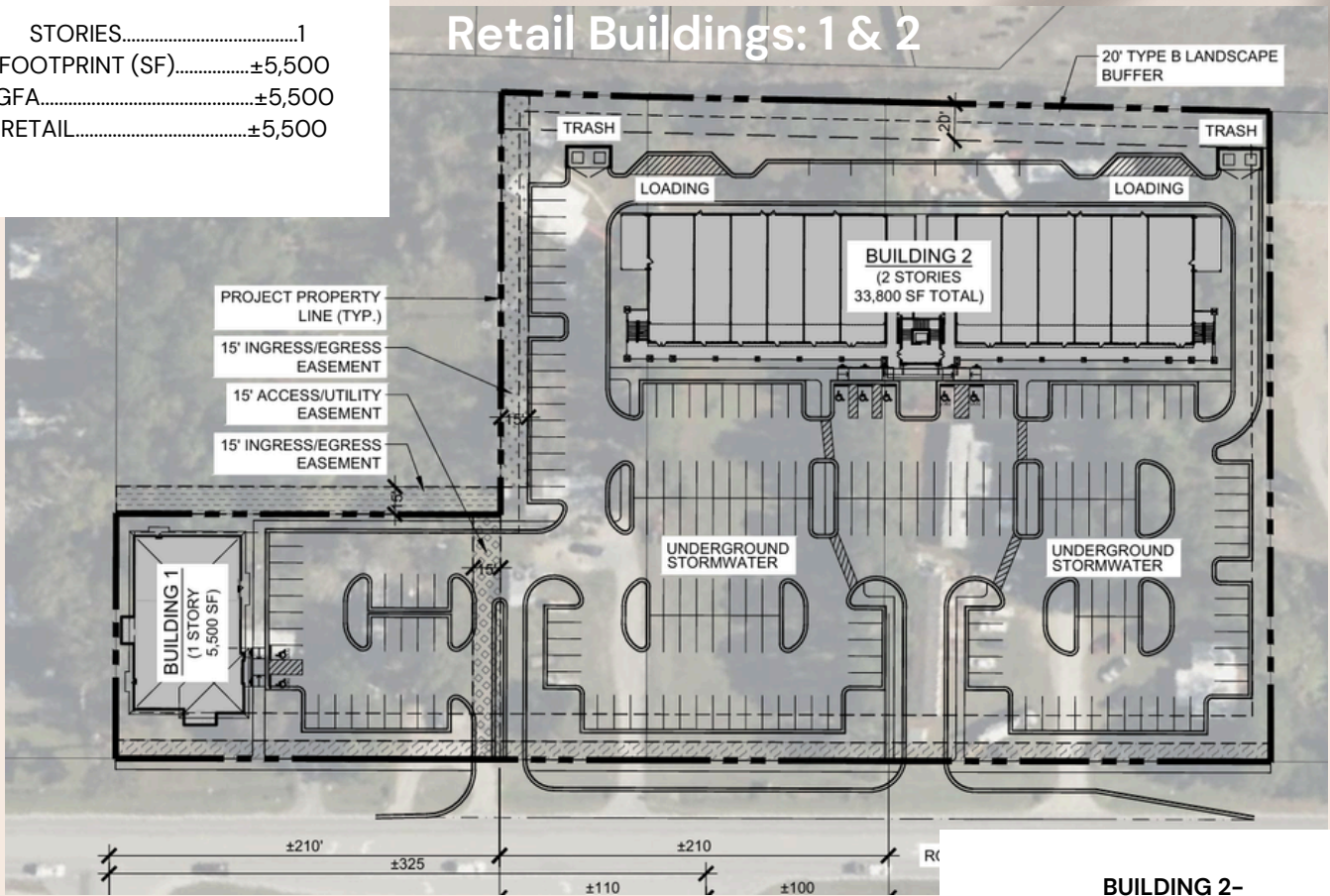
COMBINED.....±4.11

BUILDING 1-

STORIES.....1
 FOOTPRINT (SF).....±5,500
 GFA.....±5,500
 RETAIL.....±5,500

SITE PLAN

Retail Buildings: 1 & 2



BUILDING 2-

STORIES.....2
 FOOTPRINT (SF).....±21,200
 GFA.....±33,800
 RESTAURANT.....±15,000
 RETAIL.....±18,800

PROJECT TOTALS-

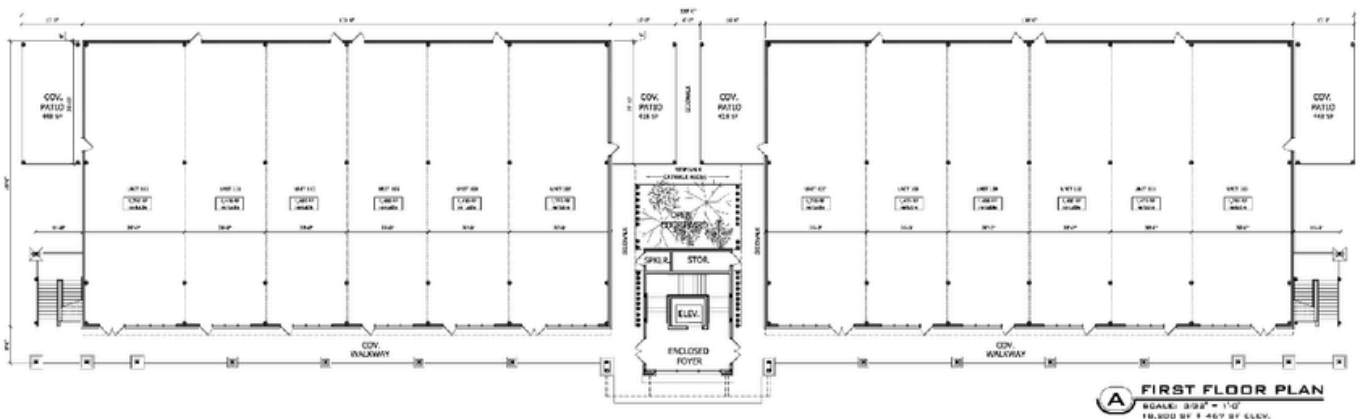
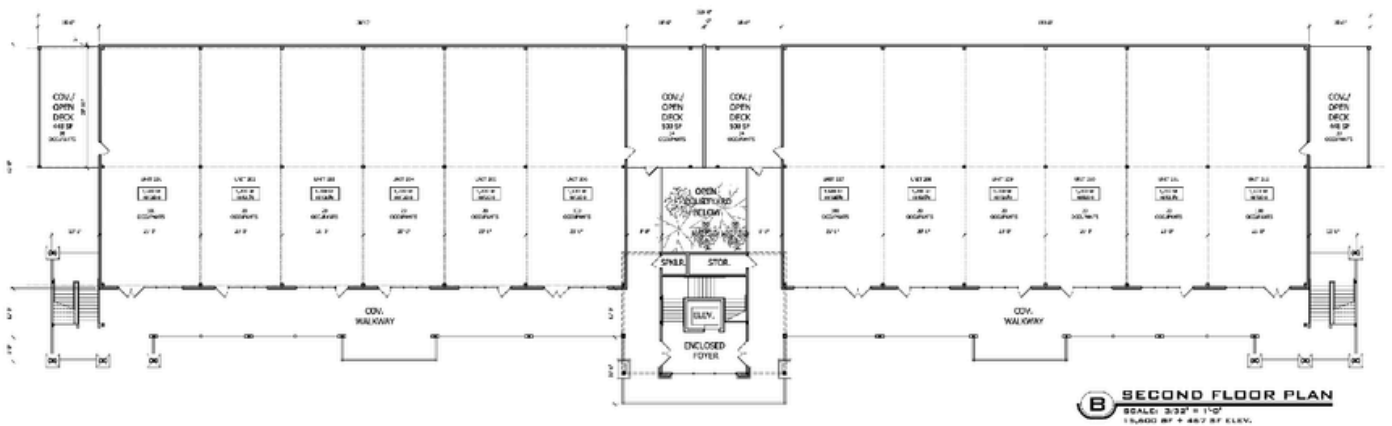
GFA (SF).....±39,300
 RETAIL.....±24,300
 RESTAURANT.....±15,000
 REQUIRED PARKING...207 TO 242

PROVIDED PARKING.....248



FLOOR PLAN

We are in the process of pre-leasing Surf City's newest commercial retail center, Sugar Creek (SC). Located at 13900 NC Highway 50, across the street from Salty Turtle, SC will be two stories of Class A retail and office space totaling 33,800 SF. Unique features of SC will be that both stories will have covered walkways extending the entire length of the building, and all endcap units will offer an area for outdoor seating.



Floor 1 + Floor 2

Landlord will deliver all units in a "Cold, Dark Shell" condition, while providing a significant & negotiable Upfit Allowance. All pre-leased restaurant units will come with a grease trap (to be maintained by the Tenant). As for up-fits, each tenant will be allowed to hire their own General Contractor.



PRESENTED BY:

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