

# TOPSAIL LANDING

RETAIL SPACE FOR LEASE | OUTPARCELS AVAILABLE FOR SALE

HIGHWAY 210, SNEADS FERRY | ONSLOW COUNTY, NC





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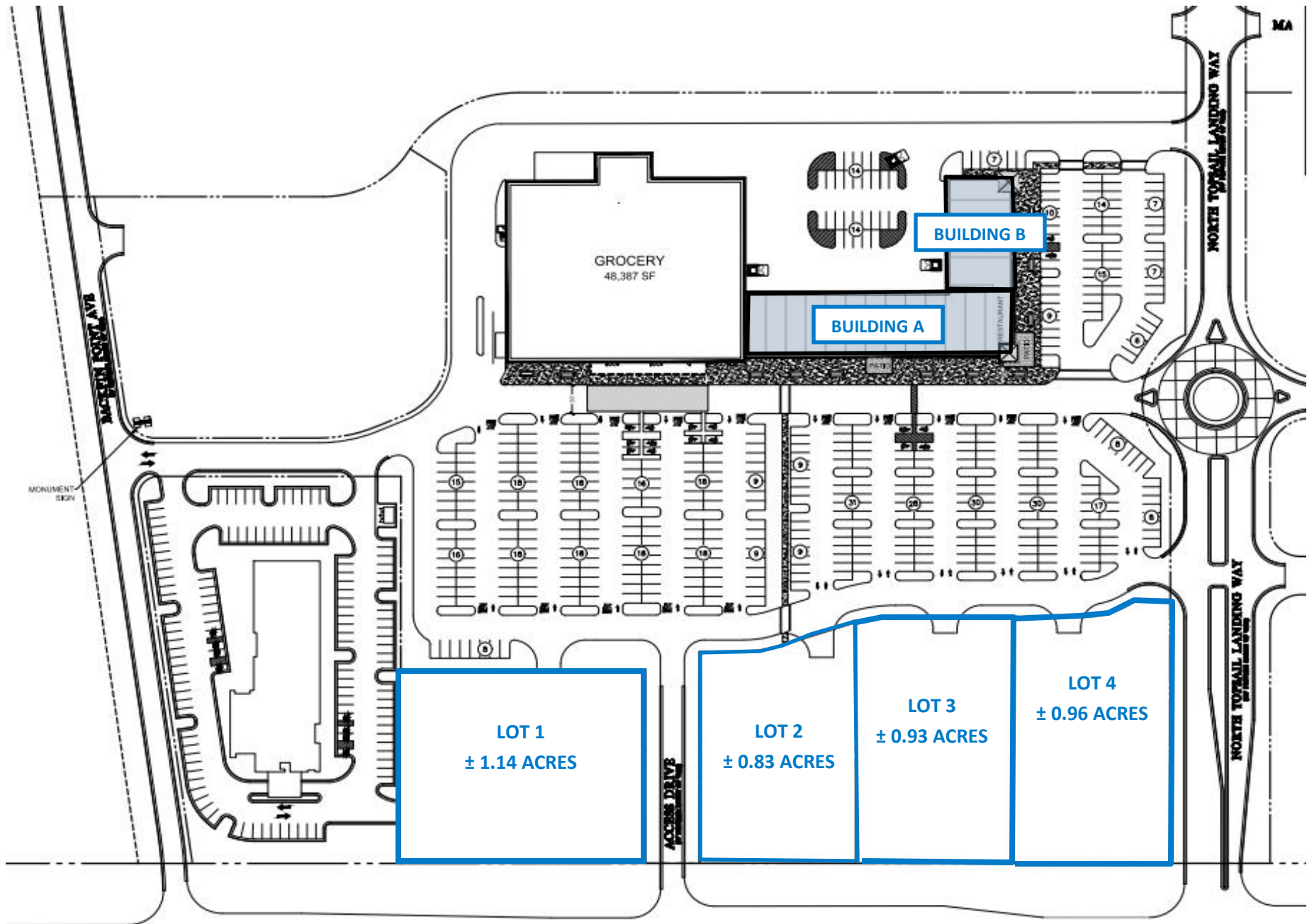
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# SUMMARY



<b>ADDRESS</b>	Topsail Landing   Sneads Ferry, NC   Onslow County
<b>DESCRIPTION</b>	Cape Fear Commercial is pleased to present this new grocery anchored shopping center in Sneads Ferry. Topsail Landing is a mixed-use retail destination to include a hotel, apartments, townhomes, medical/office, and approximately 100,000 SF of anchored retail.
<b>LEASE OPPORTUNITIES</b>	Retail space available for lease from ± 1,400 - 150,000 square-feet.
<b>OUTPARCELS</b>	Outparcels for sale, ranging from ± 0.83 - 1.14 acres.
<b>LOCATION</b>	Topsail Landing is positioned to be the premier shopping destination in the Sneads Ferry market located on the main thoroughfare to North Topsail Beach, Highway 210, which boasts traffic counts of to ± 16,500 VPD. (Does not account for the high volume of traffic spike during the tourist season.)

# SITE PLAN

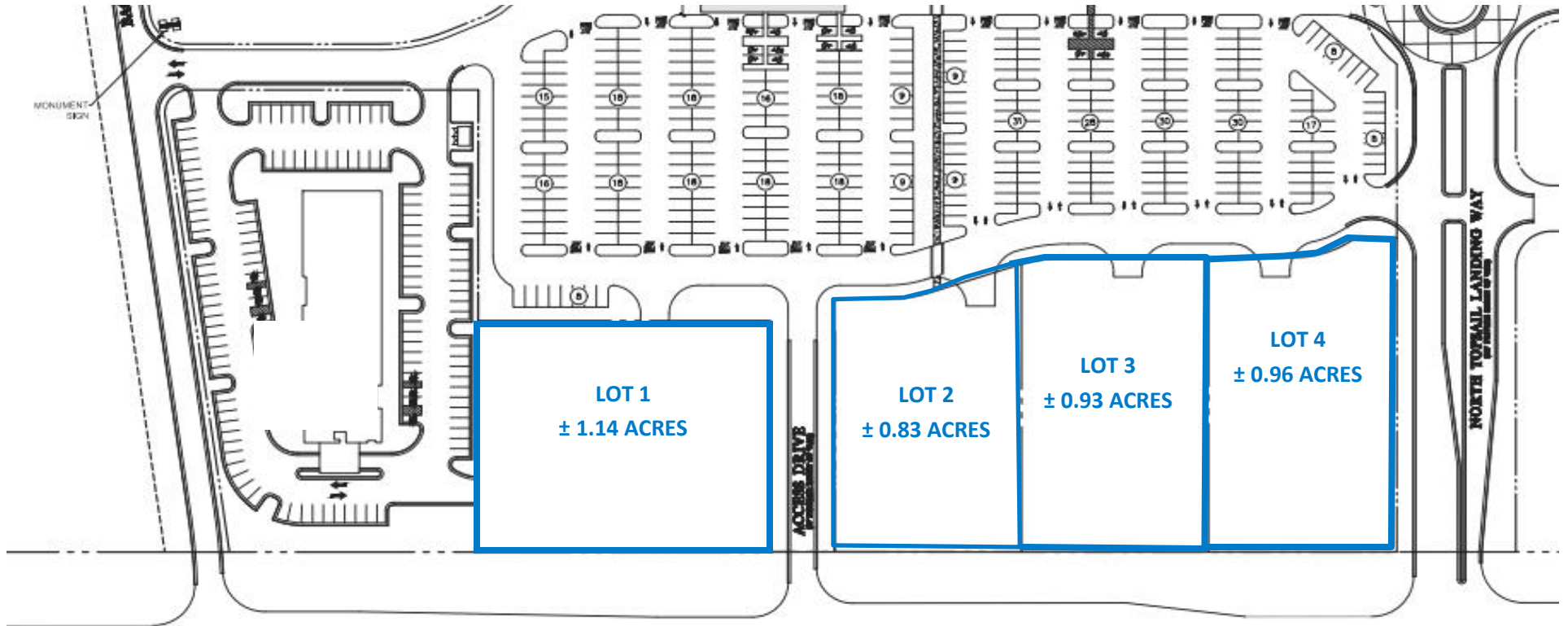


# RETAIL PRICING



RETAIL BUILDING A	RETAIL BUILDING B
<p>± 1,400 - 21,950 SF Total</p> <p>± 1,400 SF Inline Units</p> <p>± 2,100 SF End Caps</p>	<p>± 1,400 - 8,750 SF Total</p> <p>± 1,400 SF Inline Units</p> <p>± 2,100 SF End Caps</p>
<p><b>Lease Rates:</b></p> <p>\$25.00 PSF Inline   NNN</p> <p>\$28.00 PSF End Caps   NNN</p>	

# OUTPARCEL PRICING

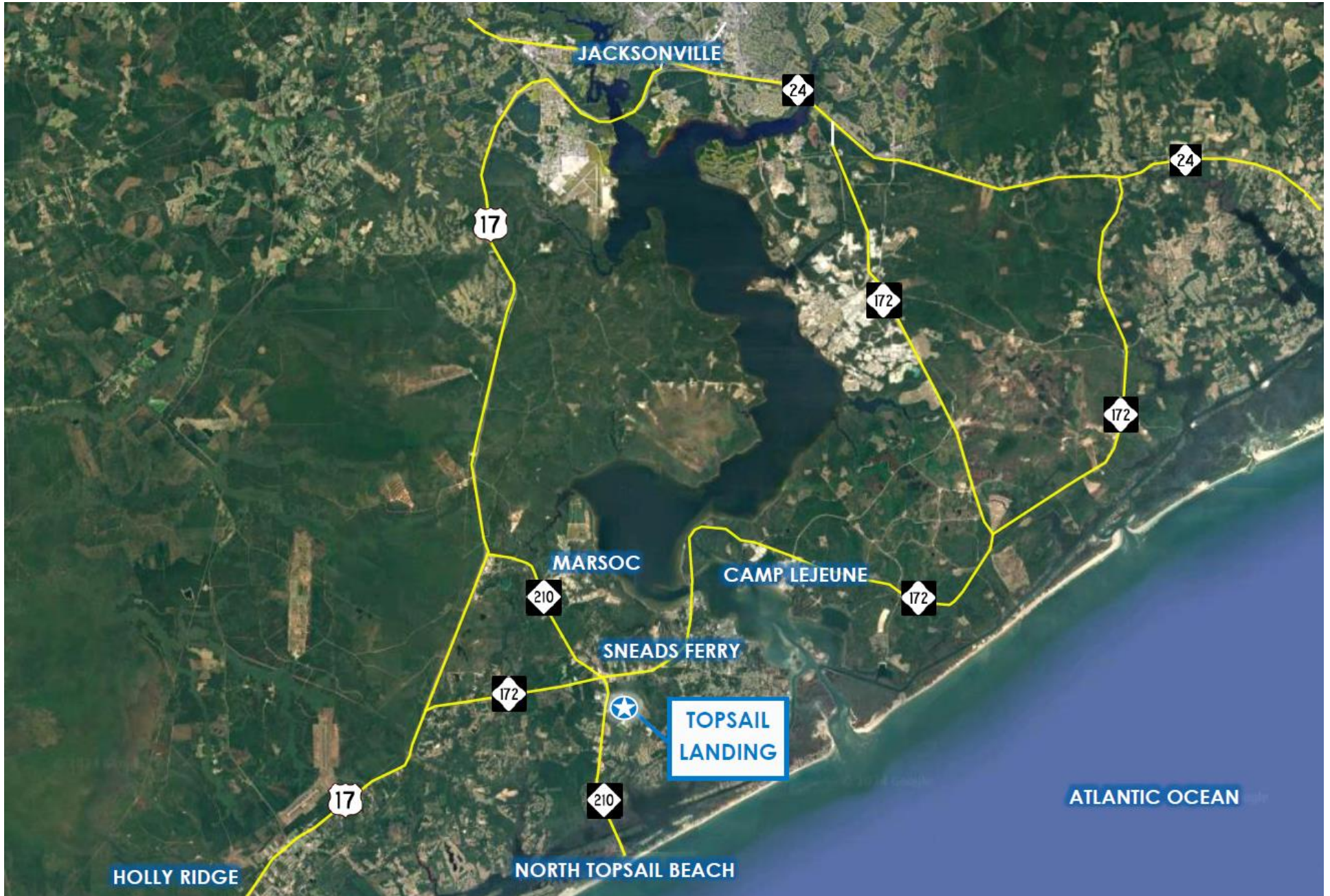


OUTPARCEL	LOT 1	LOT 2	LOT 3	LOT 4
ACREAGE	± 1.14 Acres	± 0.83 Acres	± 0.93 Acres	± 0.96 Acres
PRICING	\$1,240,000	\$775,000	\$810,000	\$1,135,000

# AERIAL MAP



# AREA MAP



# LOCATION MAP





## **Market Overview**

SNEADS FERRY, ONSLOW COUNTY, NORTH CAROLINA

# MARKET OVERVIEW

## Sneads Ferry

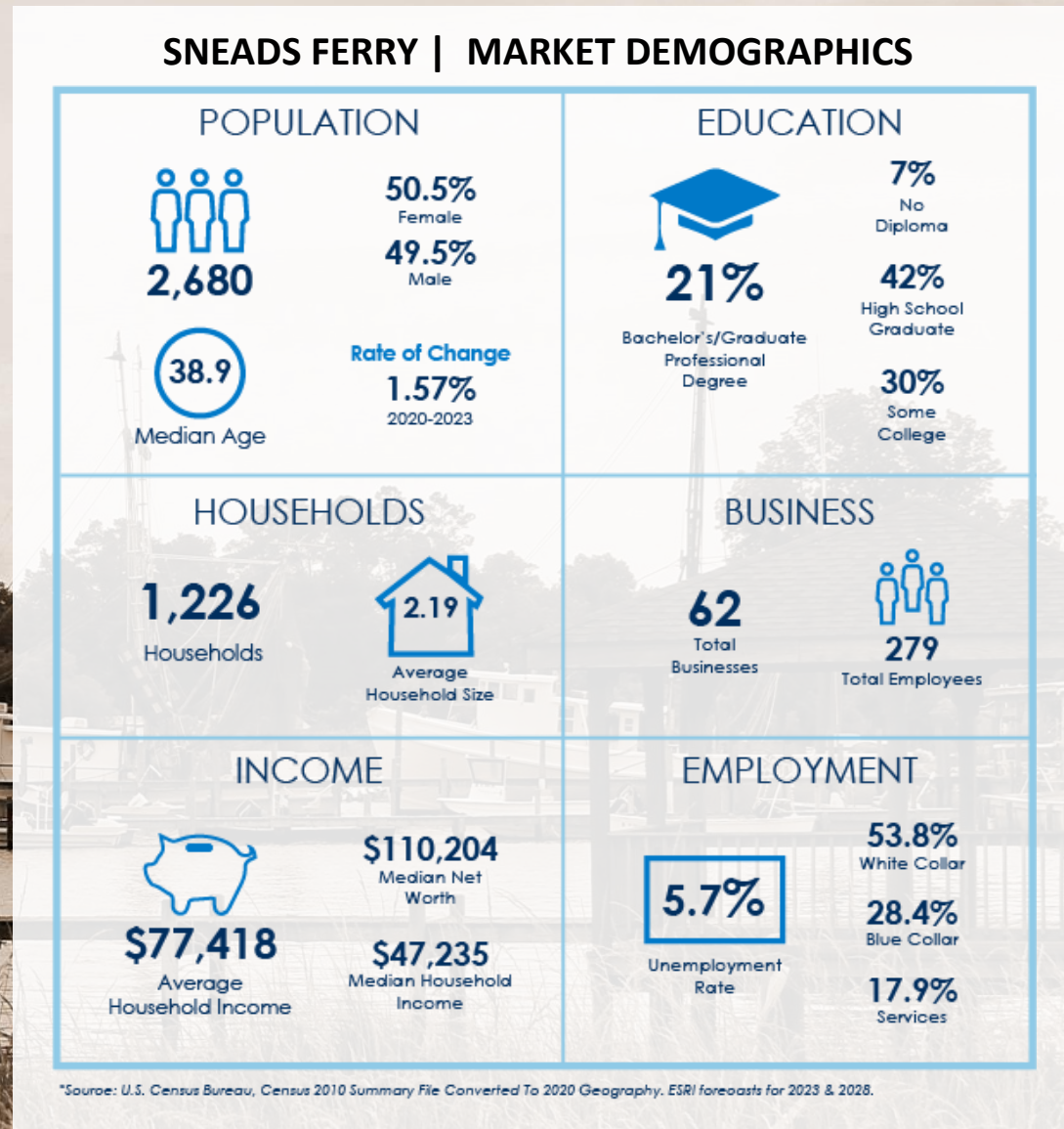
Sneads Ferry is a census-designated place (CDP) in Onslow County, North Carolina, United States. It is the second largest municipality in Onslow County, behind Jacksonville and is part of the Jacksonville, North Carolina Metropolitan Statistical Area. Sneads Ferry is situated between Jacksonville and Wilmington and the inlet where the New River flows into the Atlantic Ocean.

With less than 3,000 residents, Sneads Ferry is a fairly quaint town. Once a rural fishing village, it has experienced a surge in development and population since 2000. Growth has primarily been driven by accessibility to MCB Camp Lejeune from the gate on NC 172 and expansion of the United States Marine Corps Special Operations Command (MARSOC) accessed from NC 210.



# SNEADS FERRY DEMOGRAPHICS

Below you will find a demographic summary for Sneads Ferry, NC. The figures provided in demographic reports do not account for tourism, nearby military bases and other market drivers. On the pages that follow, we have provided more detail on several regional growth factors we plan to share with potential tenants when marketing your asset.



## RECENTLY PERMITTED RESIDENTIAL & MULTIFAMILY PROJECTS

Recently Permitted Residential & Multifamily Projects					
Project Name	City	Location	Description	Acreage	Permit Number
Tides End Section II	Holly Ridge	126 Gus Horne Road	145 Single Family Homes	137.78	SUB-2022-00016
Virginia Lane Townhome Lots	Sneads Ferry	NC Highway 172	226 Multi-Family Townhome Lots	25.68	SUB-2023-00788
The Landing at Mill Creek Phase V	Sneads Ferry	NC Highway 210	93 Lot Subdivision Phase	256.70	SUB-2021-00041
Beachside Commons Townhomes	Sneads Ferry	NC Highway 210	100 Townhome Units	15.76	SUB-2021-00044
Evolve at North Shore	Sneads Ferry	1355 Highway 210	264 Bedrooms in 11 Buildings	27.30	SPR-2022-00007
Mimosa Bay Phase 5A	Sneads Ferry	East Red Head Circle at Old Folkstone Road	50 Lot Subdivision	34.81	SUB-2021-00028
Comet Apartments	Sneads Ferry	NC Highway 210	240 Bedrooms in 5 Buildings	12.20	SPR-2022-00008
Hawthorne at Sneads Ferry	Sneads Ferry	194 Stillwater Landing Way	288 Bedrooms in 12 Buildings	20.81	SPR-2022-00010
Southbridge Subdivision	Sneads Ferry	End of Citadel Drive	175 Lots of 198 Lot Subdivision	70.64	SUB-2023-00790
Stones Landing Section IV	Jacksonville	Olde Town Blvd	488 Lot Subdivision	254.60	SUB-2021-00021
Merchant Point	Jacksonville	Rocky Run Road	104 Single Family Residential Lots	52.63	SUB-2023-00789

## RECENTLY PERMITTED RESIDENTIAL & MULTIFAMILY PROJECTS—LOCATION MAP



# TOURISM

In 2022, Onslow County Tourism saw historical growth.



\*Source: Onslow County Tourism

## NEARBY MILITARY BASES

The military has been a boon to North Carolina's economy. It has brought in millions in government spending, thousands of jobs, and generations of families eager to live and retire where they used to serve. Growth in Sneads Ferry and Onslow County is attributed to Marine Corps Base Camp Lejeune and the United States Marine Corps Special Operations Command (MARSOC).



### **Marine Corps Base Camp Lejeune**

Marine Corps Base Camp Lejeune is located in Onslow County in southeastern North Carolina. Camp Lejeune and the City of Jacksonville are adjacent to the New River flowing to the Onslow Beach area. Camp Lejeune occupies about 153,439 acres with 14 miles of beach on the Atlantic Ocean. The mission of Marine Corps Base Camp Lejeune is to support the various Marine Corps commands, a major Navy command and a Coast Guard command as well as the Marine Corps Base (MCB) itself. Camp Lejeune owns all the real estate, operates entry level and career level formal schools, and provides support and training for tenant commands. Camp Lejeune with its various satellite camps, housing, training areas and New River Air Station is the largest concentration of marines and sailors in the world. From the young man or woman reporting aboard for their first assignment to the seasoned veteran, and from the dense foliage of woodland cover to sandy beaches and ocean front training area, Camp Lejeune is truly the "Home of Expeditionary Forces in Readiness."

- Active Duty: 38,778
- Family Members: 38,769
- Civilians: 3,349



### **MARSOC**

Based at Camp Lejeune, MARSOC's mission is to recruit, train, sustain, and deploy scalable, expeditionary forces worldwide to accomplish special operations missions assigned by U.S. Special Operations Command (USSOCOM). To accomplish that, they equip and train Marines to succeed in austere conditions against a wide range of adversaries. Marine Raiders execute complex, distributed operations in uncertain environments, achieving silent success and strategic impact.

- Military Personnel: 2,994
- Civilian Personnel: 201



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