

OFFERING MEMORANDUM

Waterford Investment Opportunity

1007 Olde Waterford Way | Leland, NC 28451



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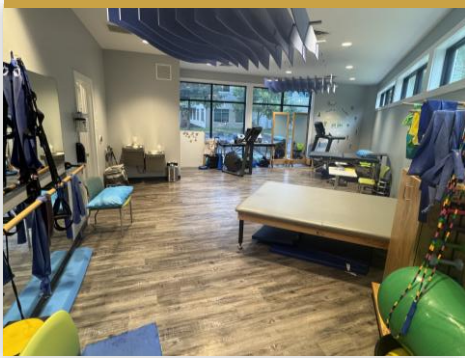
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Property Address	1007 Olde Waterford Way, Leland, NC 28451
Property Type	Class A Office
Year Built	2023
Building Size	+/- 5,076 SF
Lot Size	0.59 Acres
Zoning	C2
Parking	23 Spaces (4.5 per 1,000 SF)
Occupancy	100%
List Price	\$2,000,000
Price Per SF	\$394
Cap Rate	6.5%
NOI	+/- \$131,000
Lease Type	Modified Gross

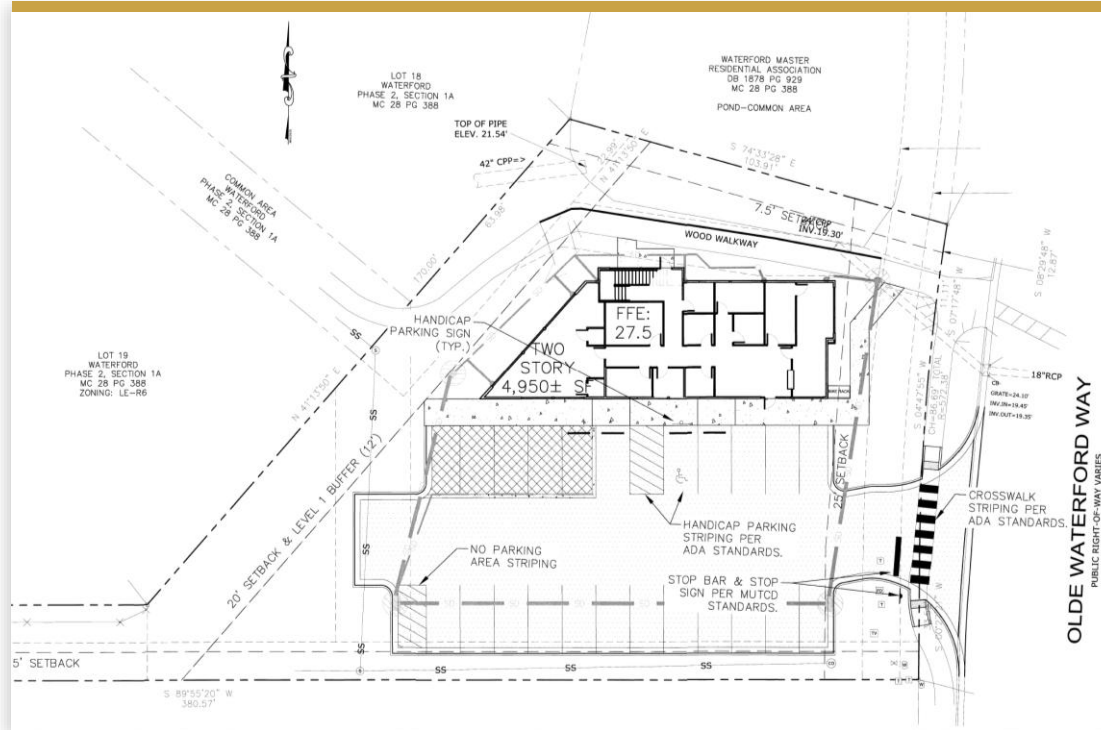
INVESTMENT HIGHLIGHTS

- Prime location within the growing Waterford area
- 5-year initial term with three 3-year options
- 2.5% annual escalations
- BTS for the existing tenant.
- Class A office finishes
- Meticulously maintained
- Coastal-Modern design

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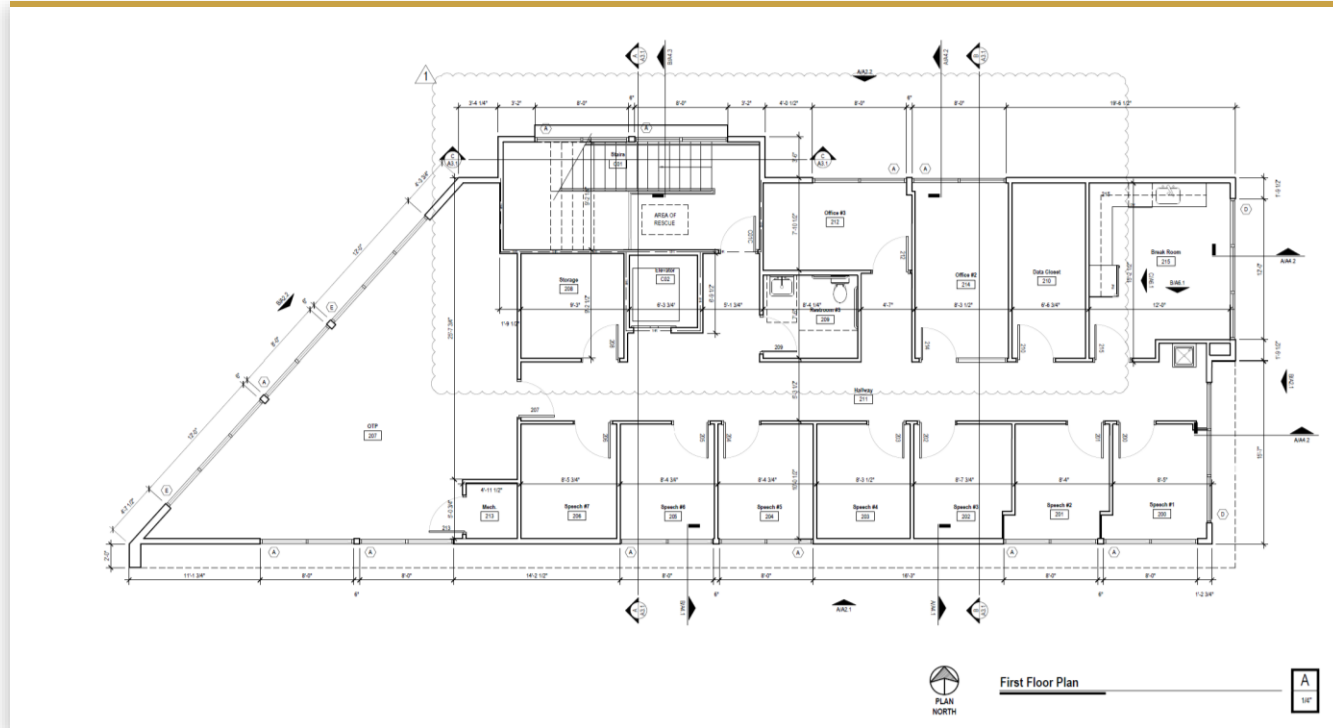


* Site plan documents are provided for informational purposes only. Buyer to verify all measurements.



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* Floor plan documents are provided for informational purposes only. Buyer to verify all measurements.

AERIAL VIEW (EAST)



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AERIAL VIEW (SOUTH)

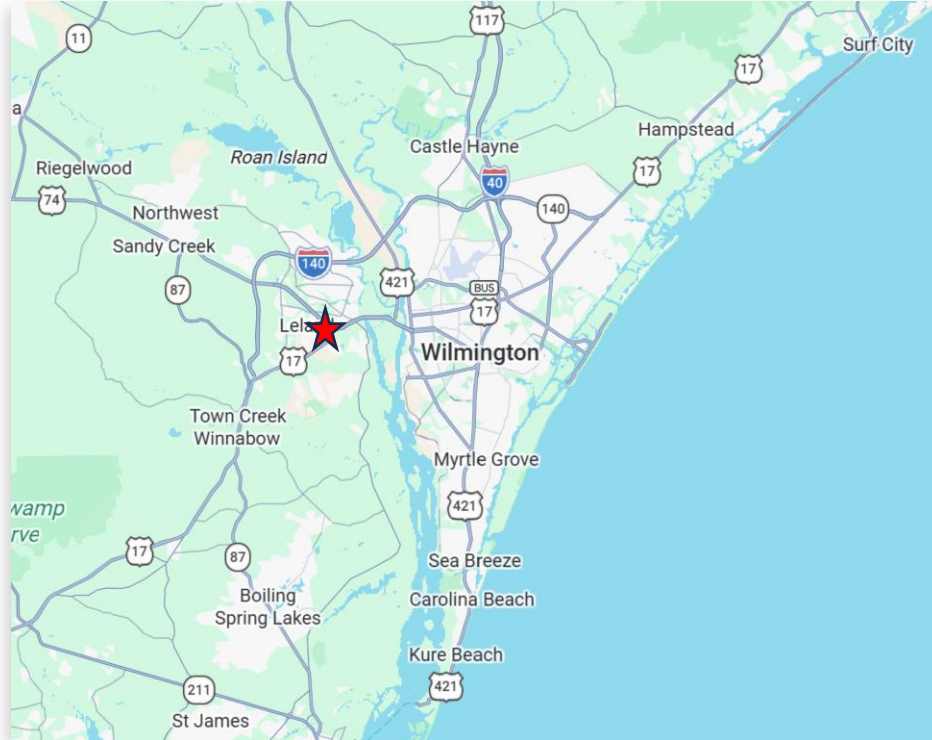


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LOCATION HIGHLIGHTS

TRAFFIC COUNT *2024

62,000 VPD

NEAREST HIGHWAY

US HWY 17

DISTANCE TO HWY 17

0.3 Miles

DISTANCE TO ILM

9.3 Miles

POP. (5-MI RADIUS)

+/- 76,000

MED. HH INCOME

+/- \$75,000



BLUE COAST COMMERCIAL

FOR MORE INFORMATION, PLEASE CONTACT



Steve Hall

Vice President

(910) 279-3227

Steve@bluecoastcommercial.com



Chase Hall

Commercial Broker

(910) 777-3813

Chase@bluecoastcommercial.com

575 Military Cutoff Road, Suite 100 | Wilmington, NC 28405 | bluecoastcommercial.com

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