

SOUTHPORT CROSSINGS

RETAIL SPACE FOR LEASE | OUTPARCELS AVAILABLE | ADJACENT MULTI FAMILY LAND UNDER CONTRACT

Hwy 211 & Long Beach Road Extension, Southport, NC



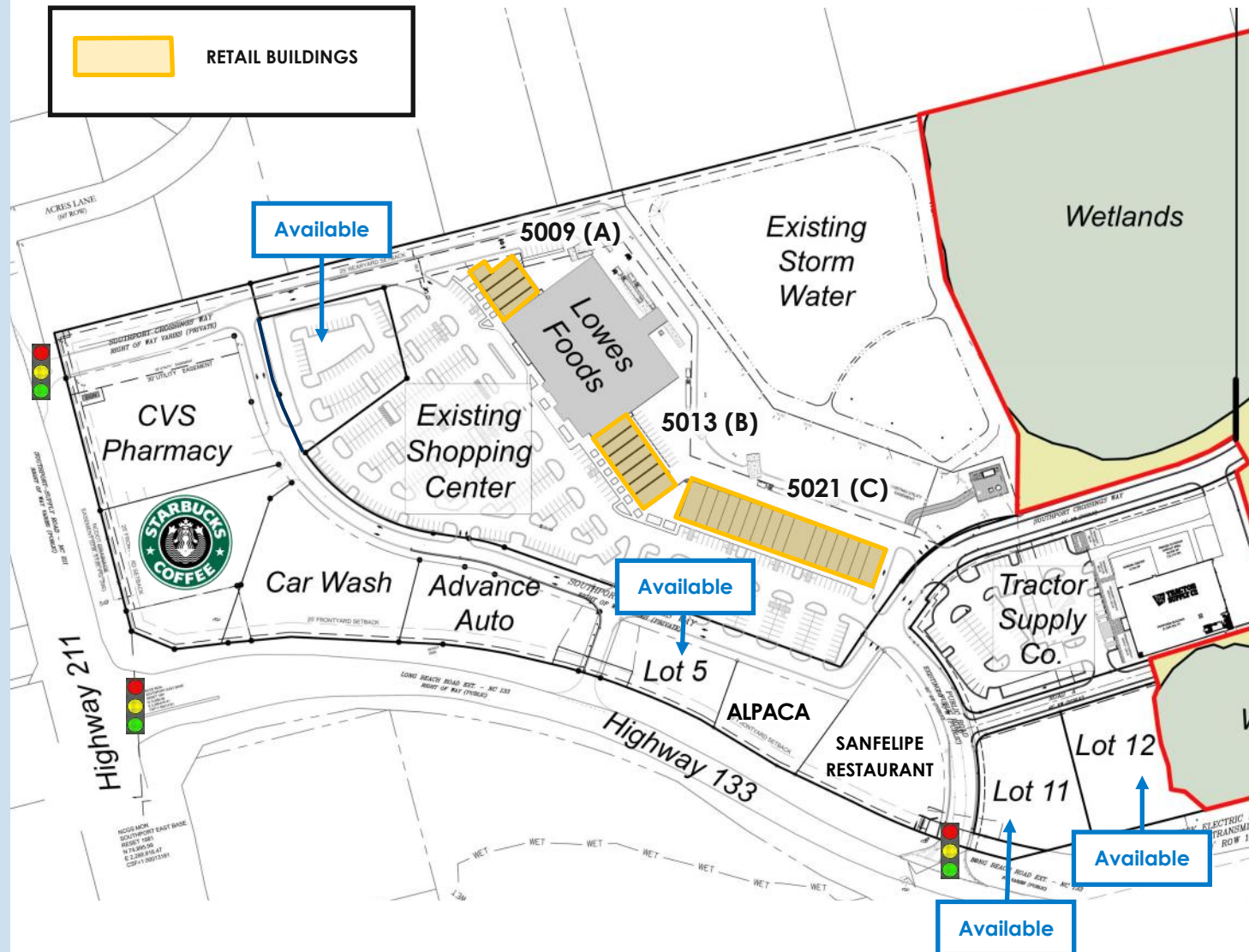
Presented By:
Cape Fear Commercial
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PROPERTY HIGHLIGHTS

Southport Crossings
Southport, NC

- Outparcels for sale, build to suit and ground lease ranging from ± 0.55 acres to ± 0.86 Acres.
- $\pm 1,400$ — $5,600$ SF contiguous retail space available for lease.
- Located at the signalized intersection of Highway 211 and Long Beach Road Extension, which boasts traffic counts up to $\pm 34,000$ vehicles per day.
- ± 48 Acres of adjacent Multi Family land under contract. Please see page 8 for more information.



For more information, please contact:

Bryce Morrison Jr.

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AVAILABLE UNITS:

RETAIL BUILDING 5009 (A)

- Remaining Unit: 2,100 SF \$23.00 PSF
AVAILABLE

RETAIL BUILDING 5013 (B)

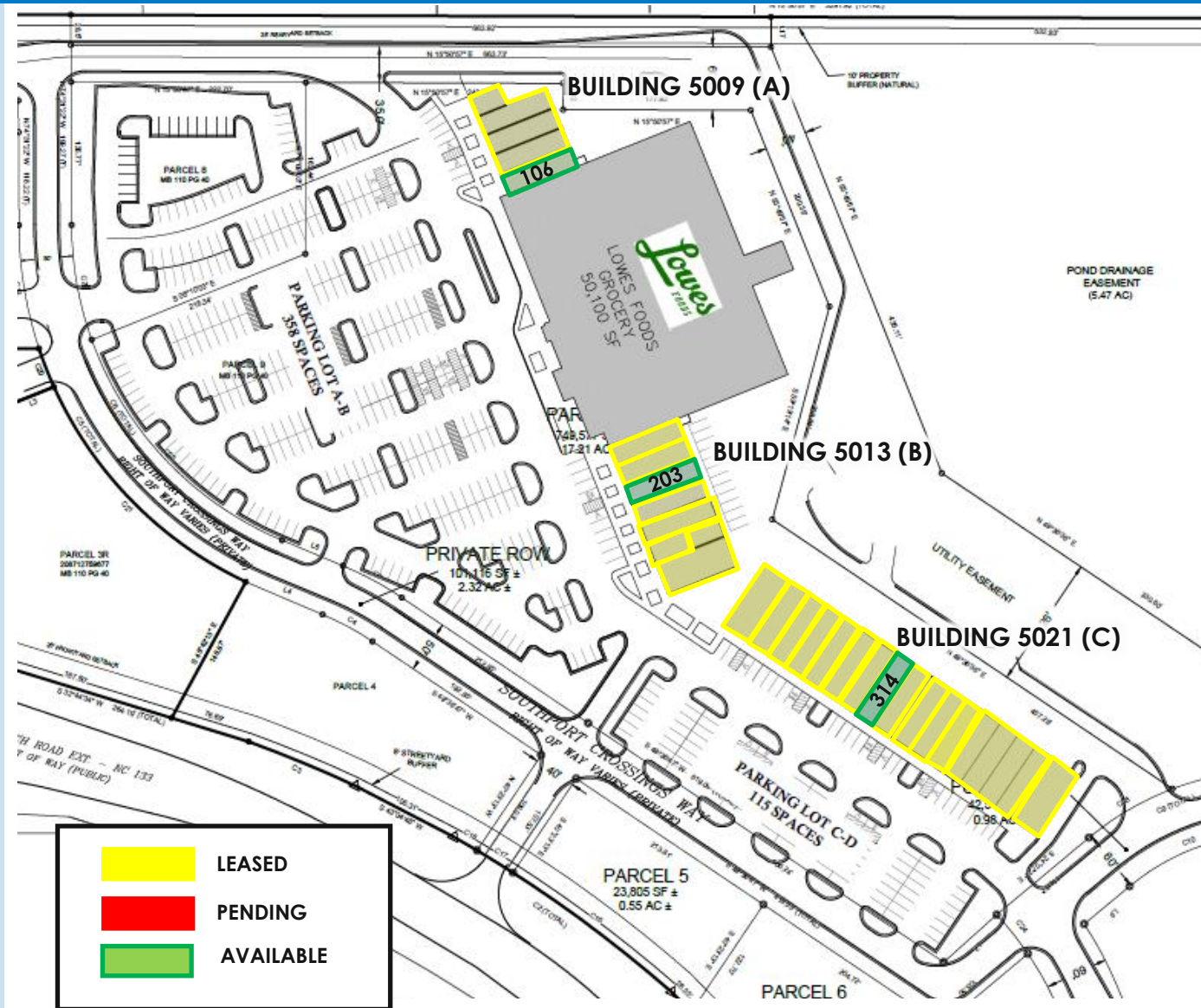
- Unit 203: 1,400 SF \$23.00 PSF
AVAILABLE 12/1

RETAIL BUILDING 5021 (C)

- Unit 314 1,400 SF \$23.00 PSF
AVAILABLE

* Lease Rates Are NNN

** Estimated TICAM: \$5.25 PSF



For

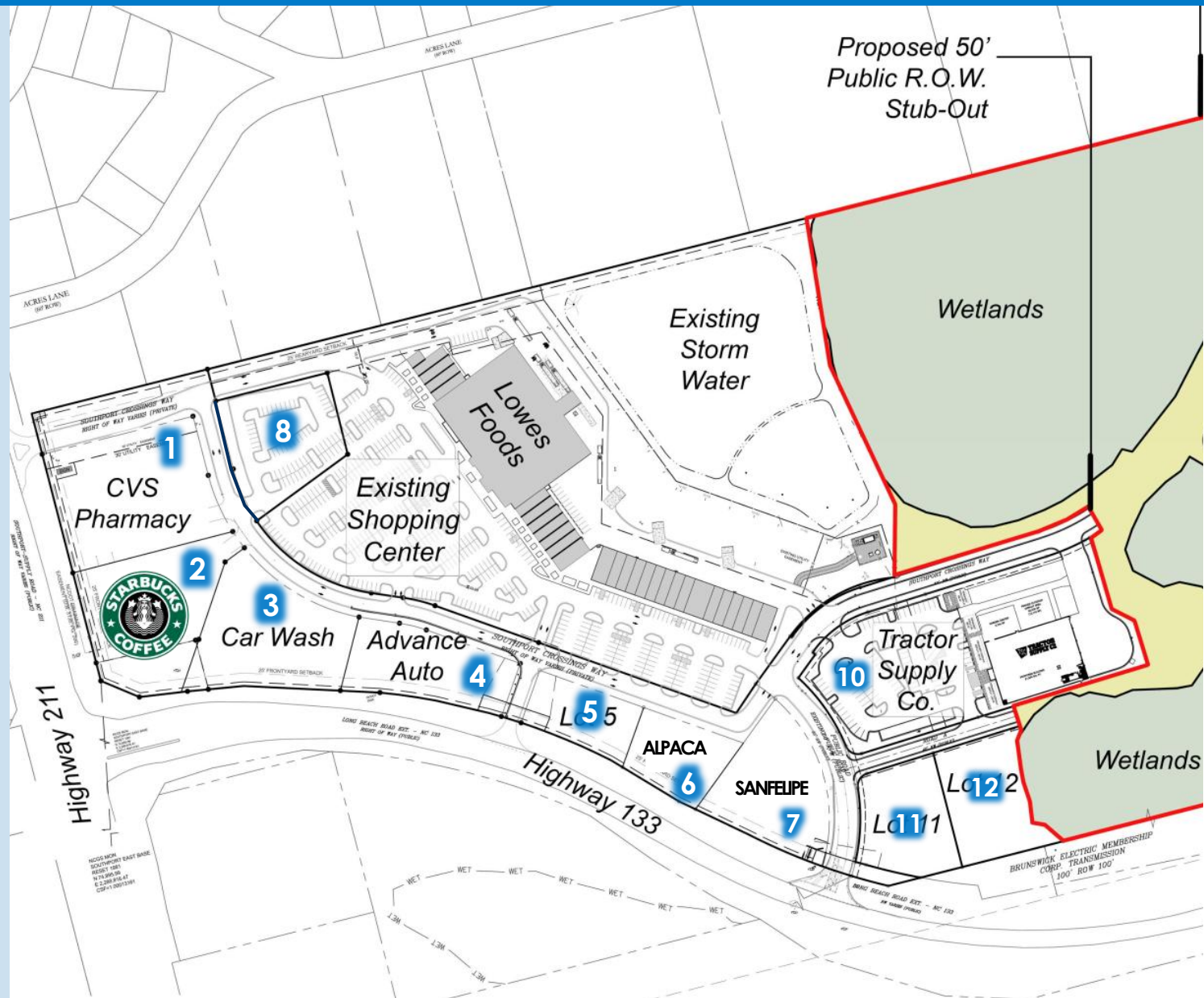
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SITE PLAN & OUTPARCELS

Southport Crossings
Southport, NC

Outparcel 1	± 1.6 Acres SOLD
Outparcel 2	± 1.133 Acres SOLD
Outparcel 3	± 1.135 Acres SOLD
Outparcel 4	± 0.94 Acres SOLD
Outparcel 5	± 0.55 Acres \$500,000 AVAILABLE
Outparcel 6	± 0.59 Acres SOLD
Outparcel 7	± 1.07 Acres SOLD
Outparcel 8	± 0.86 Acres \$731,000 AVAILABLE
Outparcel 10	± 3.5 Acres SOLD
Outparcel 11	± 0.85 Acres \$855,000 AVAILABLE
Outparcel 12	± 0.85 Acres \$780,000 AVAILABLE

*All Outparcels offered for sale,
as build-to-suit or ground lease.
Please inquire for pricing.*



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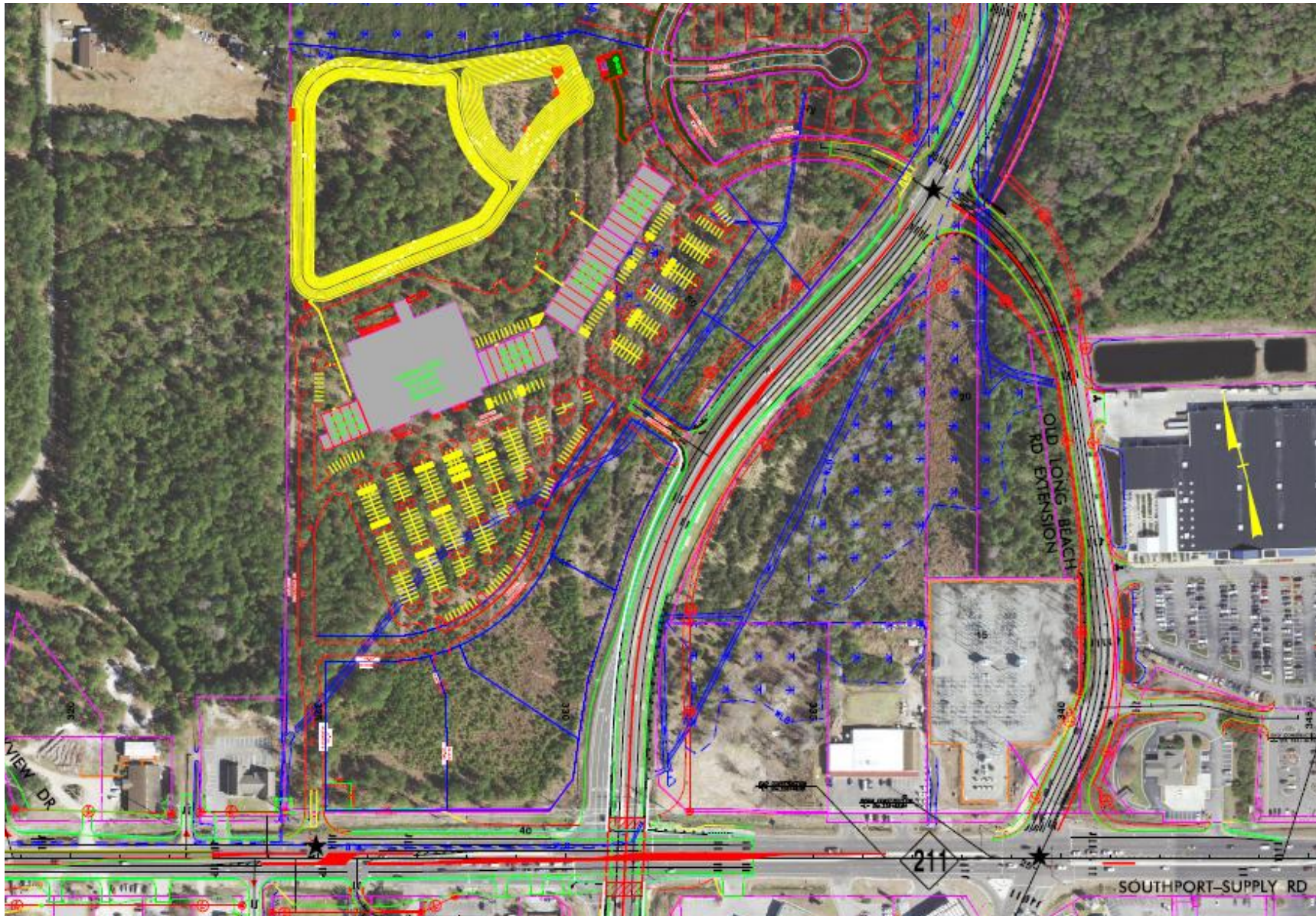
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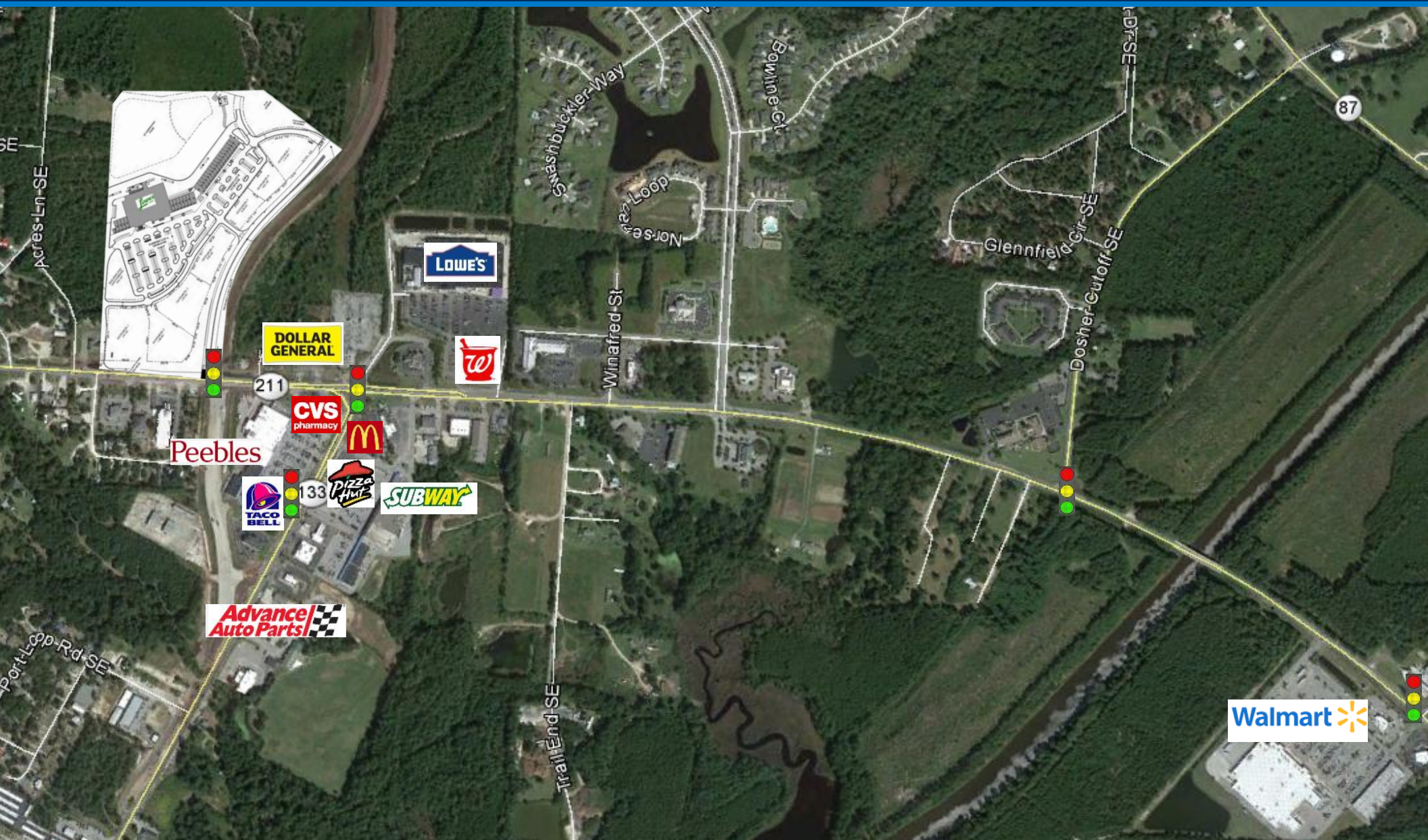
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SURROUNDING RETAIL

Southport Crossings
Southport, NC



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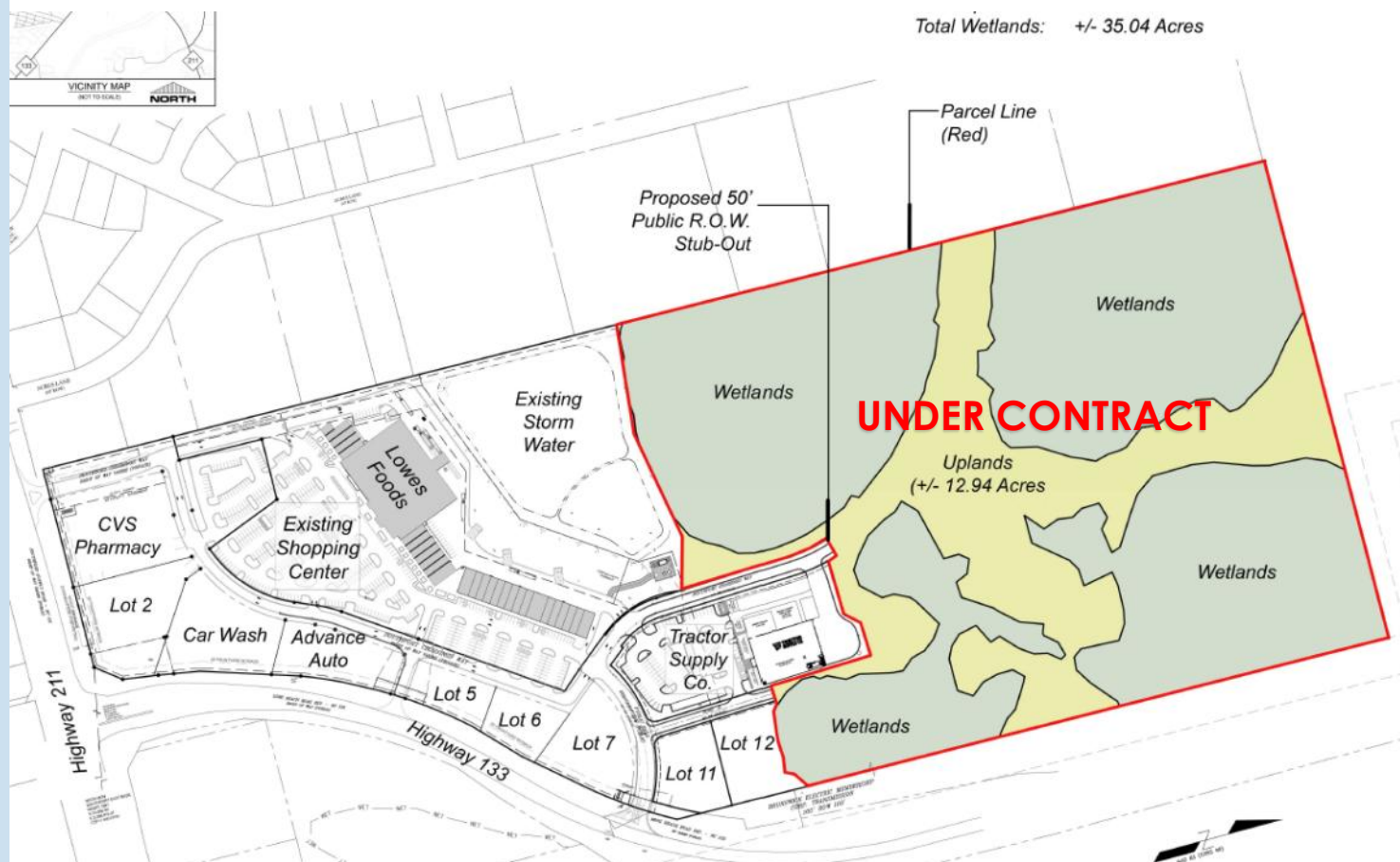
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± 48 ACRES ADJACENT RESIDENTIAL LAND **UNDER CONTRACT**

Southport Crossings
Southport, NC

- ± 48 Acres for sale adjacent to Southport Crossings. Acreage consists of approximately 13 acres of upland developable area.*
- Zoned PUD
- Highest and best use is Multifamily.
- Access is from the fully signalized intersection of Southport Crossings Way and Long Beach Rd Extension (Hwy 133).
- Public water and sewer is available to property.
- Please inquire for more information.

**The wetlands/uplands areas reflected on the map are based on the opinion of the environmental firm that flagged the property but these wetlands have not been reviewed/ approved by the Corps of Engineers. So upland area subject to change upon their review. **



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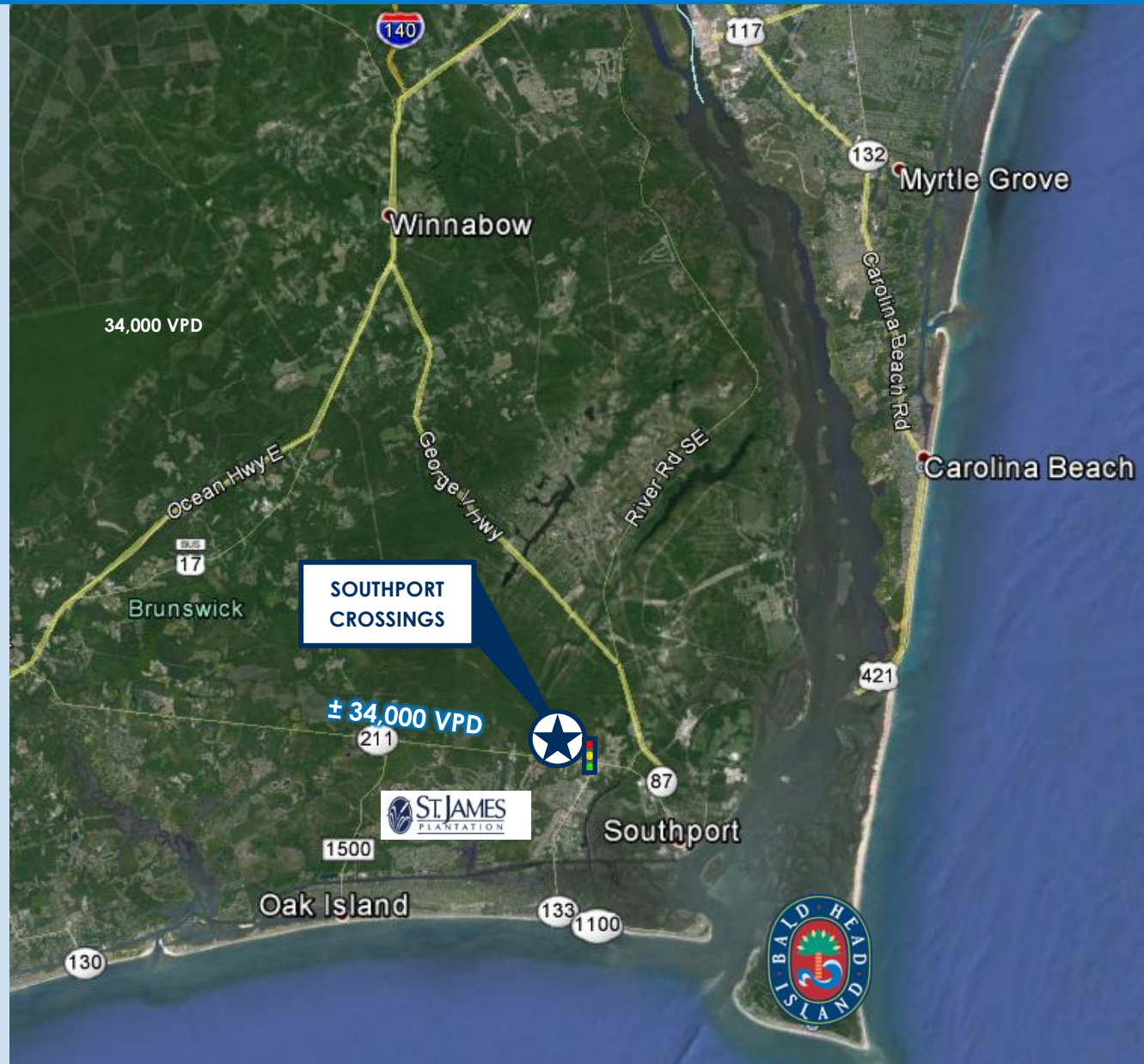


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LOCATION OVERVIEW

Southport Crossings
Southport, NC

- Brunswick County is the second fastest growing county in North Carolina.
- Southport Crossings is located on Highway 211 at the intersection of the newly constructed Long Beach Road Extension.
- At this location, Highway 211 sees up to $\pm 34,000$ VPD.
- In the Summer months the City of Southport can attract nearly 50,000 visitors. Some of those are passing through to catch the ferry to Bald Head Island, a major tourist destination both locally and nationally.
- To the west of Long Beach Road is St. James Plantation which is home to over 3,500 residents. Incorporated as a town in 1999, St. James now has its own mayor, Fire Department and EMS and is still a growing township.



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