

THE SHOPPES AT DUTCHMAN VILLAGE

MIXED USE OFFICE/RETAIL WITH DRIVE THRU FOR LEASE

5020 J. SWAIN BLVD, SOUTHPORT, NC | BRUNSWICK COUNTY



RIVERMIST COMMUNITY
APPROX. 316 HOMES

SOUTHPORT-SUPPLY RD SE

J. SWAIN BLVD

211





CONTACT



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SUMMARY



ADDRESS	The Shoppes at Dutchman Village 5020 J. Swain Blvd., Southport, NC 28461 Brunswick County
DESCRIPTION	Cape Fear Commercial is pleased to present the new construction mixed use development, The Shoppes at Dutchman Village. This building will total ± 21,000 SF, with two floors each consisting of ± 10,000 SF. With Cape Fear Seafood as it's anchor tenant, the first floor will feature retail with unit 1A having a drive thru while the second floor will be designed as Class-A office. Site will provide ample parking and exterior building signage opportunities. Subject is located off Southport-Supply Road SE (Highway 211), near the highly trafficked intersection of Highway 211 & Long Beach Road SE.
AVAILABLE SF	First Floor Retail: ± 1,490—5,276 SF Second Floor Office: Suite 2A—± 3,964 RSF Suite 2B—± 3,598 RSF
LEASE RATE	First Floor Retail: \$32.00—35.00 PSF NNN Second Floor Office: \$32.00 PSF NNN
EST. TICAM	\$5.40 PSF
COMPLETION DATE	Spring 2026
DELIVERY	Cold Dark Shell
TI ALLOWANCE	\$50.00 PSF
PARKING	140 spaces total

AERIAL MAP NORTHWEST

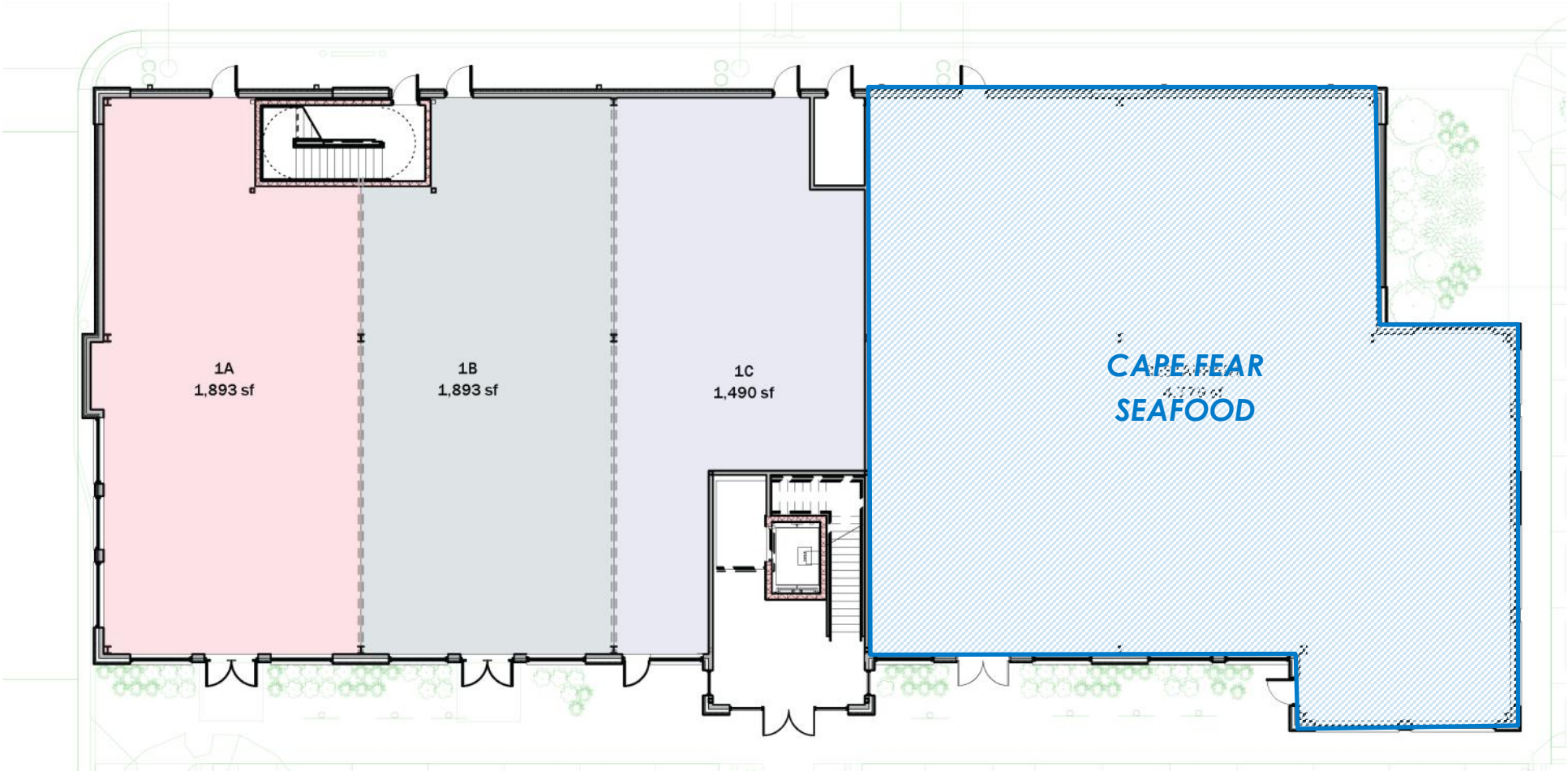


AERIAL MAP

SOUTHEAST



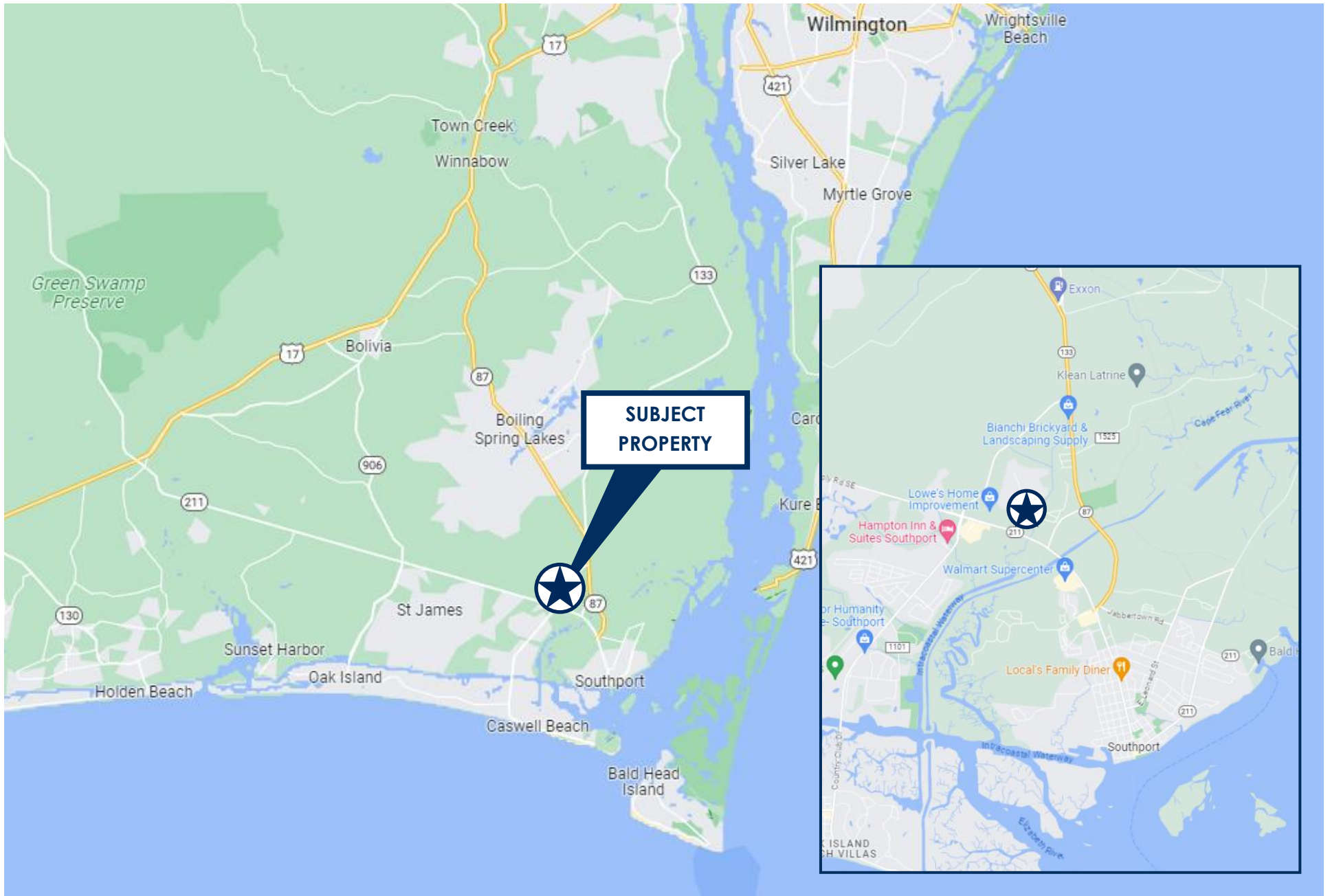
FLOOR PLAN—1ST LEVEL



FLOOR PLAN—2ND LEVEL



LOCATION MAP





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