



15894 HIGHWAY 17
P.O. BOX 56
HAMPSTEAD, NC 28443
910/270-5100 FAX: 910/270-5110

FOR SALE OR LEASE HAMPSTEAD CORNER LOT



**14711 HIGHWAY 17 AND 35 PEANUT ROAD
HAMPSTEAD, NORTH CAROLINA**

This prominent +/- .71 acre commercial corner lot is located at the heart of downtown Hampstead. With frontage on Highway 17 facing nearly 50,000 cars per day and flexible General Business zoning, this is an ideal location for a wide variety of businesses.

**CALL
HENRY NADEAU
(910) 524-7184**

**CALL
LAURENCE NADEAU
(910) 515-3622**

Commercial & Investment Real Estate Specialists

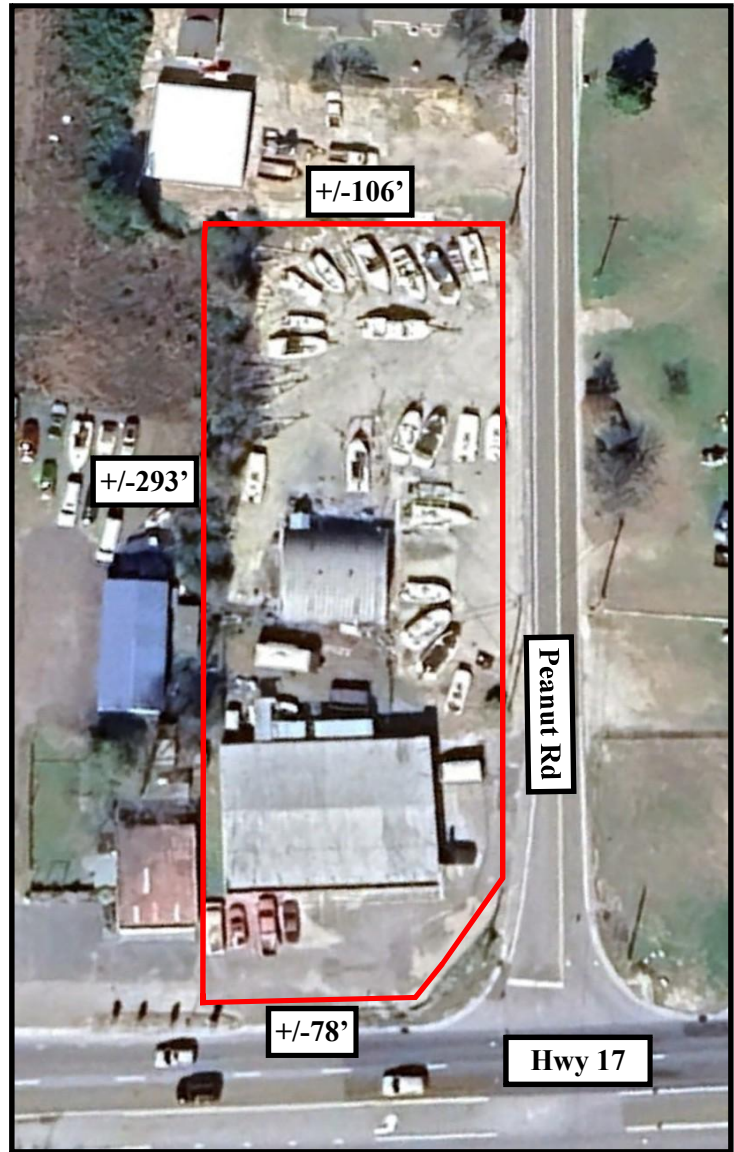
email: info@creativecommercial.biz
www.creativecommercial.biz



14711 HIGHWAY 17 AND 35 PEANUT ROAD

THE LOT

- +/- .71 Acres
- +/- 78 Feet Of Highway 17 Frontage
- Municipal Water & On-Site Septic
- Sewer Service Available
Through Pluris USA
- Pender County General Business
(GB) Zoning
- Tax Parcels: 3282-87-9390/8492
- Property Described In Pender
County Deed Book 4343, Page
202 Less Grants To NC DOT
(Book 4708, Page 2194) And
Piedmont Natural Gas (Book
4737, Page 2699)
- Traffic Count 46,000
(NC DOT-2022)
- Site Previously A Gas Station - No
Further Action Letter Issued By
NC DEQ, Call Broker For Full
Information



THE RETAIL BUILDING

- +/- 3,750 Square Foot (Block Construction)
- Fully Heated And Cooled
- One Restroom

THE QUONSET HUT

- +/- 1,575 Square Foot (Metal Construction)
- Owner Occupied
- One Restroom

THE OFFERINGS

SALE
\$1,200,000
ENTIRE
PROPERTY

LEASE
\$9,000/Mo
RETAIL
BUILDING
ONLY
Includes Taxes,
Insurance And
Common Area
Maintenance

CREATIVE COMMERCIAL PROPERTIES, INC.

CALL

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OR

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Individual
Members



Creative Commercial Properties, Inc. reasonably believes the information in this brochure is fairly and accurately stated. However, any prospective purchaser is urged to independently confirm its accuracy and completeness.