

100550948 13900 Carolina 50 , Surf City, NC 28445 **Active**  
 Comm Sale or Lease **Current Price: \$2,800**



**City Limits:** Yes  
**County:** Pender  
**Location Type:** Mainland  
**Marketing City:** Surf City  
**Subdivision:** J H Batts  
**Secondary Subdivision:** N/A  
**Est. Complete Date:** 06/01/2027  
**New Construction:** Yes  
**Presale:** Yes  
**Garage:** Masterlock  
**Lot Acres:** 3.84  
**Lot SqFt:** 167,270

**SqFt - Heated (Primary):** 1,200  
**Lot Dimensions:** irreg  
**Year Built:** 2026  
**Zoning:** C3

**C & I Features:** See Remarks  
**Construction:** Steel Frame  
**Terms:** Cash; Conventional; Lease Option

**Handicap Accessible:** Elevator  
**Heating System Fuel Source:** Electric  
**Lease Types:** NNN; See Remarks

**Parking Features:** On Site; Paved  
**Possession:** At Closing  
**Road Type/Frontage:** Highway  
**Showing Instructions:** Call Listing Agent  
**Sale/Lease Includes:** Buildings; See Remarks  
**Business Type:** Food Service; Professional/Office; Shopping Center  
**Water Heater:** Electric

**Cobra Zone:** No  
**Deed Book:** 4857  
**Deed Page:** 2268  
**PID:** 4235-63-9147-0000  
**Tax Identifier:** 4235-63-9147-0000

**Plat Book:** 9  
**Plat Page:** 53  
**Special Assessments:** NONE  
**Tax Assessed Value:** \$0  
**Tax Year:** 0

**Marketing/Public Remarks:** SUGAR CREEK Surf City's premier 24-unit retail complex is now open for pre-leasing! This is a one-of-a-kind, brand-new, two-story retail destination in the heart of Surf City. Thoughtfully designed units with expansive storefronts, soaring high ceilings, and modern architecture that elevates every tenant's presence. Positioned in Surf City's best location, Sugar Creek offers unmatched visibility, accessibility, and foot traffic. Designed to attract premier retailers, dining, and lifestyle brands, it sets a new standard for commercial space in the area. There is truly nothing else like it in Surf City.

**Legal:** LT 80 PB 9/53 JH BATT'S DIVISION  
**Sign on Property:** Yes  
**Directions to Property:** From Highway 17, turn onto Highway 210 at the Lowes/Harris Teeter intersection. Follow Highway 210 all the way to the traffic light at the WalMart/Publix intersection, turn right onto Highway 50. Just before the Surf City High Rise Bridge, and across the street from Salty Turtle Beer Company, property will be on your left-13900.

**Broker Owner:** No  
**Seller Rep.:**  
**Days on Market:** 83

**Effective Date:** 01/23/2026  
**Listing/Lease Price:** \$2,800  
**Stipulation of Sale:** Standard

**Status:** Active

**Listing/Lease Price:** \$2,800  
**List Price/SqFt:** \$2.33



**Jordan Lanier Barkman**  
**Teresa Batts Real Estate, LLC**  
[jordanlaniernc@gmail.com](mailto:jordanlaniernc@gmail.com)  
 Phone: 910-520-3715  
 Office Phone: 910-328-0613  
 Cell: 910-520-3715  
 Licensed in North Carolina

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