



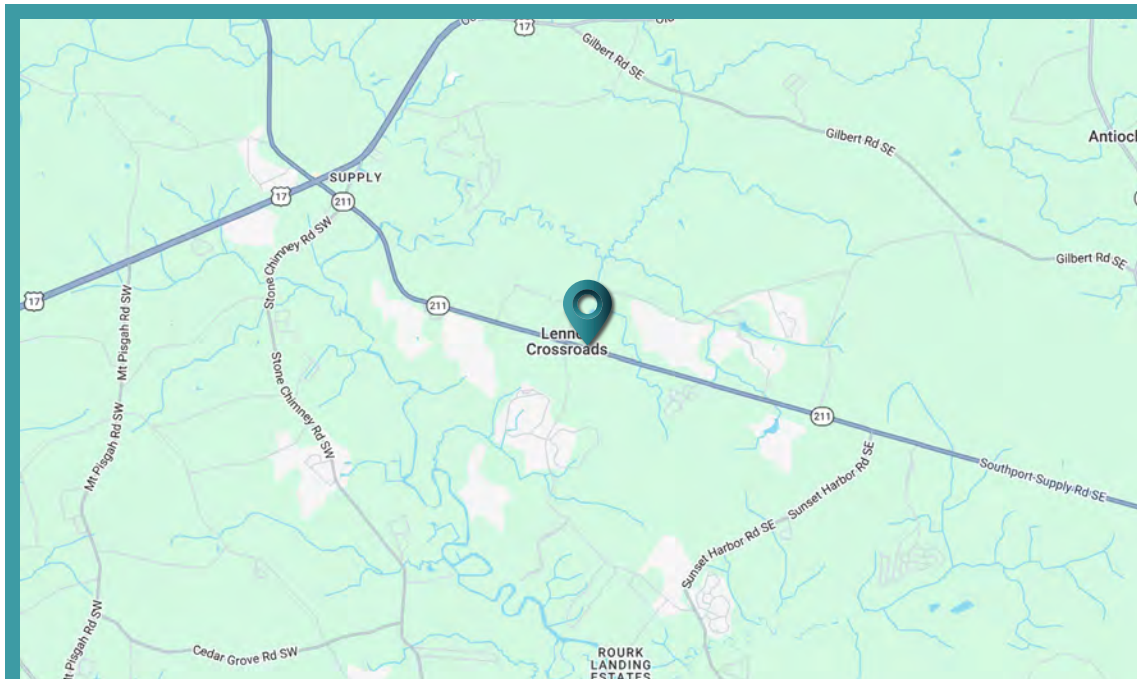
1205 SOUTHPORT-SUPPLY RD., SE | BOLIVIA, NC 28422

FOR SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
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**Sun Coast
Partners**
COMMERCIAL



1205 Southport-Supply Rd, SE Bolivia, NC 28422

SALE PRICE	\$895,000
PRIMARY USE	Office
BUILDING SF*	4,000 SF
BUILDING CLASS	A
ACREAGE*	2.06 Acres
OFFICE SF*	1,840 SF
WAREHOUSE SF*	2,160 SF
ZONING	CLD
TRAFFIC COUNTS	16,000 VPD Southport-Supply Rd., SE

1205 Southport-Supply Road SE presents a rare opportunity to acquire a Class A office/flex property situated on 2.06 acres along the heavily traveled Southport-Supply Road (NC 211) corridor in Bolivia, NC. The property offers excellent access and visibility along one of Brunswick County's primary commercial arteries, providing convenient connectivity throughout the rapidly growing county.

Built in 2021 and zoned CLD, the approximately 4,000 SF building combines approximately 1,840 SF of highly finished professional office space with approximately 2,160 SF of functional warehouse space. The office component features five private offices, polished concrete floors, custom millwork and trim, a break room/kitchenette, and two restrooms, one of which includes a shower. The majority of the office furniture will convey with the property.

The warehouse provides clear-span functionality, two 14-foot drive-in roll-up doors with both manual and push-button automatic operation, insulated walls and ceiling, a utility/service sink and direct access to the surrounding yard. An additional approximately 1,530 SF of unfinished upper-level storage provides valuable supplemental storage capacity beyond the primary office and warehouse footprint.

The 2.06-acre site is improved with a substantial concrete entrance and parking area, gated access, extensive gravel yard area and drive-around circulation, providing excellent functionality for businesses requiring equipment, vehicle or material storage.

The property is currently occupied by two tenants, providing in-place income with near-term flexibility for a future owner-user or investor. One tenant is on a month-to-month tenancy, while the second tenant's lease expires in January 2027.

CLD zoning accommodates a broad range of commercial uses, making the property well suited for contractors, construction and building trades, service companies, distribution, light industrial users and other owner-occupants seeking a professional office environment with warehouse and outdoor storage capabilities.

With Class A office finishes, functional warehouse space, significant additional storage, more than two acres of land and frontage along the heavily traveled NC 211 corridor, this property offers a highly versatile acquisition opportunity in one of Brunswick County's most active growth corridors.

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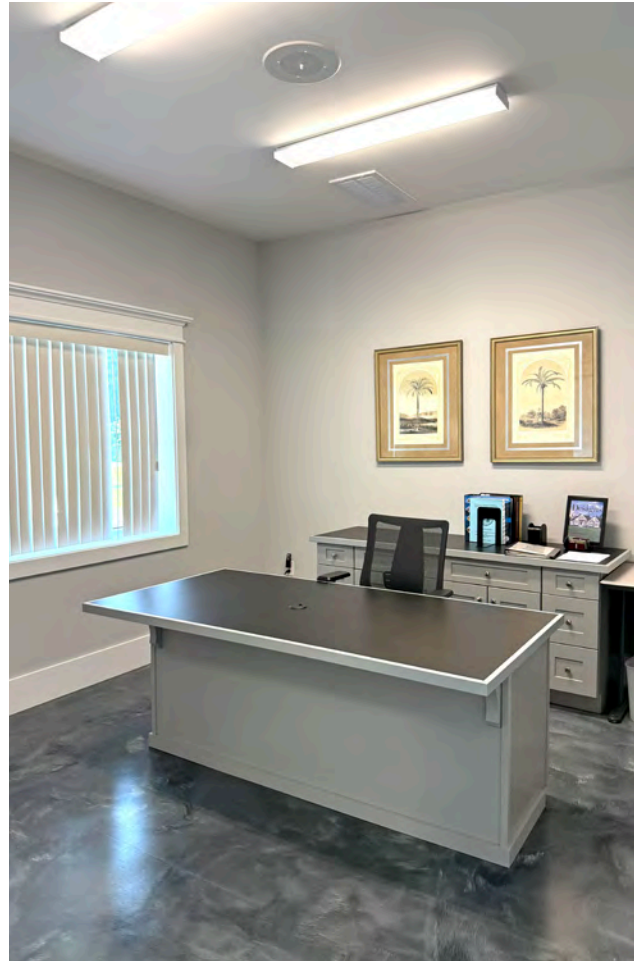
*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

ANNE ADAMS

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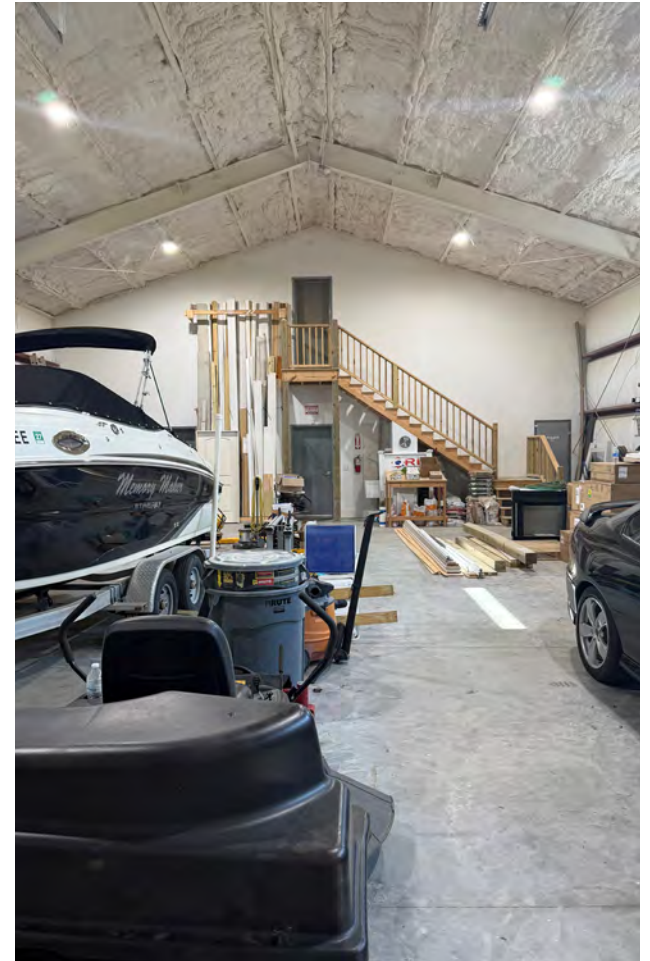


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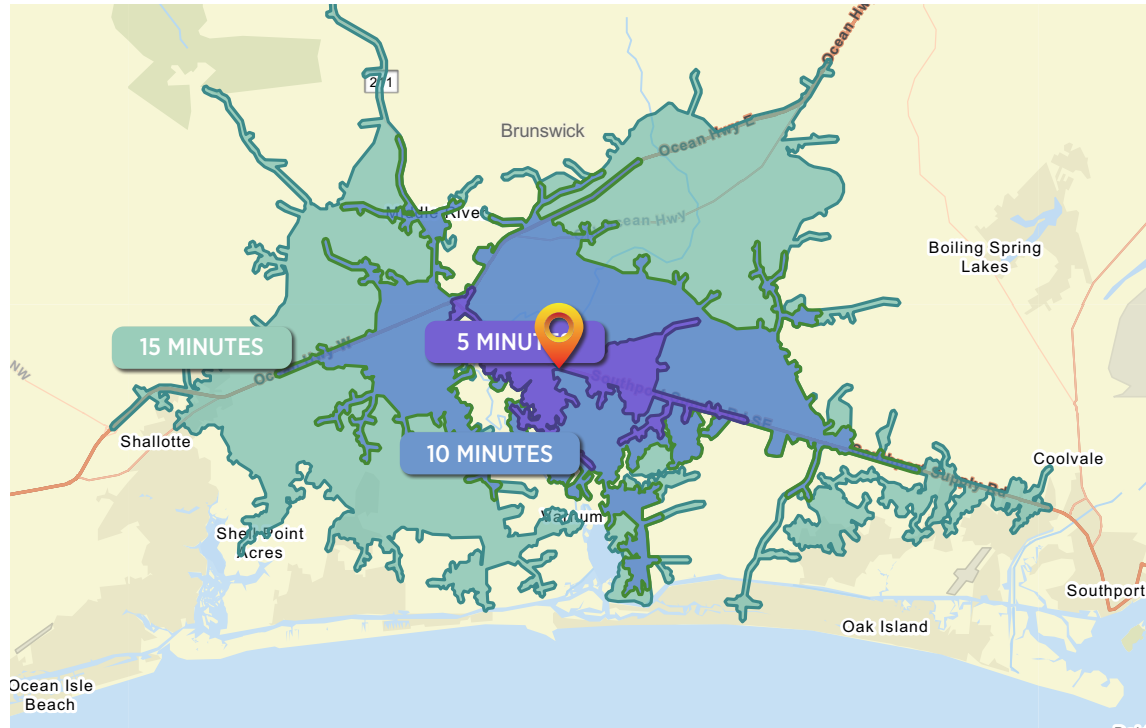


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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	3,320	9,698	26,311
Average Age	58.3	55.3	55.8
Households	1,466	4,031	11,716
Average HH Size	2.26	2.38	2.21
Median HH Income	\$88,258	\$79,686	\$77,273
Average HH Income	\$122,563	\$108,553	\$103,470
Per Capita Income	\$53,139	\$46,389	\$46,068

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data. © 2026 Esri

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