

FOR LEASE: TWO ± 1,200 SF RETAIL UNITS IN LONG BEACH CROSSING

LONG BEACH CROSSING

SOUTHPORT, NC | BRUNSWICK COUNTY





SUMMARY

ADDRESS	Long Beach Crossing 4891 Long Beach Road SE Southport, NC 28461 Brunswick County
AVAILABLE SF	<u>In-line Suites:</u> Suite 2: ± 1,200 SF Suite 4: ± 1,200 SF
LEASE RATE	<i>Please inquire</i>
DESCRIPTION	Food Lion anchored shopping center located on the busy corridor Long Beach Road SE / Highway 133, a main thoroughfare between Southport and Oak Island. Property features excellent road visibility with Tenant signage. Signazlized access along Long Beach Road allows for convenient egress/ingress.





DEMOGRAPHICS



23,728
POPULATION
WITHIN A 5-MILE RADIUS



\$136,698
AVERAGE HOUSEHOLD INCOME
WITHIN A 5-MILE RADIUS



2.63%
EXPECTED POPULATION GROWTH BY 2029
WITHIN A 5-MILE RADIUS

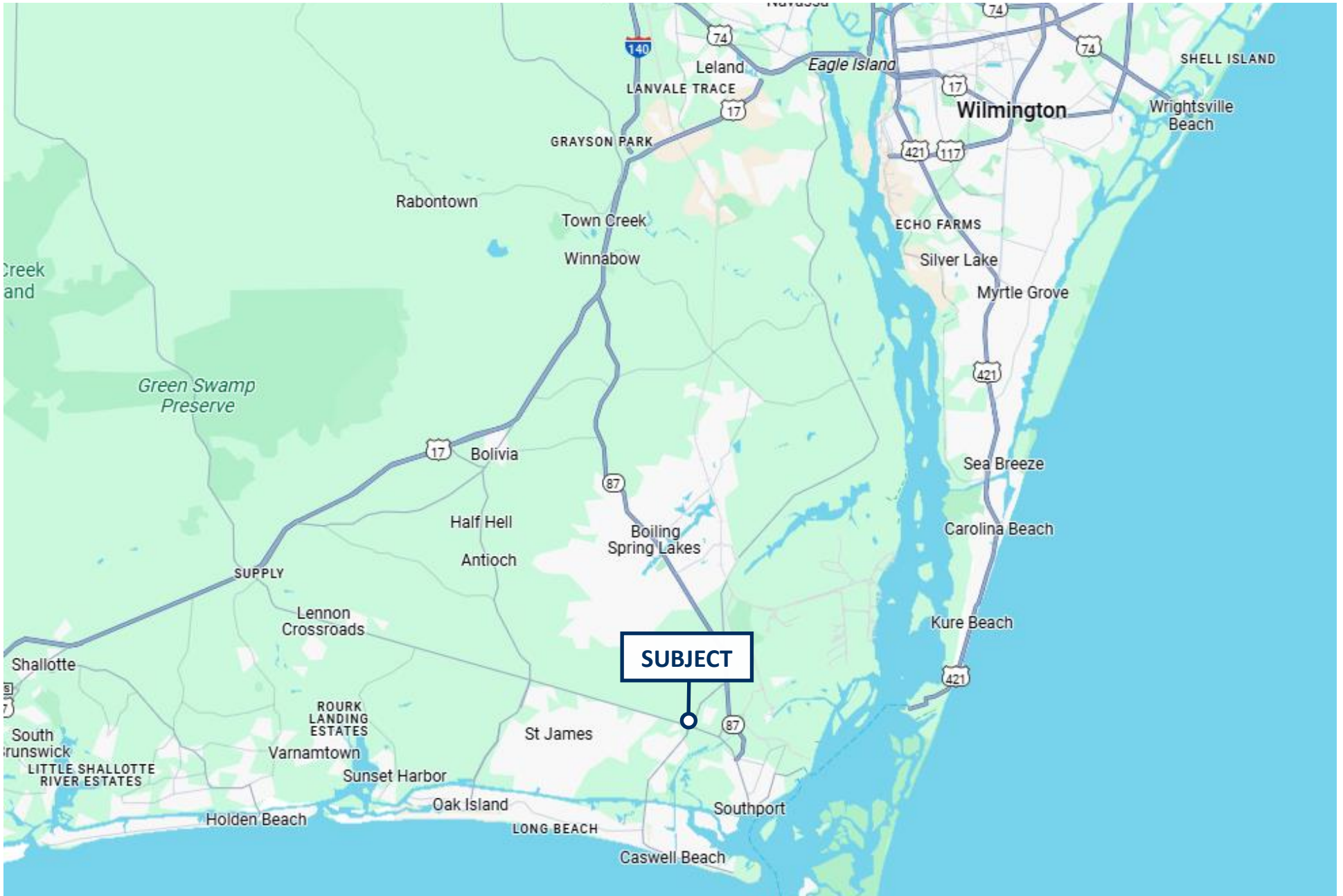
PHOTOS



AERIAL MAP



LOCATION MAP





Cape Fear Commercial

PATRICK RILEY

Senior Vice President

910.344.1018 direct

910.264.2153 cell

patrick@capefearcommercial.com



102 Autumn Hall Drive | Suite 210 | Wilmington, NC 28403
capefearcommercial.com

© 2023 Cape Fear Commercial, LLC. All rights reserved. The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Cape Fear Commercial and should not be made available to any other person or entity without the written consent of Cape Fear Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the Subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Cape Fear Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the Subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminate substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or the business prospects of any tenant's plans or intentions to continue its occupancy of the Subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Cape Fear Commercial has not verified, and will not verify, any of the information contained herein, nor has Cape Fear Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the Information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.