



CROSS CREEK COMMONS

\$18.50 - 23.00 SF/yr (NNN)

1109 New Pointe Blvd., Unit A-1
Leland, NC 28451

AVAILABLE SPACE
4,220 SF

AREA
Located in Cross Creek Commons, a Walmart shadow center, off of bustling Ocean Highway.



CONTACT

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COLDWELL BANKER COMMERCIAL
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FOR LEASE

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LEASE



PROPERTY DESCRIPTION

4,220 SF Restaurant / Office / Retail Space available for lease in Cross Creek Commons, previously occupied by State Employees Credit Union. This space features three (3) covered drive through lanes and a potential outdoor seating patio, in addition to the interior 4,220± Square Feet. In addition to the prior use as a financial institution, this space could be easily re-purposed to restaurant, professional office or retail space. Great visibility from US Highway 17, with average daily traffic counts of over 48,000 vehicles increasing daily. Signage is available on the front and rear of the building, as well as, on the marquee.

LOCATION DESCRIPTION

Located in Cross Creek Commons, a Walmart shadow center, off of bustling Ocean Highway. Centrally located between the residential communities of Brunswick Forest, Magnolia Greens, and Waterford.

OFFERING SUMMARY

Lease Rate:	\$18.50 - 23.00 SF/yr (NNN)
Available SF:	4,220 SF
Building Size:	7,524 SF
Zoning:	LE-C-2

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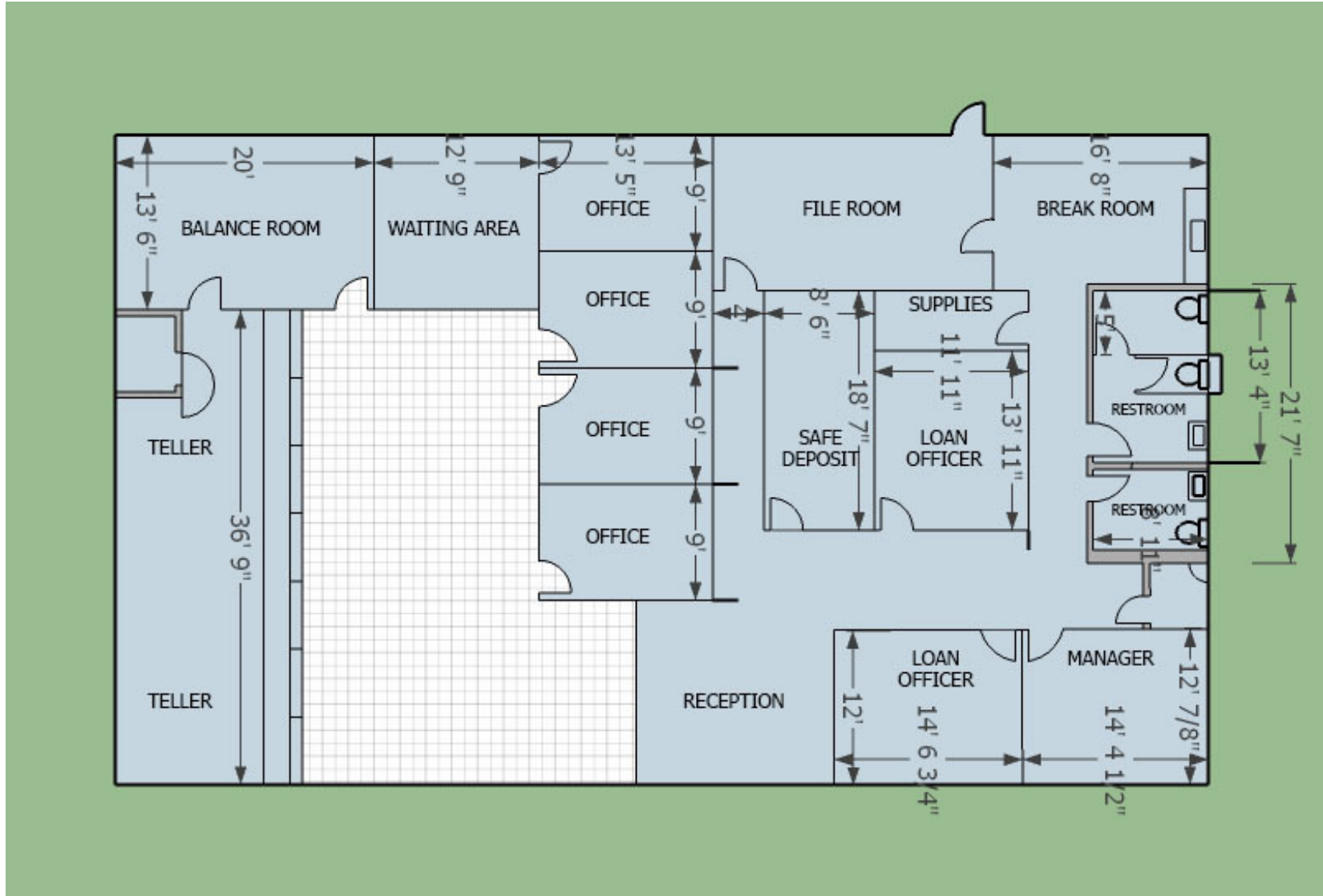
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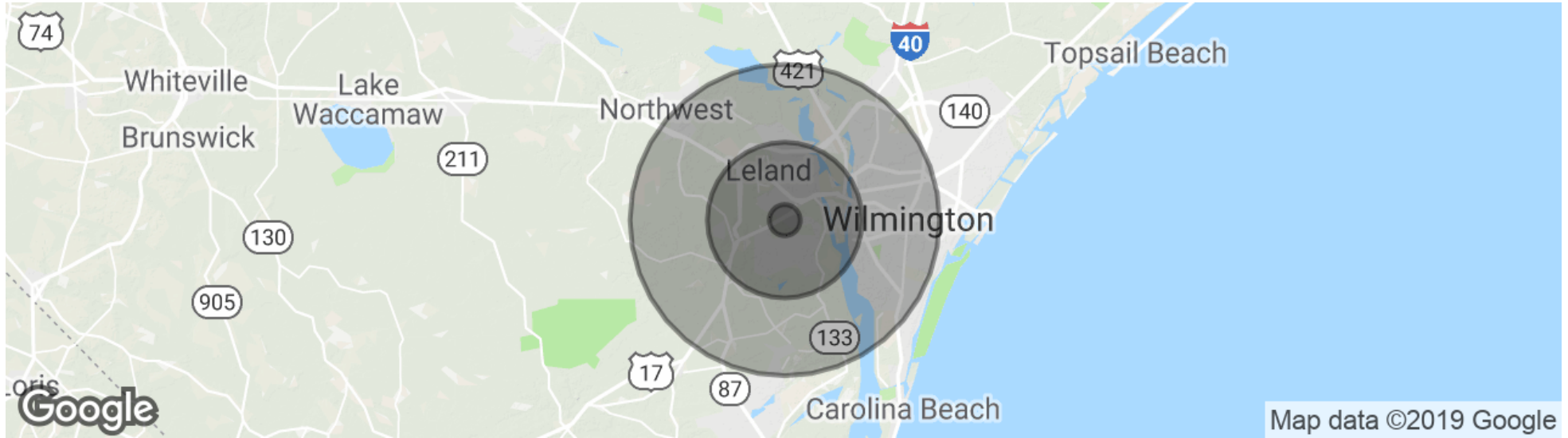




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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,219	20,910	123,833
Median age	34.8	37.7	35.7
Median age (Male)	35.7	36.9	34.9
Median age (Female)	34.4	39.9	36.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	532	8,878	53,337
# of persons per HH	2.3	2.4	2.3
Average HH income	\$67,366	\$61,408	\$53,790
Average house value	\$216,341	\$185,759	\$194,286

* Demographic data derived from 2010 US Census

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