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COMMERCIAL

OFFERING MEMORANDUM

The Shoppes at Dutchman Village

5020 J. Swain Blvd
Southport, NC 28461

\$32-35/RSF NNN

RENTAL RATE per RSF



The Shoppes At Dutchman Village

Property Address	5020 J. Swain Blvd, Southport, NC
Property Type	Class A Retail & Office
Year Built	2026
Available RSF	Retail - +/- 1,490 – 5,276 RSF Office - +/- 3,598 – 3,963 RSF
Parking	140 Spaces (6.7 per 1,000 SF)
Rental Rate per RSF	\$32-35/RSF NNN
Estimated TICAM	First Floor \$5.00/RSF Second Floor \$6.10/RSF

ANCHORED BY



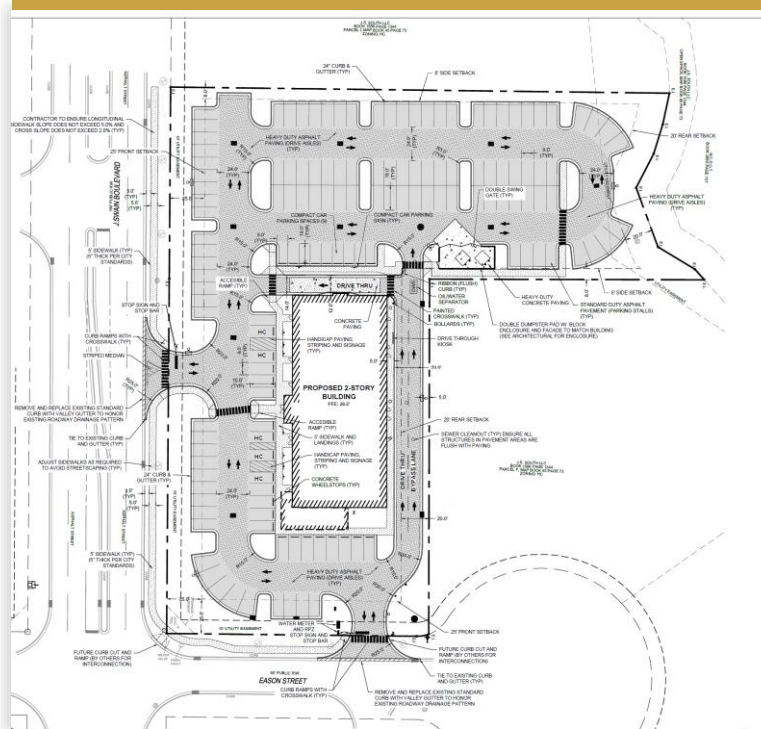
HIGHLIGHTS

- Well-suited for medical practices, professional services, cafés, fast-casual restaurants, and neighborhood retail concepts
- Drive-thru suite available
- Cold dark shell delivery
- 1st Floor suites available up to +/- 5,276 RSF
- Convenient surface parking for employees, patients, and customers
- Located within the growing Southport market
- Opportunities available for tenants seeking a high-quality, mixed-use commercial environment

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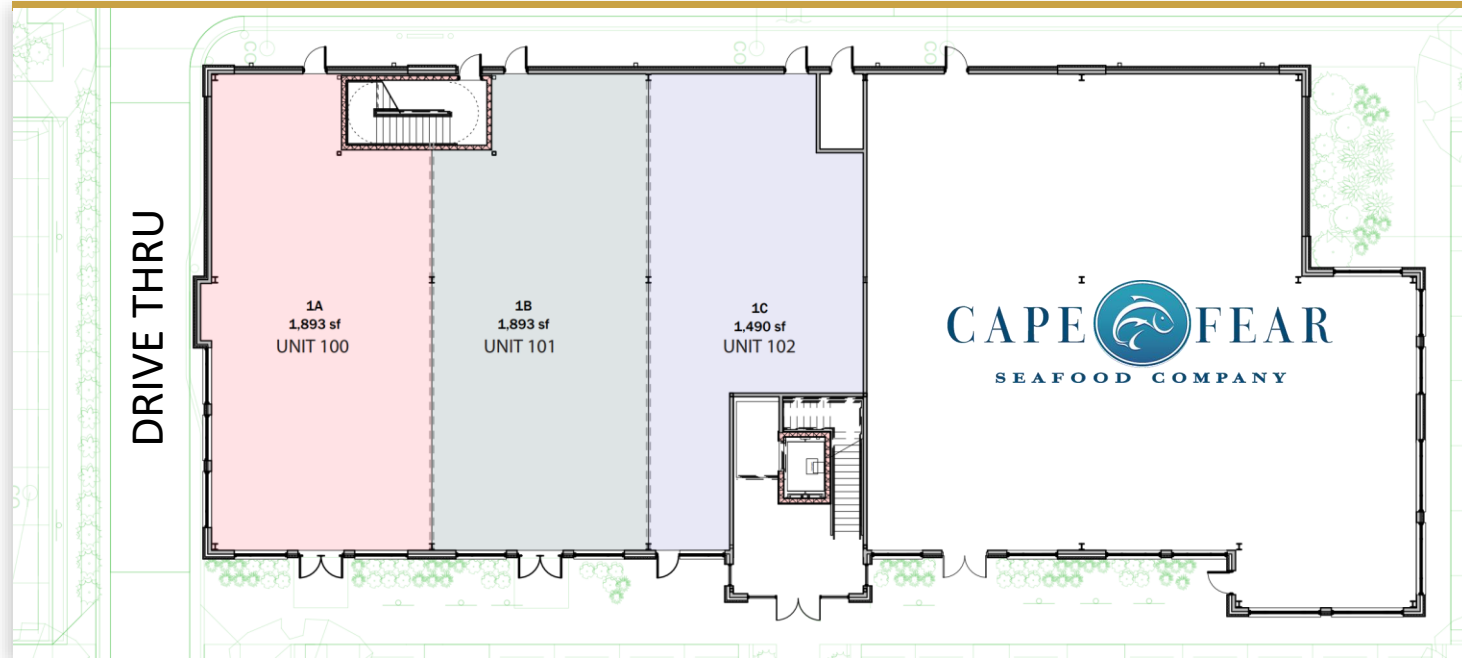


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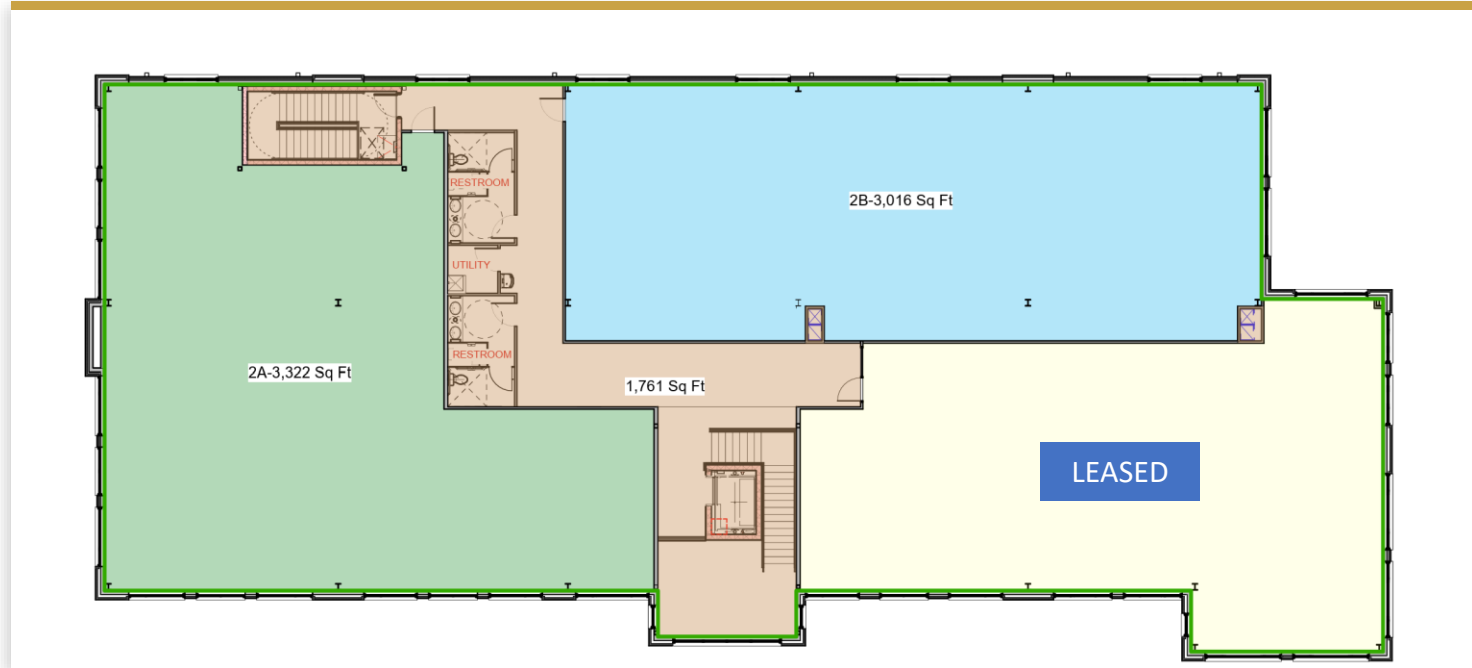
* Site plan documents are provided for informational purposes only. Buyer to verify all measurements.

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** Floor plan documents are provided for informational purposes only. Buyer to verify all measurements.*

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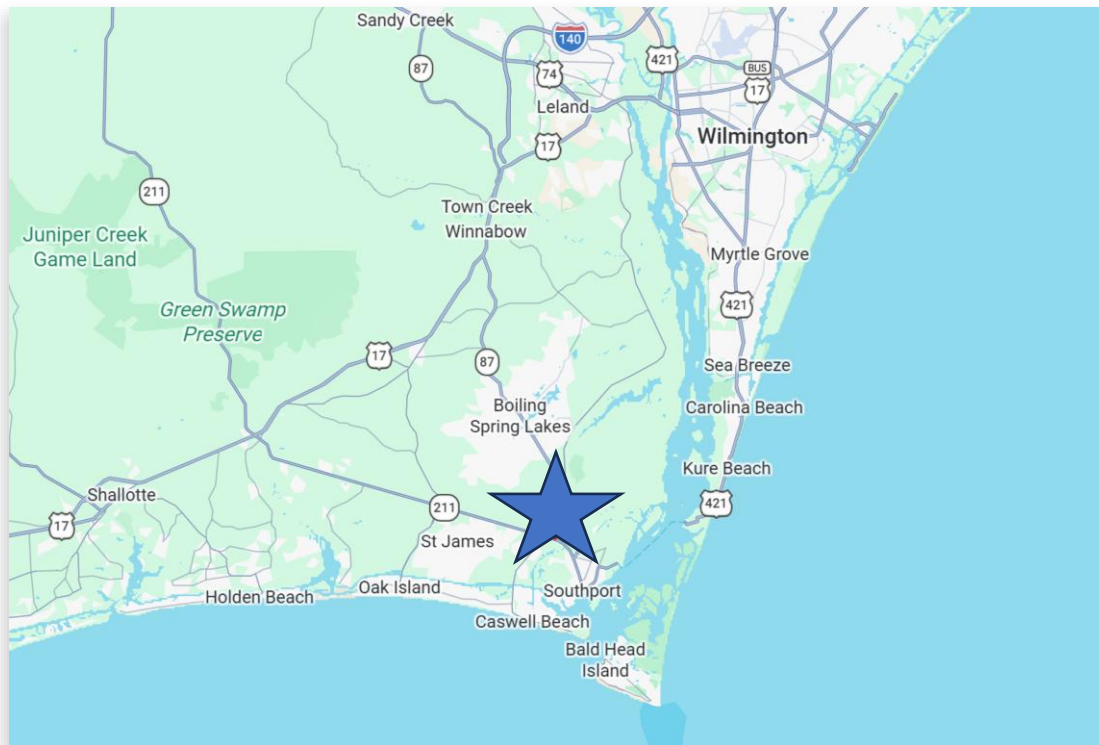
AERIAL VIEW

The Shoppes At Dutchman Village



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LOCATION HIGHLIGHTS

TRAFFIC COUNT *2021

+/- 27,500 VPD

NEAREST HIGHWAY

HWY 211

DISTANCE TO HWY-17

+/- 15.5 Miles

DISTANCE TO OAK ISLAND

+/- 9.5 Miles

DISTANCE TO DOWNTOWN
SOUTHPORT

+/- 2.8 Miles



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FOR MORE INFORMATION, PLEASE CONTACT



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