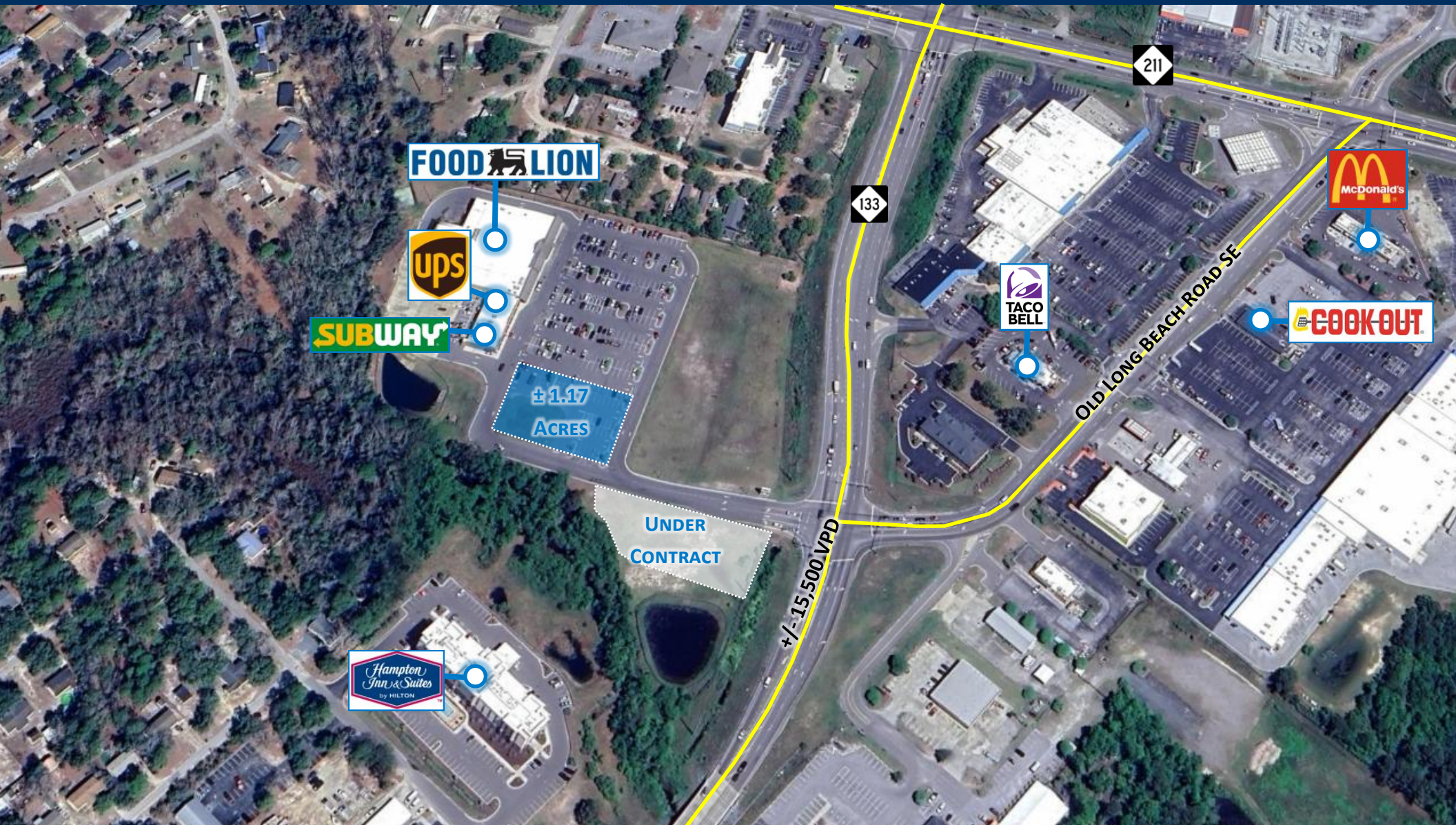
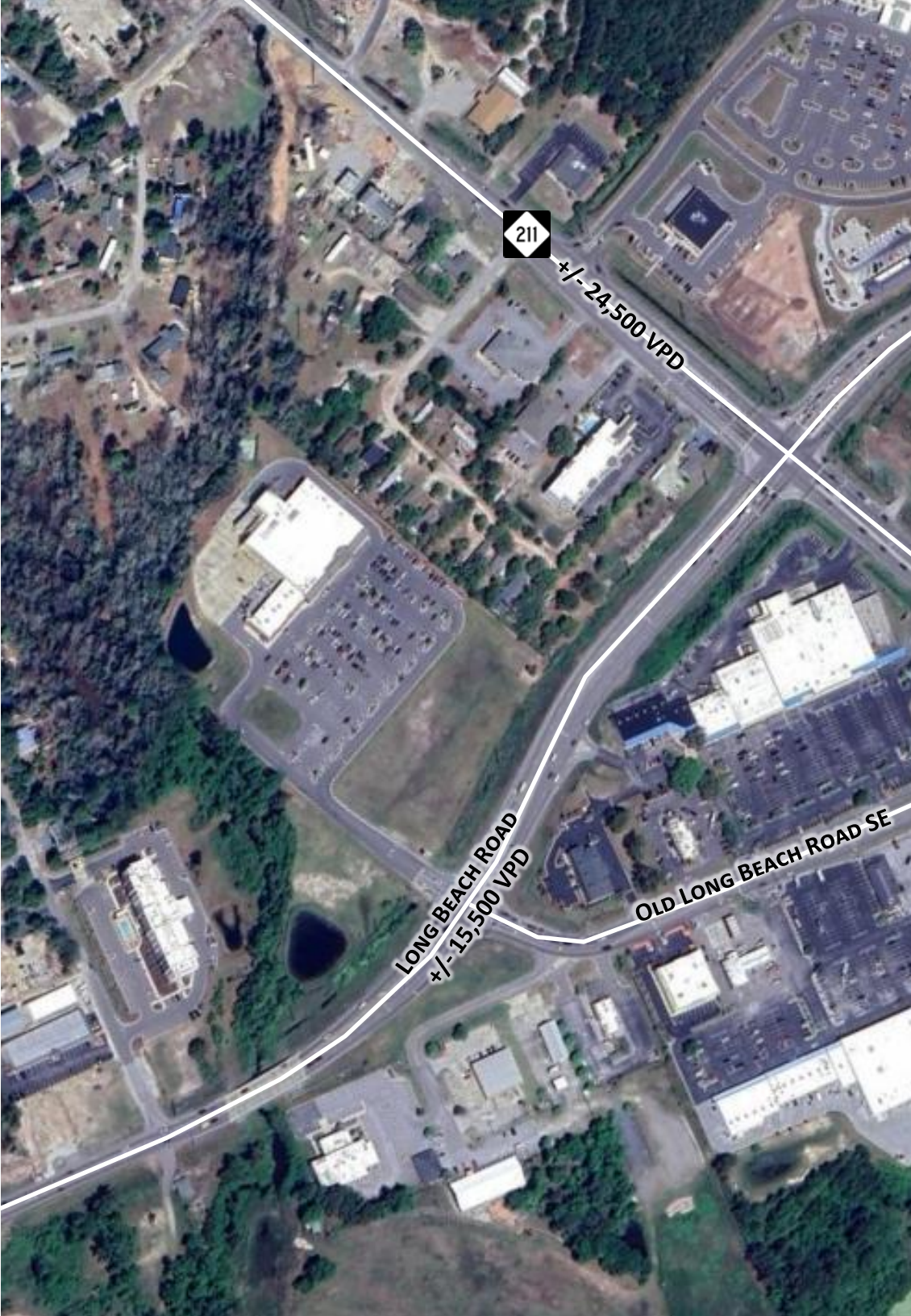


FOR SALE: ± 1.17 ACRES ZONED CLD

LONG BEACH ROAD

SOUTHPORT, NC | BRUNSWICK COUNTY

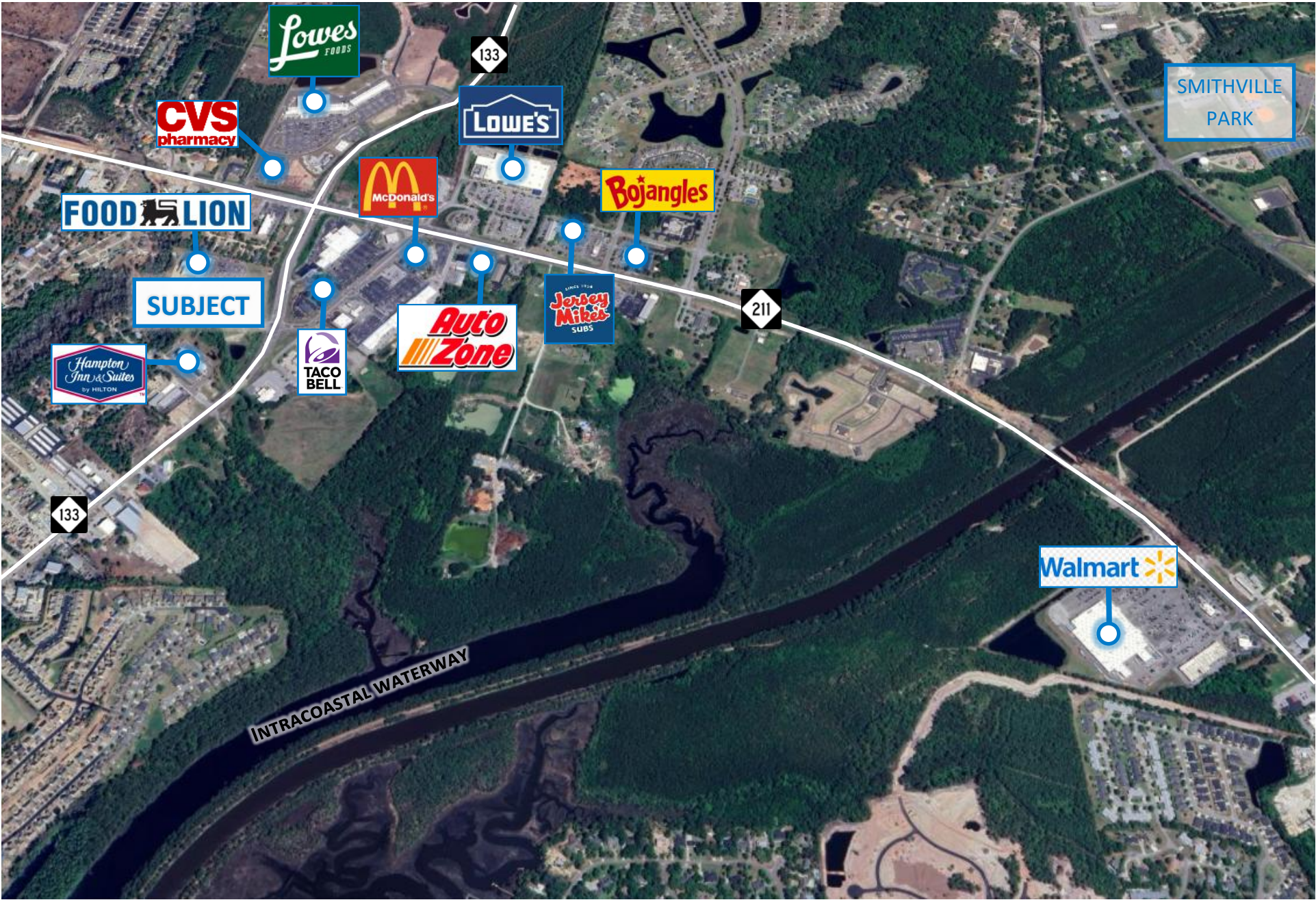




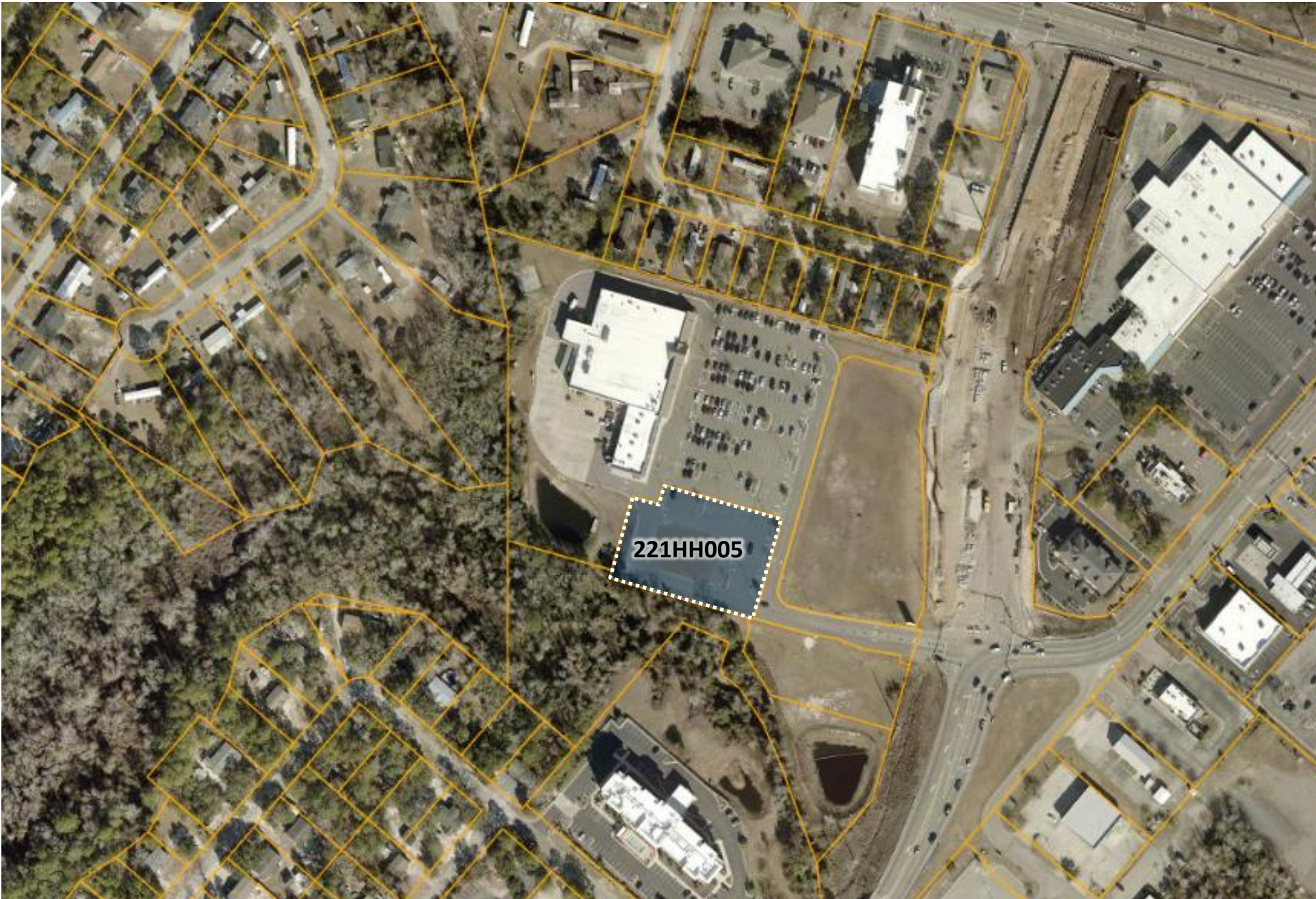
SUMMARY

LOCATION	Long Beach Road SE Southport, NC 28461 Brunswick County
PARCEL ID:	221HH005
ACREAGE	± 1.17 acres
ZONING	CLD -Commercial Low Density (Brunswick County)
PRICE	For Sale: \$950,000 For Ground Lease: \$80,000 annually
DESCRIPTION	±1.17 Acres for Sale fronting the Long Beach Crossing Shopping Center near the corner of NC Hwy 133 and Southport Supply Road SE. Please inquire for more details. Long Beach Crossing consists of 42,000 SF of retail space anchored by Food Lion. Other key tenants include Subway and UPS. Located at the lighted intersection of Long Beach Road SE and Long Beach Road Extension which features up to ±15,500 vehicles per day. St. James Plantation lies just three miles to the west of the subject property. St. James is home to over 3,500 residents. Incorporated as a town in 1999, St. James now has it's own major, Fire Department and EMS and is still a growing township.

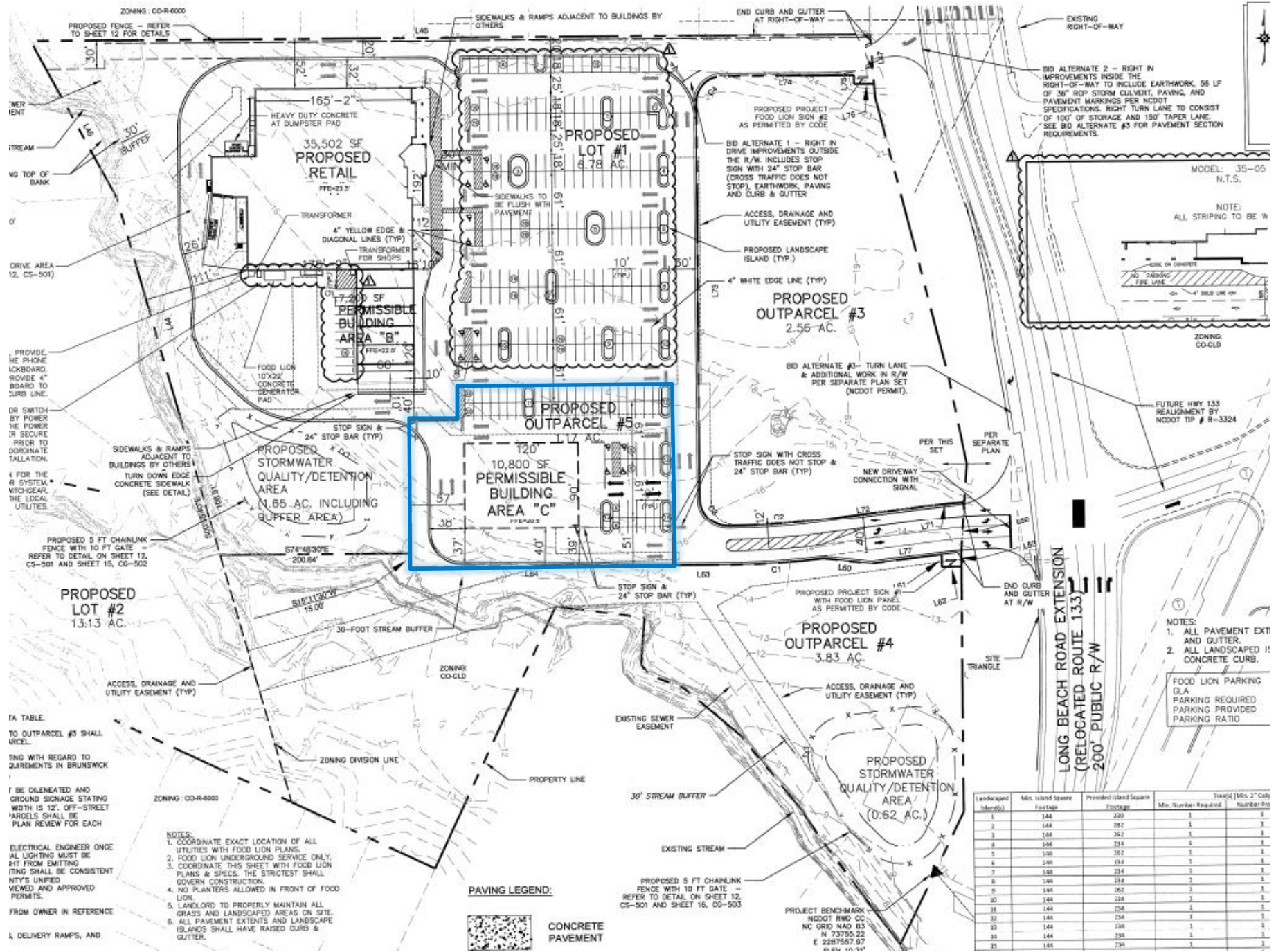
AERIAL



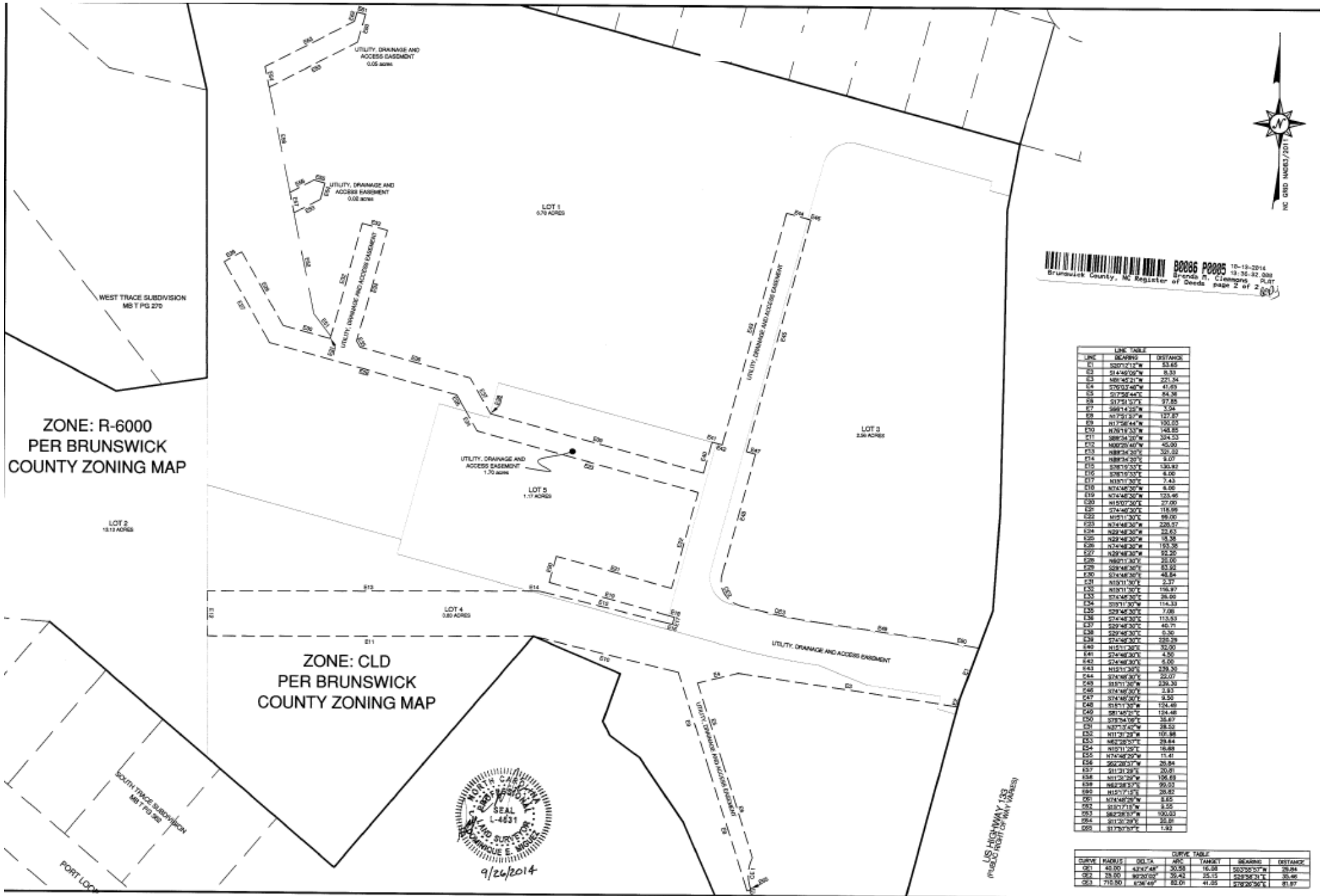
GIS AERIAL



SITE PLAN

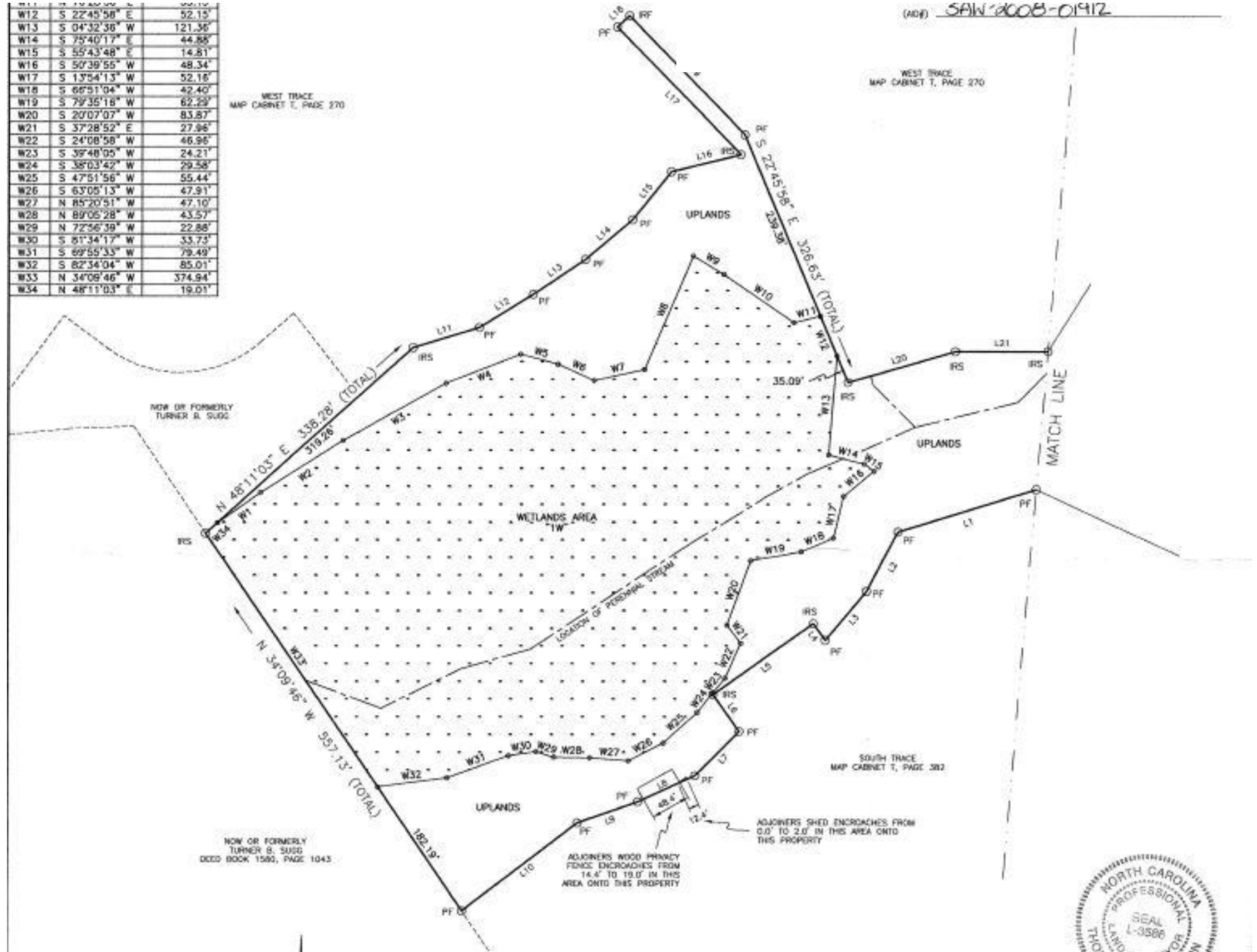


ACCESS EASEMENTS

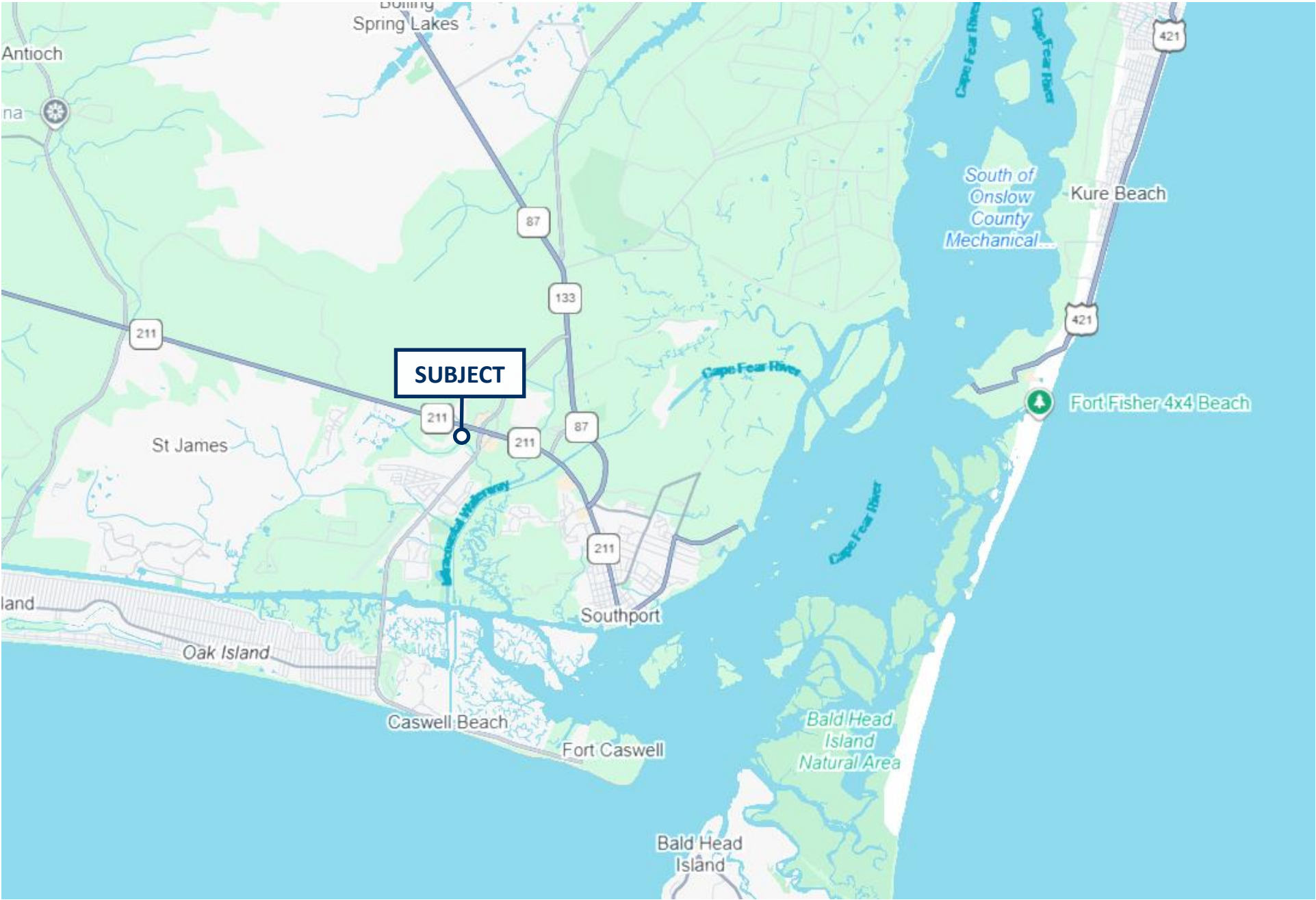


WETLANDS & UPLANDS—PARCEL 221HH002

W12	S 22°45'58" E	52.15'
W13	S 04°32'36" W	121.56'
W14	S 75°40'17" E	44.88'
W15	S 55°43'48" E	14.81'
W16	S 50°39'55" W	48.34'
W17	S 1°54'13" W	52.16'
W18	S 66°51'04" W	42.40'
W19	S 79°35'18" W	62.29'
W20	S 20°07'07" W	83.87'
W21	S 37°28'52" E	27.96'
W22	S 24°08'58" W	46.96'
W23	S 39°48'05" W	24.21'
W24	S 38°03'42" W	29.58'
W25	S 47°51'56" W	55.44'
W26	S 63°05'13" W	47.91'
W27	N 85°20'51" W	47.10'
W28	N 89°05'28" W	43.57'
W29	N 72°56'39" W	22.88'
W30	S 81°34'17" W	33.73'
W31	S 69°55'33" W	79.49'
W32	S 82°34'04" W	85.01'
W33	N 34°09'46" W	374.94'
W34	N 48°11'03" E	19.01'



LOCATION MAP





HOWARD COUPLAND, CCIM

Senior Vice President

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910.617.1458 direct

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