

NOW PRE-LEASING • SURF CITY, NORTH CAROLINA

SUGAR CREEK RETAIL CENTER

Retail, Restaurant & Professional Leasing Opportunities

13900 NC Highway 50 • Surf City, NC 28445



39,300

TOTAL SF

24

RETAIL UNITS

59%

PRE-LEASED

2027

DELIVERY

A new two-story mixed-use center on Topsail Island's primary commercial corridor — a curated lineup of restaurants, fitness, retail, and professional services, plus a stand-alone drive-thru building, with pad-ready visibility on NC Highway 50.

DEVELOPED BY

Sugar Creek MC LLC

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LEASING

Teresa Batts Real Estate

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PROPERTY OVERVIEW

A Coastal Retail Destination

Sugar Creek Retail Center is a ground-up, two-story mixed-use development on NC Highway 50 in the heart of Surf City — the year-round commercial hub of Topsail Island. The center pairs a 33,800 SF main building of 24 demisable retail units with a stand-alone, drive-thru-capable building, all positioned on a high-visibility corridor carrying roughly 22,000 vehicles per day. With covered walkways, ocean-air decks and patios, elevator access, and ample built-out parking, it is designed to serve both a fast-growing resident base and Topsail Island's heavy seasonal visitor traffic.

It is the only new two-story mixed-use retail center in Surf City, and pre-leasing is approaching 60% with a strong slate of local and regional tenants. Remaining inline suites, second-floor spaces, and the stand-alone building are available now for the 2027 opening.

ADDRESS 13900 NC Highway 50 Surf City, NC 28445 Pender County • Topsail Island	LEASE RATE \$30–\$34 PSF, NNN Cold shell to warm vanilla box, by floor \$4.00 PSF CAM • 3% annual escalation
BUILDINGS ~39,300 SF Total Main building — 33,800 SF / 24 units Building #1 — 5,500 SF stand-alone, drive-thru capable	DELIVERY Mid-2027 Construction start Sept 2026 Certificate of Occupancy June 2027
UNIT SIZES 1,200 – 1,750 SF Inline & endcap suites, combinable into larger blocks up to ~5,100 SF	PARKING & ACCESS 248 Spaces On a ±4.11-acre site • covered walkways, decks/ patios, elevator; direct NC-50 frontage

WHY SUGAR CREEK

Only new two-story center No directly comparable new retail product in Surf City.	Proven tenant momentum 9 committed concepts across both floors before delivery.	Shape your own space Warm-vanilla-box delivery lets early tenants influence layout.
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A FIRST LOOK

Architectural Renderings

A preview of the main building — clean coastal architecture with covered walkways, second-floor balconies and decks, and landscaped breezeways, fronting NC Highway 50.



Rear elevation — second-floor balconies & exterior stair



Front elevation — covered walkway & colonnade



Covered breezeway & landscaped entry



Second-floor covered walkway detail

Architectural renderings of the main building; final finishes, colors, and landscaping are subject to change.

AVAILABILITY & LEASE RATES

Spaces Available Now

UNIT	FLOOR	TYPE	SIZE	NOTES
Unit 104	1st Floor	Inline	1,400 SF	Near The Butcher's Table & the main entry
Unit 105	1st Floor	Inline	1,400 SF	By the central foyer; pairs with 106 for 3,150 SF
Unit 106	1st Floor	Endcap	1,750 SF	Endcap at the foyer — former breakfast space
Unit 108	1st Floor	Inline	1,400 SF	Adjacent to Little Locals boutique
Unit 110	1st Floor	Inline	1,400 SF	Combines with 111 for 2,800 SF
Unit 111	1st Floor	Inline	1,400 SF	Combines with 110 for 2,800 SF
Unit 207	2nd Floor	Endcap	1,500 SF	Beside Rizzo & Blackburn / Primis Mortgage
Unit 208	2nd Floor	Inline	1,200 SF	207–209 combine for a 3,900 SF block
Unit 209	2nd Floor	Inline	1,200 SF	Contiguous professional-services corridor
Unit 210	2nd Floor	Inline	1,200 SF	207–210 combine for 5,100 SF
Total available — main building			13,850 SF	10 suites • combinable
Building #1	Stand-alone	Drive-thru	up to 5,500 SF	Pad-ready • divisible

DELIVERY OPTIONS & FLOOR RATES

FIRST FLOOR (GROUND)

OPTION A — COLD DARK SHELL

\$32.00 PSF, NNN

Unfinished shell; tenant completes the full interior buildout.

OPTION B — WARM VANILLA BOX

\$34.00 PSF, NNN

Demised & finished to a vanilla-box standard; shape your own layout.

SECOND FLOOR (UPSTAIRS) — \$2.00 PSF BELOW THE GROUND FLOOR

OPTION A — COLD DARK SHELL

\$30.00 PSF, NNN

Same delivery as the ground floor, at the upper-level rate.

OPTION B — WARM VANILLA BOX

\$32.00 PSF, NNN

Finished to a vanilla-box standard, at the upper-level rate.

All rates are NNN. \$4.00 PSF CAM • 3% annual escalation • 5- or 10-year term. Utility-connection options and all-in effective rents are on the following page.

LEASE RATE SHEET

Exact Rates by Floor & Buildout

All space is leased triple-net (NNN). Ground-floor space carries a \$2.00 PSF premium over the second floor at each buildout level. CAM (\$4.00 PSF) and the 3% annual escalation apply to every option below.

BASE RENTAL RATES

BUILDOUT LEVEL	FIRST FLOOR (GROUND)	SECOND FLOOR (UPSTAIRS)
Cold Dark Shell	\$32.00 PSF, NNN	\$30.00 PSF, NNN
Warm Vanilla Box	\$34.00 PSF, NNN	\$32.00 PSF, NNN

UTILITY CONNECTION (SAME ON BOTH FLOORS)

The water/utility connection is \$12,500 per unit. The Landlord covers it and recovers it through the rent on the schedule below. A tenant electing to fund its own connection stays at the base rate.

LEASE TERM	RENT ADD-ON (LANDLORD PAYS CONNECTION)
10-Year Lease	+ \$1.00 PSF
5-Year Lease	+ \$2.00 PSF

EFFECTIVE RENT — ALL-IN BASE, PSF (NNN)

SCENARIO	1ST FL · 5-YR	1ST FL · 10-YR	2ND FL · 5-YR	2ND FL · 10-YR
Cold Dark Shell — base	\$32.00	\$32.00	\$30.00	\$30.00
Cold Dark Shell + LL utility	\$34.00	\$33.00	\$32.00	\$31.00
Warm Vanilla Box — base	\$34.00	\$34.00	\$32.00	\$32.00
Warm Vanilla Box + LL utility	\$36.00	\$35.00	\$34.00	\$33.00

Figures above are base rent and exclude CAM. CAM (\$4.00 PSF/yr) and the 3% annual escalation are additional and apply to every option. Building #1 (stand-alone) follows the first-floor rate.

THE TENANT LINEUP

Committed & In Place

Nine concepts are already committed across both floors — a built-in mix of dining, fitness, retail, and professional services that drives cross-traffic from day one. New tenants join an established, complementary roster rather than an empty building.

FIRST FLOOR

TENANT	CONCEPT	UNITS	SIZE
The Butcher's Table	Restaurant & Organic Butcher Shop	101–103	4,550 SF
Confluence Hospitality	Breakfast Restaurant	107	1,750 SF
Little Locals	Children's Boutique	109	1,400 SF
Ledo's Pizza	Restaurant	112	1,750 SF

SECOND FLOOR

TENANT	CONCEPT	UNITS	SIZE
Paradise Pilates	Fitness & Wellness	201–203	3,900 SF
Dry Surf & Sand	Lifestyle Retail	204	1,200 SF
Primis Mortgage	Financial Services	205	1,200 SF
Rizzo & Blackburn	Law Firm — newly signed	206	1,500 SF
Sip Tiki Bar	Bar & Lounge w/ Balcony	211–212	2,700 SF

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COMMITTED CONCEPTS

4

FOOD & BEVERAGE

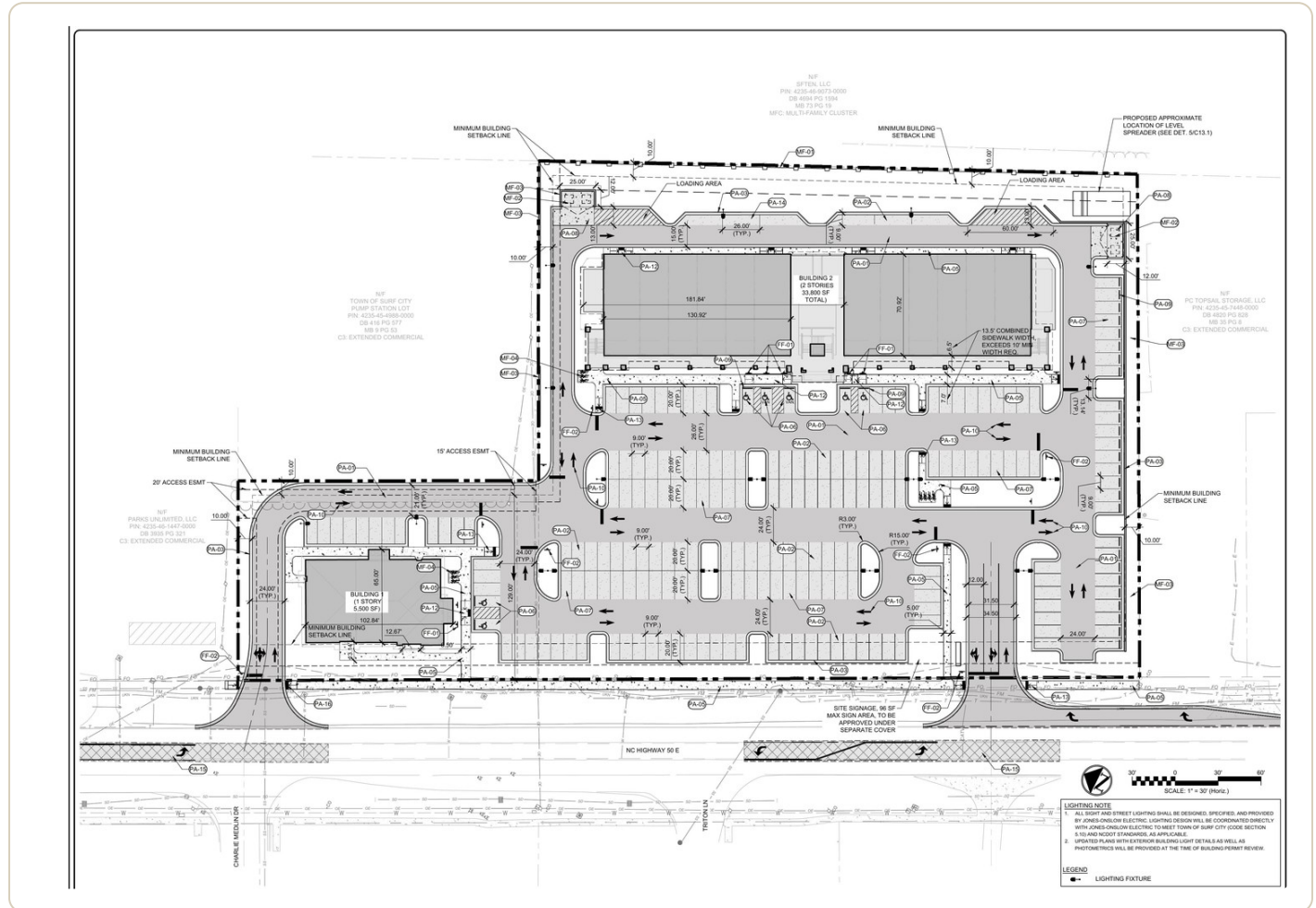
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RETAIL / SERVICE / FITNESS

STAND-ALONE OPPORTUNITY

Building #1 — Drive-Thru Capable

Set apart from the main building, Building #1 is a pad-ready, stand-alone structure of up to 5,500 SF with a drive-thru-capable lane — ideal for a coffee or beverage concept, quick-service restaurant, medical or specialty user, or an education/academy program seeking its own identity and a safe, covered drop-off lane. The space is divisible, with a minimum demise around 1,200–2,000 SF, allowing a single anchor or an anchor-plus-co-tenant configuration.



Site plan — Building #1 (left) stands apart from the main building, with 248 on-site parking spaces across the ±4.11-acre site.

5,500

MAX SF

Drive-Thru

CAPABLE LANE

1,200+

DIVISIBLE SF

Lease / BTS

OR GROUND LEASE

CONFIGURATIONS

Single anchor — one tenant takes the full 5,500 SF with the drive-thru lane. **Anchor + co-tenant** — a drive-thru anchor on a 1,200–2,000 SF minimum with a compatible co-tenant on the balance.

Offered for lease, build-to-suit, or ground lease. Same lease rates and terms as the main building apply; contact the leasing team to discuss the right structure.

AREA & LOCATION

Topsail Island's Commercial Hub

Sugar Creek sits directly on NC Highway 50 — the main artery onto Topsail Island and the route every resident and visitor travels to reach Surf City's beaches, piers, and waterfront. Surf City is the island's central hub for dining, shopping, and services, drawing from a fast-growing year-round population and a heavy March–September tourist season that lifts nearly every local business.

~22,000

VEHICLES / DAY ON NC-50

4 min

TO THE BEACH

38 min

TO WILMINGTON

Mar–Sep

PEAK TOURIST SEASON

TRADE AREA

Anchored by Surf City and the Topsail towns — North Topsail Beach, Topsail Beach, Holly Ridge, Hampstead, and Sneads Ferry — the trade area blends affluent coastal residents, second-home owners, and a large seasonal visitor base. Camp Lejeune and Jacksonville lie just up the coast.

DAILY-NEEDS DEMAND

A growing residential base needs restaurants, fitness, boutique retail, and professional services year-round — while summer visitors add peak-season volume. Sugar Creek's mix is built to capture both.

RIGHT IN THE THICK OF IT

Sugar Creek sits at the NC-50 stoplight beside a Publix-anchored center, directly across from Salty Turtle Beer Co. and Tritons Village Shopping Center, with D.R. Horton's Waterside community completing directly behind. Nearby anchors include Publix, Harris Teeter, Lowe's, Walmart, Starbucks, Bojangles, Jersey Mike's, Petco, Dollar Tree, and Cape Fear Community College.

DRIVE TIMES

Topsail Island beaches — 4 min
Sneads Ferry — 15 min

US-17 — 8 min
Jacksonville — 32 min

Hampstead — 20 min
Wilmington — 38 min

MARKET OVERVIEW

A Fast-Growing Coastal Market

+38.7%

SURF CITY GROWTH
SINCE 2020

~5%

ANNUAL POP.
GROWTH

68,500+

PENDER COUNTY
POP.

~\$81K

MEDIAN HH INCOME

Among NC's fastest-growing areas

Surf City has grown nearly 39% since the 2020 census and continues to expand at roughly 5% a year — one of the steepest curves on the North Carolina coast. Pender County, part of the Wilmington metro, is consistently ranked among the state's fastest-growing counties, and South Carolina-to-Carolinas in-migration trends continue to push new residents into the region.

A two-season customer base

Topsail Island is a family-friendly beach destination whose visitor season runs from spring through early fall, when virtually all area businesses see meaningful revenue lifts. Surf City is the island's primary place to eat, shop, and run errands — so retail here is fed by both a permanent, higher-income resident base and a large seasonal influx.

THE TAKEAWAY

More residents, higher incomes, and steady tourism — with no comparable new retail center in town. Sugar Creek is positioned to capture demand that currently leaks to Hampstead and Wilmington, on the corridor everyone already drives.

Sources: U.S. Census Bureau & World Population Review (Surf City, 2026 est.); Neilsberg / Pender County (2025); Point2Homes / ACS (income); Greater Topsail Area Chamber of Commerce & Tourism. Traffic volume per project Transportation Impact Analysis (Davenport). Figures are estimates and may change.

CONTACT & TOUR

Let's talk about your space.

Inline suites, second-floor spaces, and the stand-alone drive-thru building are available now for the 2027 opening. Reach out to schedule a walk-through of the plans and discuss the right unit and delivery option for your business.

LEASING AGENT

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