



ARBORETUM AT
SURF CITY

FUTURE SITE OF
TOWN OF SURF CITY
TOWN HALL



THE ARBORETUM AT SURF CITY

NC HIGHWAY 210 AND NC HIGHWAY 50
HAMPSTEAD, NC 28443

OUTPARCELS FOR SALE OR LEASE
±0.69 - 1.47 ACRES

THE ARBORETUM AT SURF CITY

OUTPARCELS FOR SALE OR LEASE



PROPERTY OVERVIEW

Foundry Commercial is pleased to offer for sale or lease four remaining outparcels within the Publix-anchored Arboretum at Surf City shopping center which is located at the intersection of NC Highway 50 and NC Highway 210 in Pender County, Hampstead, NC. Parcels are fully developed, feature high visibility along NC Highway 210 and range in size between ± 0.69 to 1.47 acres.

Parcels are located with the General Business Zoning District within Pender County which allow for a broad range of retail and commercial land uses. For more information on permitted uses with the General Business District, please refer to the [Pender County Unified Development Ordinance](#).

PROPERTY FEATURES

- Great visibility on the corner of NC 50 (11,500 VPD) and NC 210 (18,500 VPD)
- Convenient location for seasonal and local traffic
- Strong tenant mix making it a one stop shop retail center
- Multiple access points bringing in traffic from all directions

SITE FEATURES

ADDRESS	2765 NC-210 East, Hampstead, NC 28443
PIN #S	4235-27-3853-0000, 4235-27-5920-0000, 4235-27-7912-0000, and a portion of 4235-28-4469-0000
ZONING	General Business (GB)
MUNICIPALITY	Pender County
UTILITIES	Municipal water and sewer
OUTPARCEL #1	<ul style="list-style-type: none">• 1.257 acres• SOLD Tidal Wave Carwash
OUTPARCEL #2	<ul style="list-style-type: none">• 0.78 acres• Sale Price: \$850,000• Lease Rate: \$82,000/year
OUTPARCEL #3	<ul style="list-style-type: none">• 0.69 acres• Sale Price: \$800,000• Lease Rate: \$77,000/year
OUTPARCEL #4	<ul style="list-style-type: none">• 1.22 acres• SOLD PETCO
OUTPARCEL #5	<ul style="list-style-type: none">• 1.02 acres• SOLD Mavis Discount Tires

For more information, please contact:

KARL HUDSON IV, CCIM
Partner, Land Services
(919) 987 1012
karl.hudson@foundrycommercial.com

JAMES MATTOX
Principal, Retail Services
(919) 576 2696
james.mattox@foundrycommercial.com

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

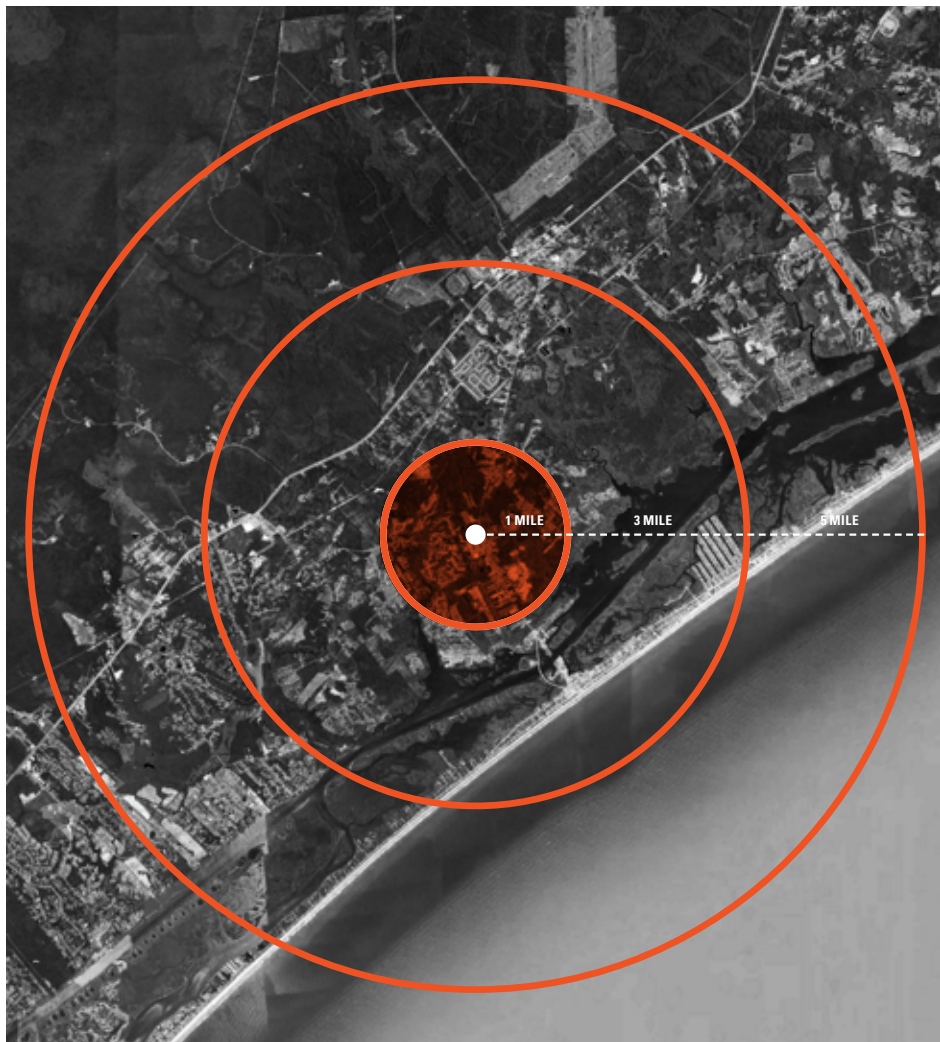
foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

THE ARBORETUM AT SURF CITY

OUTPARCELS FOR SALE OR LEASE

DEMOGRAPHICS



Despite proudly possessing a significant military presence, the military population is not included in these demographic totals. Nearby military presence includes U.S. Marine Corps, National Guard and Coast Guard.

Also, Surf City is a popular vacation destination, especially from April to October, increasing the population dramatically during the tourist season. As the commercial heart of Topsail Island, Holly Ridge, and Sneads Ferry, the first class Publix attracts the many visitors seeking this quiet and serene coastal destination with clean and uncrowded beaches.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 EST. POPULATION	1,435	8,276	16,563
2028 EST. POPULATION	1,929	10,402	19,134
EST. HH INCOME	\$63,820	\$75,956	\$81,785

TRAFFIC COUNTS	
NC HIGHWAY 50	11,500 VPD
NC HIGHWAY 210	18,500 VPD
HIGHWAY 17	23,500 VPD

For more information, please contact:

KARL HUDSON IV, CCIM
Partner, Land Services
(919) 987 1012
karl.hudson@foundrycommercial.com

JAMES MATTOX
Principal, Retail Services
(919) 576 2696
james.mattox@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDRY
COMMERCIAL
2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612
foundrycommercial.com

THE ARBORETUM AT SURF CITY

OUTPARCELS FOR SALE OR LEASE

ACCESS



For more information, please contact:

KARL HUDSON IV, CCIM
Partner, Land Services
(919) 987 1012
karl.hudson@foundrycommercial.com

JAMES MATTOX
Principal, Retail Services
(919) 576 2696
james.mattox@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

foundrycommercial.com

PLAT

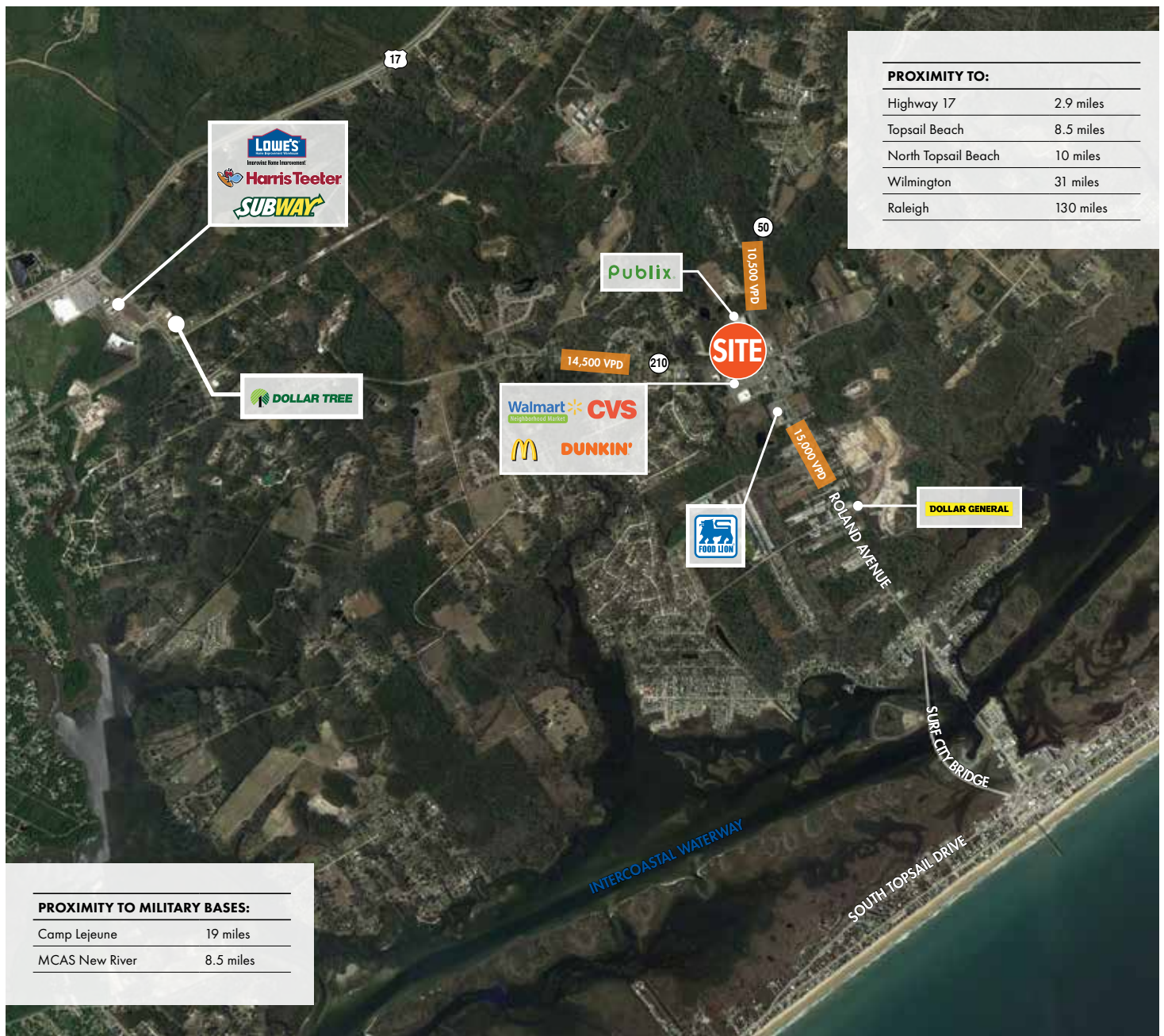


foundrycommercial.com

THE ARBORETUM AT SURF CITY

OUTPARCELS FOR SALE OR LEASE

AMENITIES AERIAL



For more information, please contact:

KARL HUDSON IV, CCIM
Partner, Land Services
(919) 987 1012
karl.hudson@foundrycommercial.com

JAMES MATTOX
Principal, Retail Services
(919) 576 2696
james.mattox@foundrycommercial.com

FOUNDRY
COMMERCIAL

2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.