



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd
Fayetteville, NC 28303
www.grantmurrayre.com



INDUSTRIAL PROPERTY FOR LEASE

THE TRADES AT WATERFORD

651-663 Shell Dr, Spring Lake, NC 28390

for more information

PATRICK MURRAY, CCIM, CLS

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NEIL GRANT

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651-663 SHELL DR, SPRING LAKE, NC 28390

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	Starting at 3,000 SF
Lease Rate:	\$14.00 SF/YR NNN
Lot Size:	1.44 Acres
Year Built:	2020
Building Size:	12,000 SF
Zoning:	M1(P)
Ceiling Height:	16' Clear
Grade-Level Door:	1x 12' Door

PROPERTY OVERVIEW

The Trades at Waterford is a newly constructed 12,000 SF flex building in Spring Lake, NC. There are four units in the building that are 3,000 SF each. Each space has 570 SF of office space, 2,200+ SF of warehouse space, one grade level 12' roll up door, one restroom, and 16' clear ceiling heights in the warehouse. Can be combined for up to 12,000 SF. Large parking area in the rear and ample room for truck traffic and turnaround.

LOCATION OVERVIEW

The building is located along the southbound side of Hwy 210 in Spring Lake, NC just five minutes from the Fort Bragg, one of the largest military installations in America. Within the immediate around there are 720 apartment units. In a three mile radius of the center there are 16,327 residents with an average household income of \$48,912 and a daytime employment population of 14,795.

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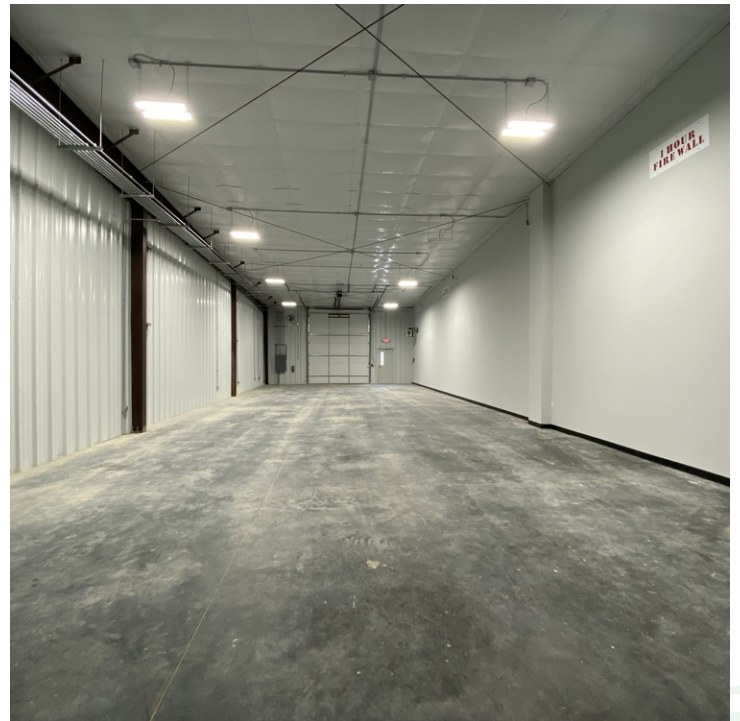
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ADDITIONAL PHOTOS



for more information

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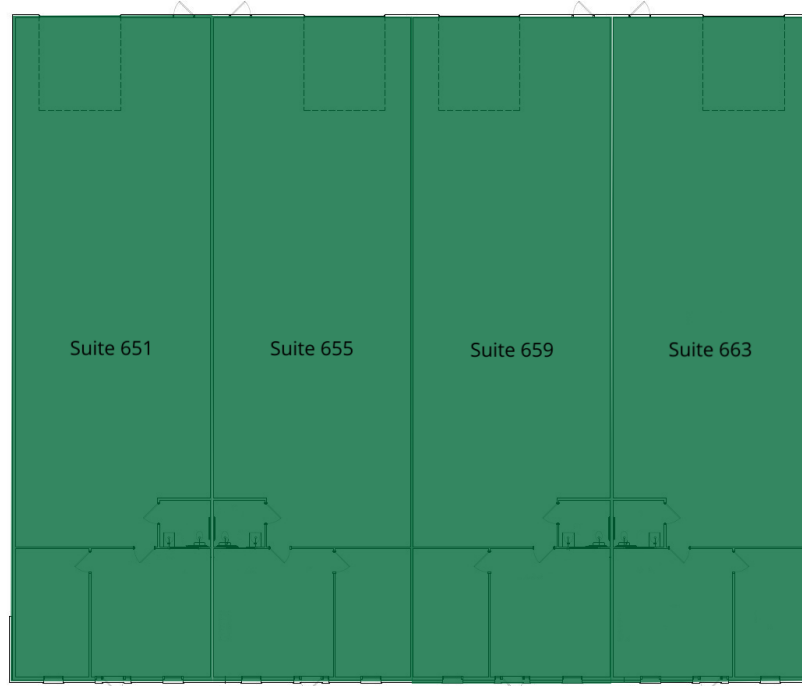
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PLANS



LEGEND

Available

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,000 SF	Lease Rate:	\$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 651	Available	3,000 SF	NNN	\$14.00 SF/yr	570 SF of office, 2,200+ SF of warehouse, one restroom, grade level roll up door
Suite 655	Available	3,000 SF	NNN	\$14.00 SF/yr	570 SF of office, 2,200+ SF of warehouse, one restroom, grade level roll up door
Suite 659	Available	3,000 SF	NNN	\$14.00 SF/yr	570 SF of office, 2,200+ SF of warehouse, one restroom, grade level roll up door
Suite 663	Available	3,000 SF	NNN	\$14.00 SF/yr	570 SF of office, 2,200+ SF of warehouse, one restroom, grade level roll up door

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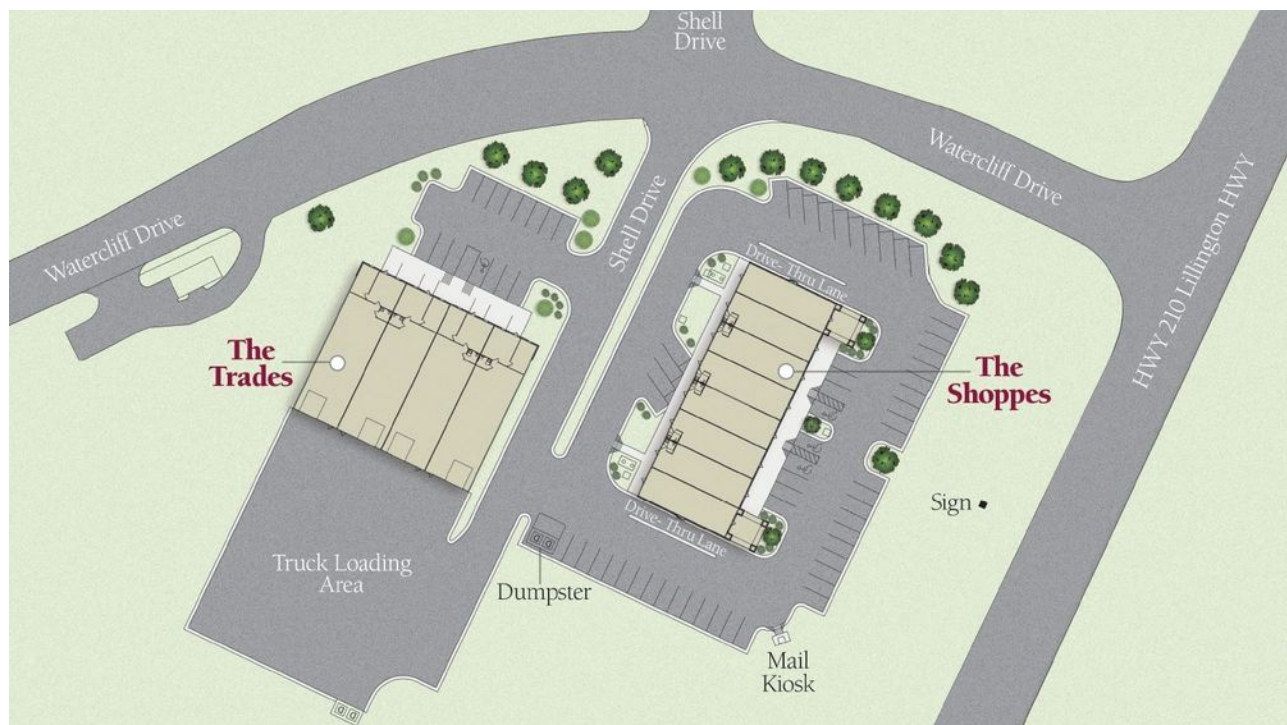
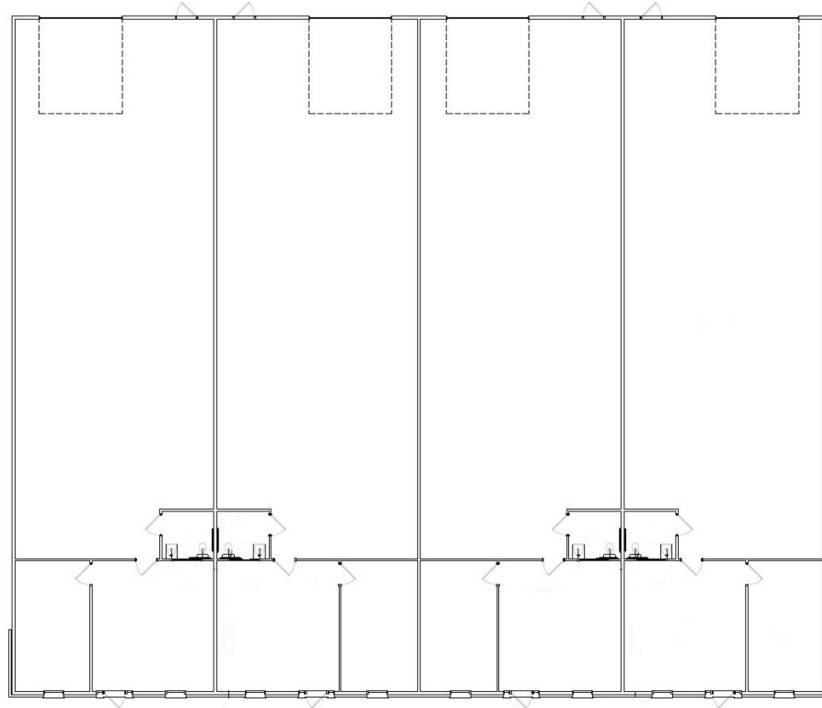
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SITE PLAN



for more information

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LOCATION MAPS



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Executive Summary

Waterford
Shell Dr, Spring Lake, North Carolina, 28390
Rings: 1, 3, 5 mile radii

Prepared by Patrick Murray, CCIM, CLS

Latitude: 35.19475
Longitude: -78.95858

	1 mile	3 miles	5 miles
Population			
2000 Population	1,482	14,276	42,576
2010 Population	1,461	15,133	39,035
2019 Population	1,652	16,327	45,078
2024 Population	1,721	16,778	46,443
2000-2010 Annual Rate	-0.14%	0.58%	-0.86%
2010-2019 Annual Rate	1.34%	0.82%	1.57%
2019-2024 Annual Rate	0.82%	0.55%	0.60%
2019 Male Population	49.1%	52.0%	55.6%
2019 Female Population	50.9%	48.0%	44.4%
2019 Median Age	30.0	27.6	25.1

In the identified area, the current year population is 45,078. In 2010, the Census count in the area was 39,035. The rate of change since 2010 was 1.57% annually. The five-year projection for the population in the area is 46,443 representing a change of 0.60% annually from 2019 to 2024. Currently, the population is 55.6% male and 44.4% female.

Median Age

The median age in this area is 30.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	41.1%	44.4%	54.2%
2019 Black Alone	41.1%	37.2%	28.5%
2019 American Indian/Alaska Native Alone	1.5%	1.2%	1.3%
2019 Asian Alone	3.0%	3.5%	3.3%
2019 Pacific Islander Alone	0.5%	0.4%	0.4%
2019 Other Race	6.2%	5.7%	5.4%
2019 Two or More Races	6.7%	7.5%	7.0%
2019 Hispanic Origin (Any Race)	16.2%	17.0%	17.1%

Persons of Hispanic origin represent 17.1% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.1 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	35	35	46
2000 Households	611	5,232	12,052
2010 Households	678	5,584	12,852
2019 Total Households	786	5,909	13,720
2024 Total Households	823	6,106	14,276
2000-2010 Annual Rate	1.05%	0.65%	0.64%
2010-2019 Annual Rate	1.61%	0.61%	0.71%
2019-2024 Annual Rate	0.92%	0.66%	0.80%
2019 Average Household Size	2.10	2.49	2.71

The household count in this area has changed from 12,852 in 2010 to 13,720 in the current year, a change of 0.71% annually. The five-year projection of households is 14,276, a change of 0.80% annually from the current year total. Average household size is currently 2.71, compared to 2.74 in the year 2010. The number of families in the current year is 9,960 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

June 10, 2020



Executive Summary

Waterford
Shell Dr, Spring Lake, North Carolina, 28390
Rings: 1, 3, 5 mile radii

Prepared by Patrick Murray, CCIM, CLS
Latitude: 35.19475
Longitude: -78.95858

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	11.4%	12.5%	18.6%
Median Household Income			
2019 Median Household Income	\$37,557	\$36,847	\$42,967
2024 Median Household Income	\$46,927	\$40,348	\$48,201
2019-2024 Annual Rate	4.56%	1.83%	2.33%
Average Household Income			
2019 Average Household Income	\$50,539	\$48,912	\$58,239
2024 Average Household Income	\$61,479	\$56,554	\$67,277
2019-2024 Annual Rate	4.00%	2.95%	2.93%
Per Capita Income			
2019 Per Capita Income	\$22,991	\$18,922	\$21,042
2024 Per Capita Income	\$28,091	\$21,718	\$23,895
2019-2024 Annual Rate	4.09%	2.79%	2.58%

Households by Income

Current median household income is \$42,967 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$48,201 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$58,239 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$67,277 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$21,042 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$23,895 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	191	177	126
2000 Total Housing Units	784	6,372	14,347
2000 Owner Occupied Housing Units	264	2,008	4,270
2000 Renter Occupied Housing Units	347	3,224	7,782
2000 Vacant Housing Units	173	1,140	2,295
2010 Total Housing Units	801	6,603	14,949
2010 Owner Occupied Housing Units	197	1,793	4,556
2010 Renter Occupied Housing Units	481	3,791	8,296
2010 Vacant Housing Units	123	1,019	2,097
2019 Total Housing Units	935	7,125	16,381
2019 Owner Occupied Housing Units	174	1,578	4,671
2019 Renter Occupied Housing Units	612	4,331	9,048
2019 Vacant Housing Units	149	1,216	2,661
2024 Total Housing Units	988	7,452	17,255
2024 Owner Occupied Housing Units	180	1,645	5,049
2024 Renter Occupied Housing Units	642	4,461	9,226
2024 Vacant Housing Units	165	1,346	2,979

Currently, 28.5% of the 16,381 housing units in the area are owner occupied; 55.2%, renter occupied; and 16.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 14,949 housing units in the area - 30.5% owner occupied, 55.5% renter occupied, and 14.0% vacant. The annual rate of change in housing units since 2010 is 4.15%. Median home value in the area is \$162,977, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.00% annually to \$179,904.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

June 10, 2020

APPLY NOW!

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Patrick Murray



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Grant-Murray Real Estate, LLC

License # 231098

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- Background Check
- Eviction Report



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