

1100 TOWN LAKE DRIVE

Leland, NC



Available for Lease

HIGHLIGHTS

- **3,773 SF**
- **Former SunTrust Branch with Drive-Through**
- **48,500 VPD on Ocean Highway East**
- **Adjacent to Walmart Supercenter**
- **Hard corner of a signalized intersection**



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	4,157	28,012	40,654
Households	1,858	12,205	17,911
Avg HH Income	\$66,544	\$71,750	\$69,205
Employees	2,037	5,736	11,676



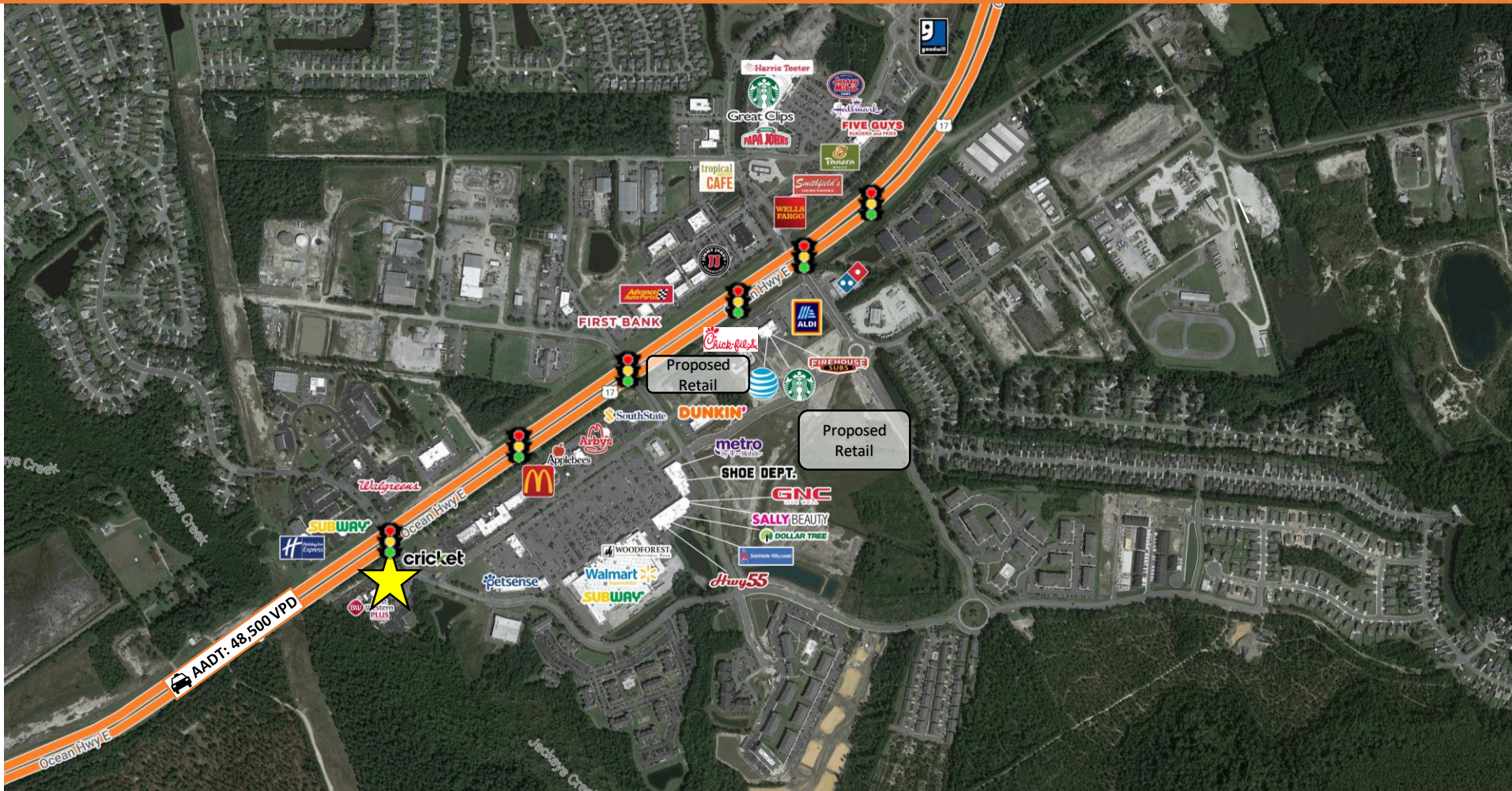
Steve Ellis | Steve@BellCommercial.net | 336.209.5262

Henry Carrison | Henry@BellCommercial.net | 336.451.5949

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HIGH LEVEL AERIAL

1100 Town Lake Drive | Leland, NC

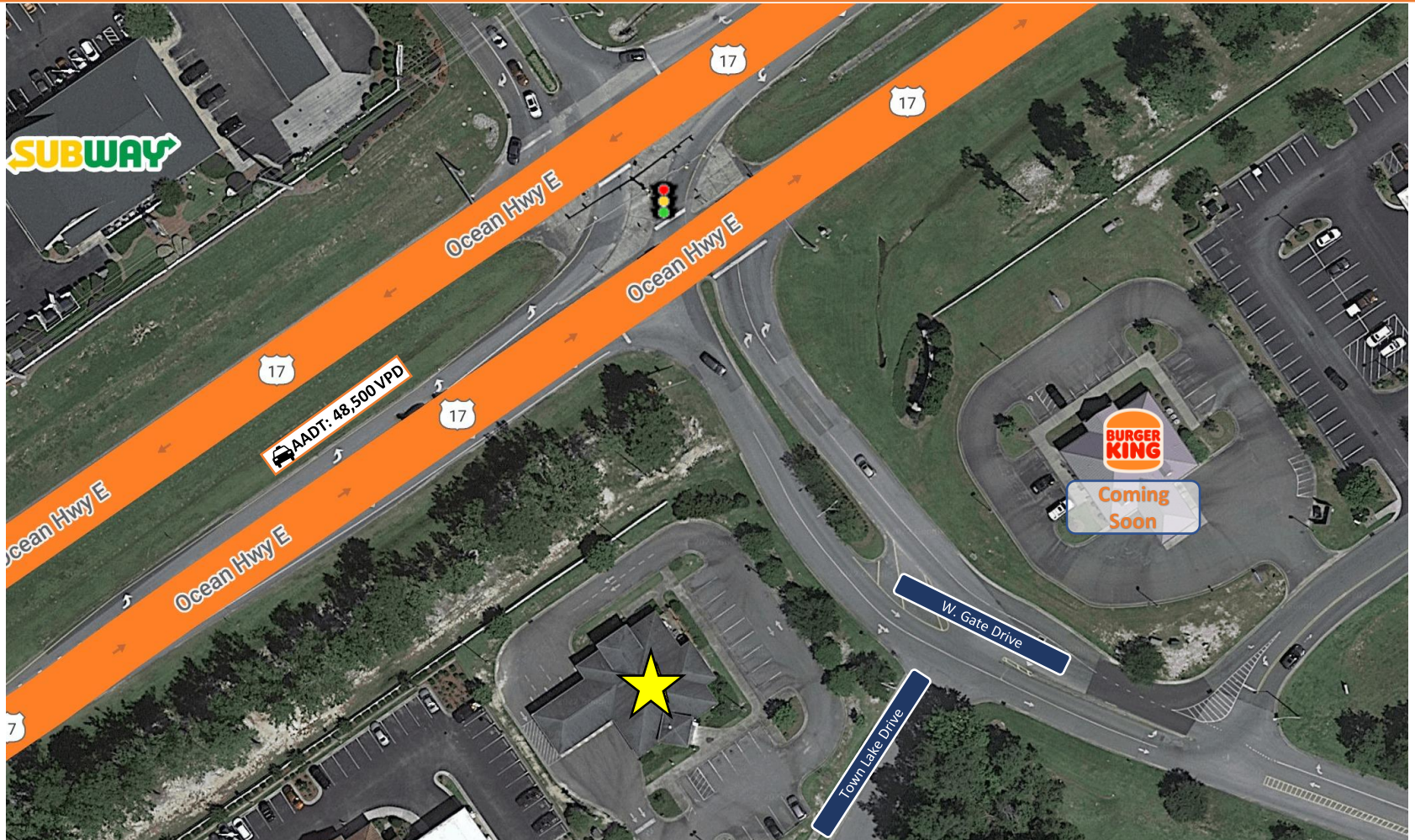


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LOW LEVEL AERIAL

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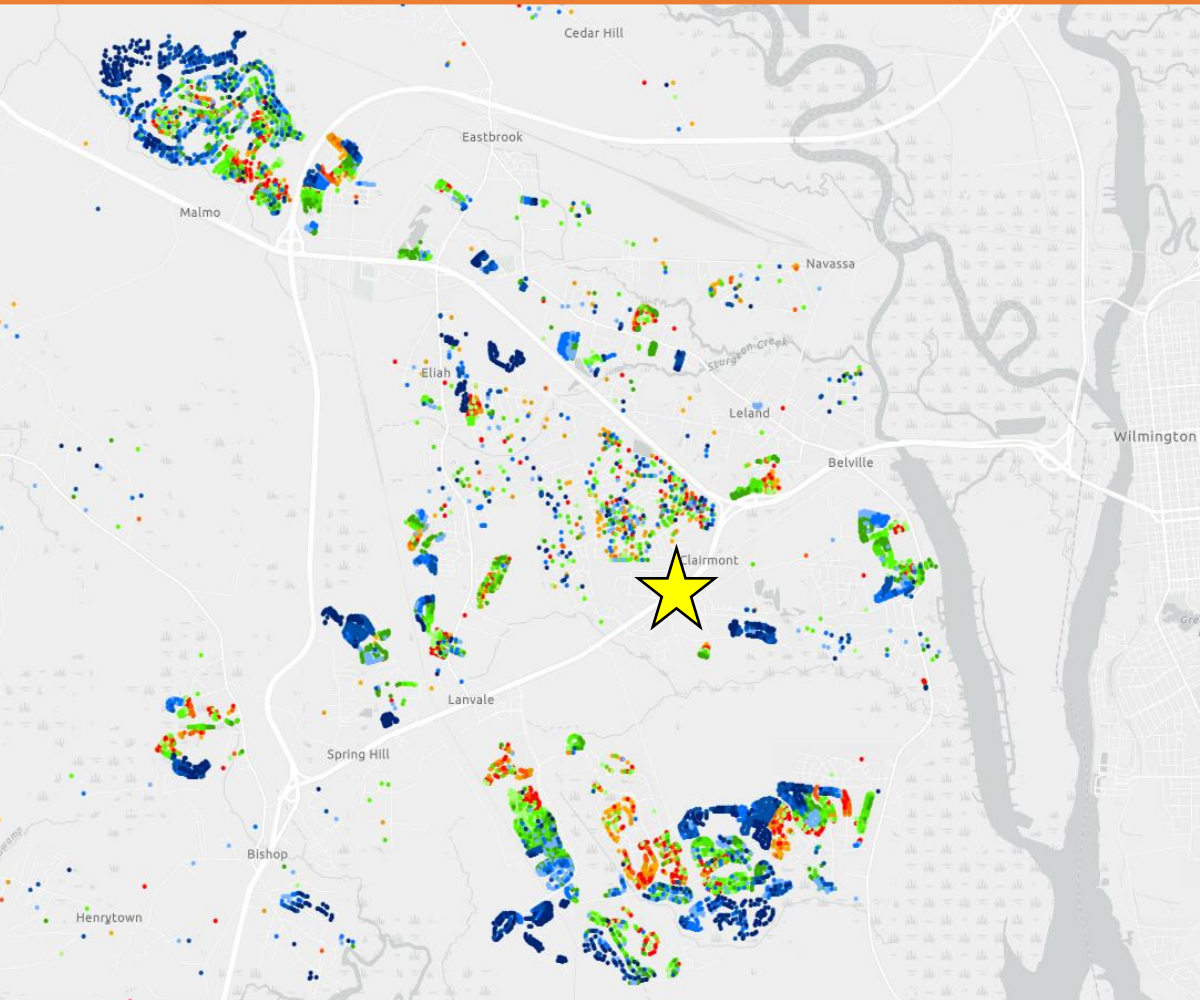


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RESIDENTIAL DEVELOPMENT

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[Brunswick creates 'Blueprint' for expected massive growth](#)

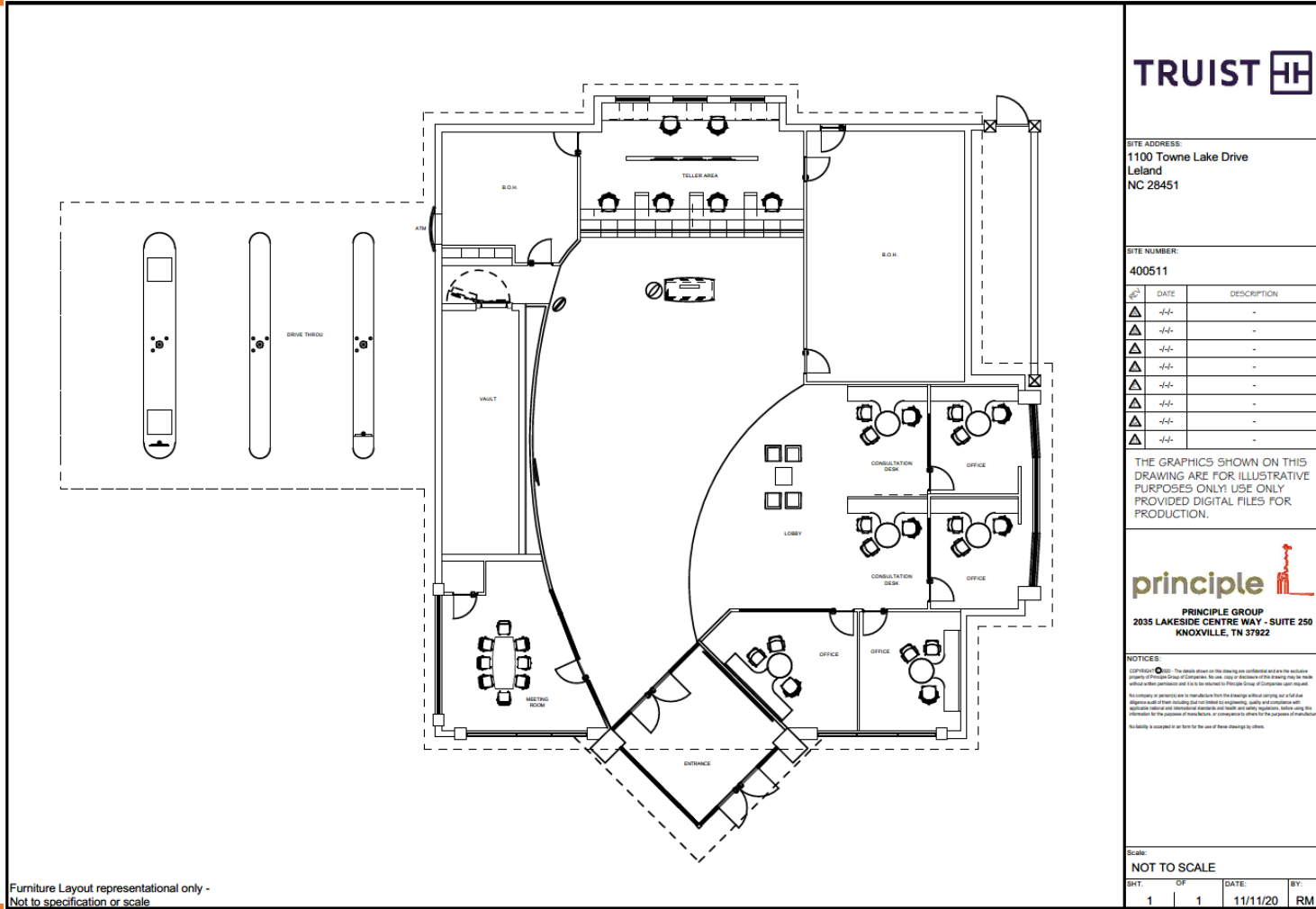
Since 2000, the population of Brunswick County has increased by 118% from 73,717 in 2000 to 160,640 in 2022. The county's population is projected to increase another 44% over the next 20 years.

[Brunswick County ranked as fastest growing county in North Carolina and one of the fastest growing counties in the entire country.](#)

A significant portion of this growth over the last few years has come from the Leland area.

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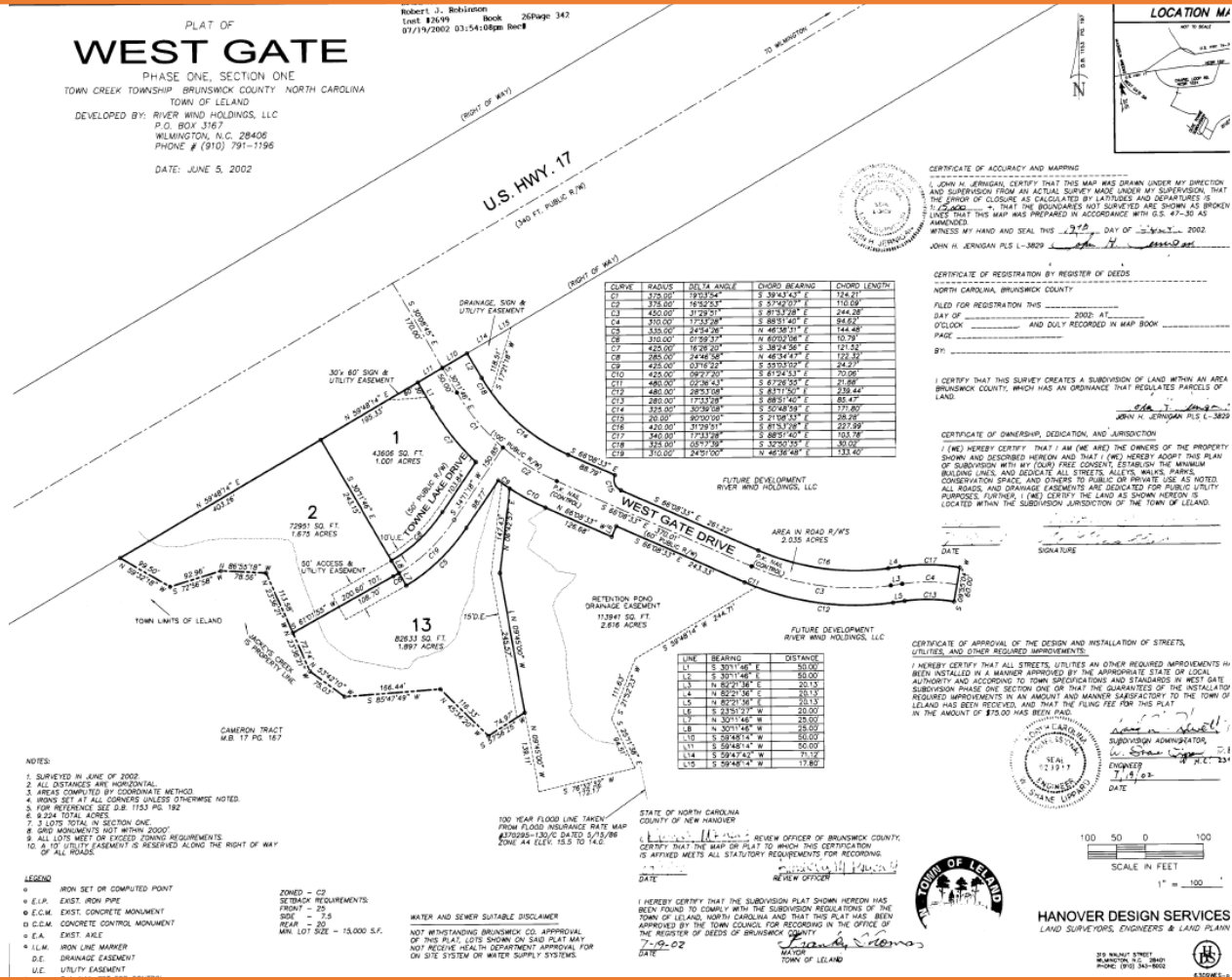
PLAT

1100 Town Lake Drive

Leland, NC

PLAT OF
WEST GATE
PHASE ONE, SECTION ONE
TOWN CREEK TOWNSHIP, BRUNSWICK COUNTY, NORTH CAROLINA
TOWN OF LELAND
DEVELOPED BY: RIVER WIND HOLDINGS, LLC
P.O. BOX 3167
WILMINGTON, N.C. 28406
PHONE # (910) 791-1196
DATE: JUNE 5, 2002

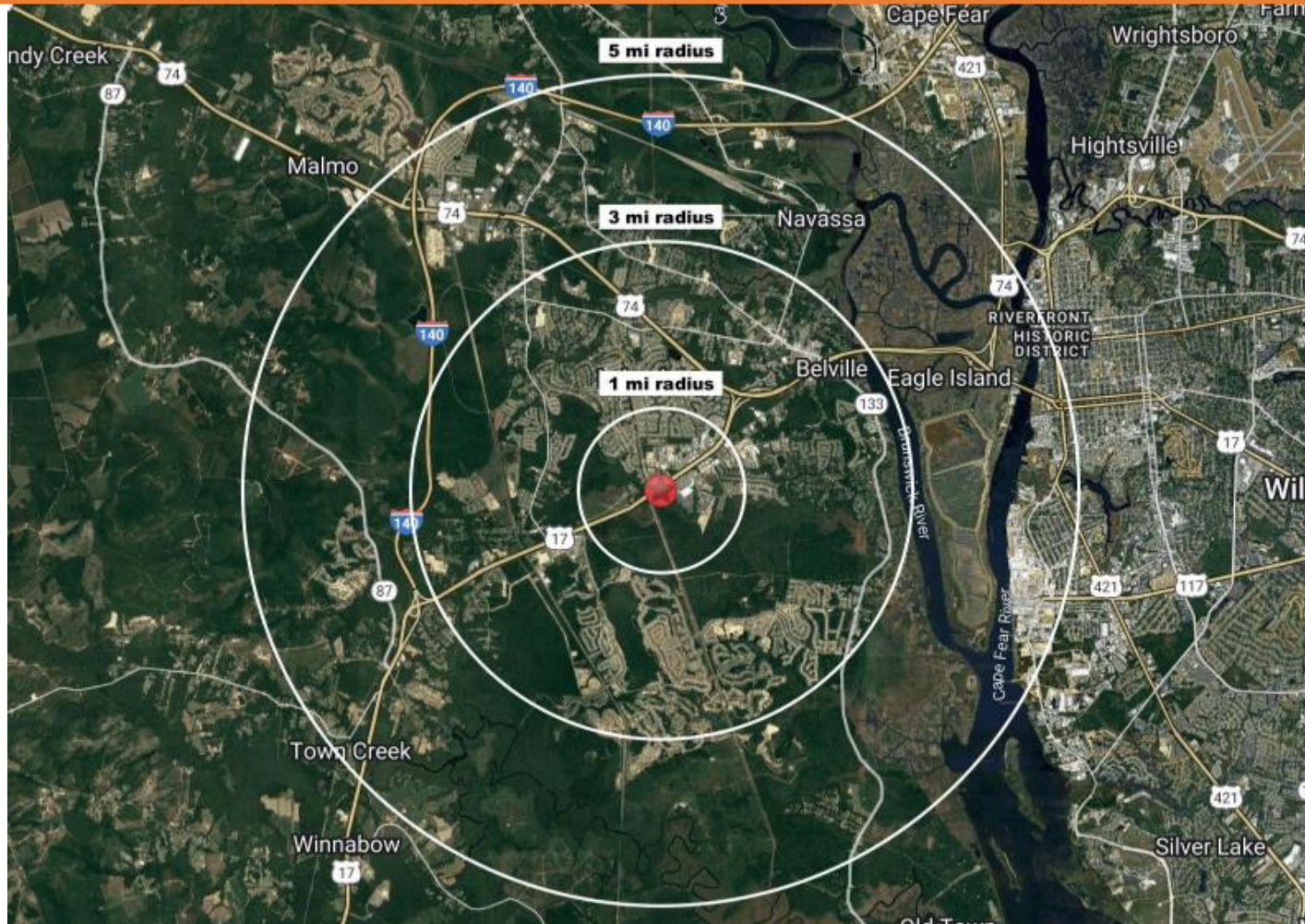
Robert J. Robinson
Linet #26-99 Book 26 Page 342
07/19/2002 03:54:08pm Rec#



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DEMOGRAPHIC RADIUS MAP

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1, 3 & 5-MILE DEMOGRAPHICS

1100 Town Lake Drive | Leland, NC



1100 Town Lake Drive New Bern, NC

1 mi 3 mi 5 mi

POPULATION

Population			
2021 Estimated Population	4,157	28,012	40,654
2026 Projected Population	5,699	38,173	53,415
2020 Census Population	3,661	26,626	40,544
2010 Census Population	2,353	16,402	26,684
Projected Annual Growth 2021 to 2026	7.4%	7.3%	6.3%
Historical Annual Growth 2010 to 2021	7.0%	6.4%	4.8%

HOUSEHOLDS

Households			
2021 Estimated Households	1,858	12,205	17,911
2026 Projected Households	2,545	16,759	23,760
2020 Census Households	1,671	11,569	17,809
2010 Census Households	1,032	6,818	11,264
Projected Annual Growth 2021 to 2026	7.4%	7.5%	6.5%
Historical Annual Growth 2010 to 2021	1.0%	0.5%	-

AGE

Age			
2021 Est. Population Under 10 Years	10.2%	10.2%	10.3%
2021 Est. Population 10 to 19 Years	8.1%	8.6%	9.1%
2021 Est. Population 20 to 29 Years	11.1%	11.1%	12.4%
2021 Est. Population 30 to 44 Years	19.5%	18.4%	18.9%
2021 Est. Population 45 to 59 Years	17.0%	17.9%	17.9%
2021 Est. Population 60 to 74 Years	26.1%	24.9%	22.9%
2021 Est. Population 75 Years or Over	8.0%	8.8%	8.5%
2021 Est. Median Age	46.0	45.9	43.9

1100 Town Lake Drive New Bern, NC

1 mi 3 mi 5 mi

MARITAL STATUS

Marital Status & Gender			
2021 Est. Male Population	47.7%	47.5%	47.7%
2021 Est. Female Population	52.3%	52.5%	52.3%
2021 Est. Never Married	22.4%	23.3%	26.4%
2021 Est. Now Married	53.5%	56.9%	53.2%
2021 Est. Separated or Divorced	19.3%	14.6%	15.2%
2021 Est. Widowed	4.7%	5.1%	5.2%

INCOME

Income			
2021 Est. HH Income \$200,000 or More	2.7%	5.2%	4.5%
2021 Est. HH Income \$150,000 to \$199,999	7.9%	6.2%	5.0%
2021 Est. HH Income \$100,000 to \$149,999	18.4%	19.7%	17.3%
2021 Est. HH Income \$75,000 to \$99,999	15.5%	16.6%	15.7%
2021 Est. HH Income \$50,000 to \$74,999	24.0%	21.4%	20.9%
2021 Est. HH Income \$35,000 to \$49,999	11.6%	9.6%	11.0%
2021 Est. HH Income \$25,000 to \$34,999	8.3%	6.8%	7.2%
2021 Est. HH Income \$15,000 to \$24,999	5.7%	5.9%	6.7%
2021 Est. HH Income Under \$15,000	5.9%	8.6%	11.7%
2021 Est. Average Household Income	\$66,544	\$71,750	\$69,205
2021 Est. Median Household Income	\$68,759	\$72,682	\$66,295
2021 Est. Per Capita Income	\$29,755	\$31,359	\$30,580

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