

5639 SOUTH HIGHWAY 41

Wallace, NC 28466

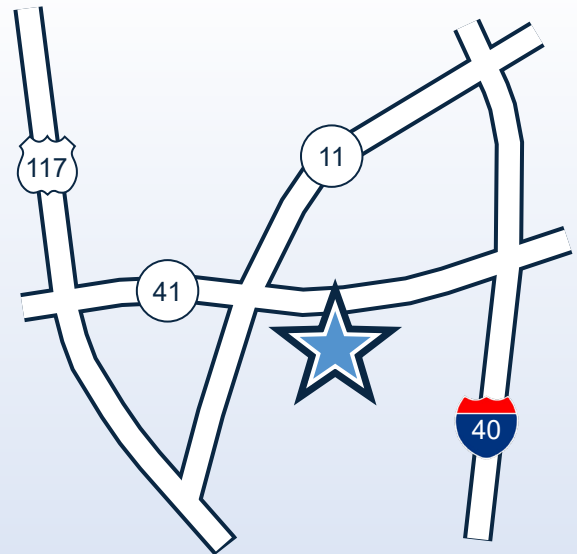
FOR LEASE



Preleasing Retail Space in Wallace, North Carolina

HIGHLIGHTS

- 5,439 SF of retail space available
- Site is in the Hwy 41 retail corridor which is the retail heart of Duplin County
- Suite delivery will be "Cold dark shell" with TIA available
- Attractive TI package for good credit tenants
- Rent \$30/SF
- TICAM estimate \$5.50/SF



Bryce Davis

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Troy Demers, CCIM

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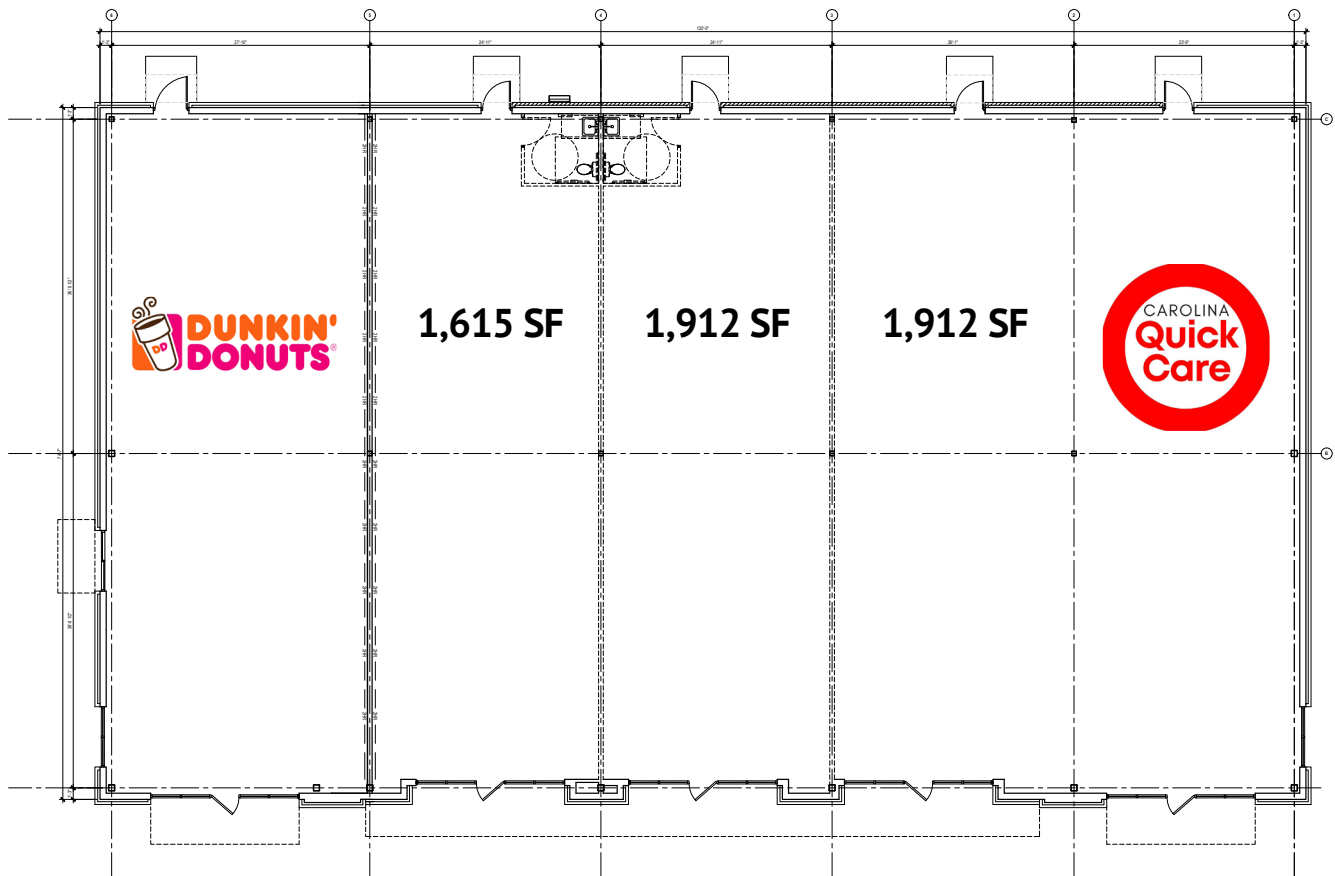
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PROPERTY INFORMATION

Property Size:	9,880 SF	Parking:	40 Spaces (Planned)
Land Size:	1.36 Acres	Parking Ratio:	4/1,000 SF
Available:	1,615 - 5,439 SF	Rental Rate:	\$30-\$32/SF NNN
Property Type:	Retail	TICAM:	\$5.50
Zoned:	HB (Highway Business)	Lease Term:	5-10 Year Terms Preferred



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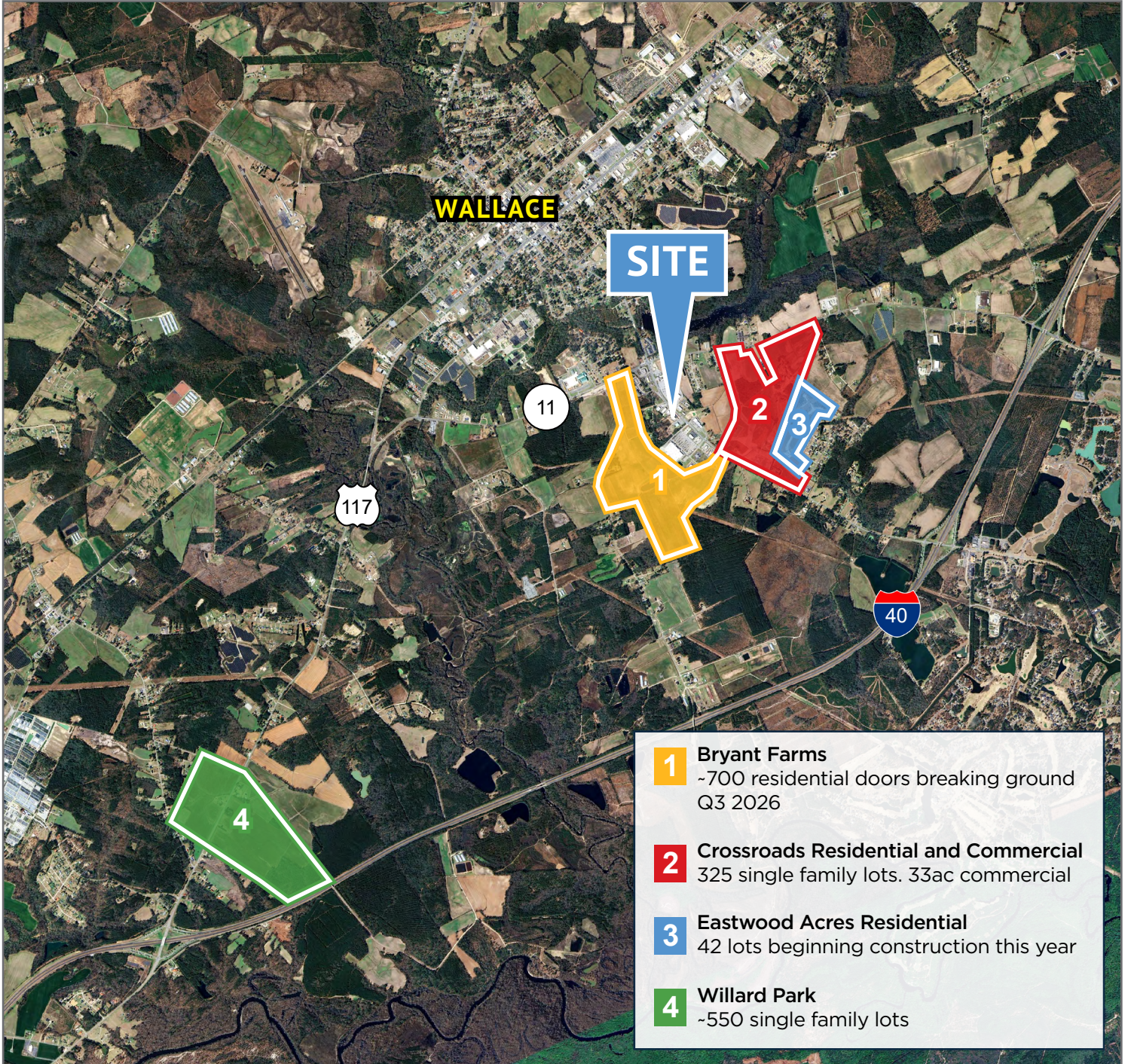


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AREA AERIAL (NEARBY DEVELOPMENTS)



- 1 Bryant Farms**
~700 residential doors breaking ground Q3 2026
- 2 Crossroads Residential and Commercial**
325 single family lots. 33ac commercial
- 3 Eastwood Acres Residential**
42 lots beginning construction this year
- 4 Willard Park**
~550 single family lots

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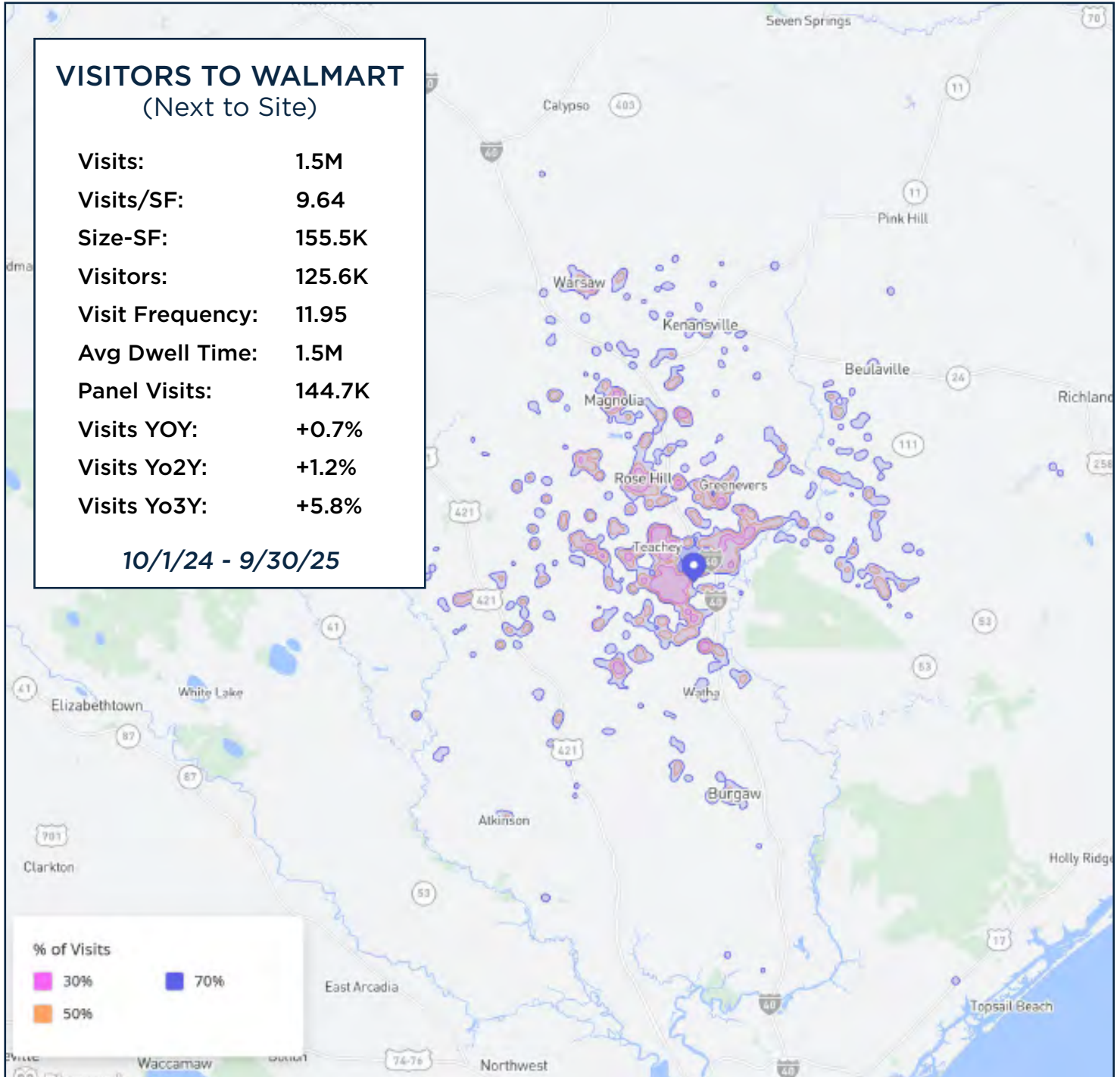


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VISITORS TO WALLACE



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LOCATION OVERVIEW



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