

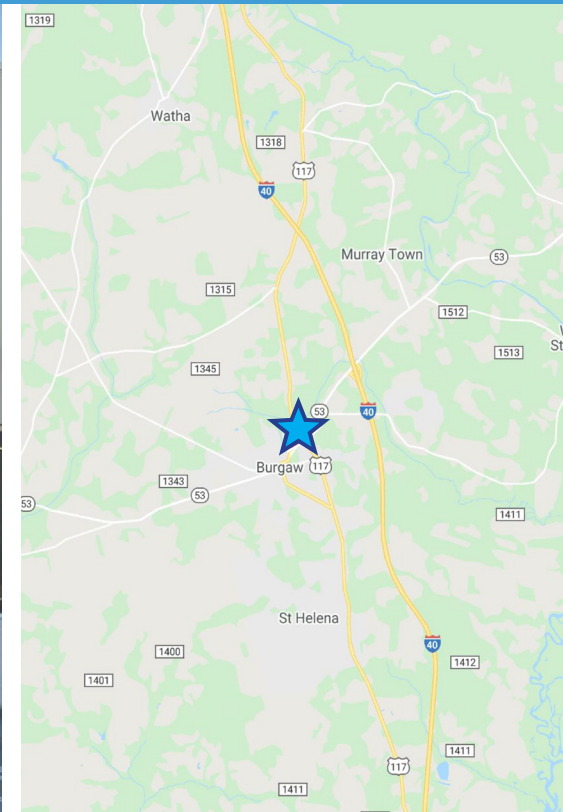
PENDER LANDING

602 US HWY 117 N, BURGAW, NC 28425

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

+/- 8,308 SF JUNIOR ANCHOR SPACE AVAILABLE



PROPERTY HIGHLIGHTS

- +/- 8,308 SF available
- Highly visible and accessible from US 117, where it experiences strong daily traffic volumes from surrounding areas
- New roof, downspouts and gutters with 20 year warranty
- Newly painted exterior
- All driveways and entire parking lot freshly paved and striped
- Sabor Hispano Now Open!
- Future Starbucks planned across NC-53
- Bagel King & Donuts opening Spring 2024!
- LT Nails opening Spring 2024!

DEMOGRAPHICS (2023)

	5 Miles	7 Miles	10 Miles
 Population	7,990	12,712	18,957
 Avg. HH Income	\$70,740	\$72,469	\$73,835
 Daytime Pop.	6,692	8,451	11,732

BROKER CONTACT

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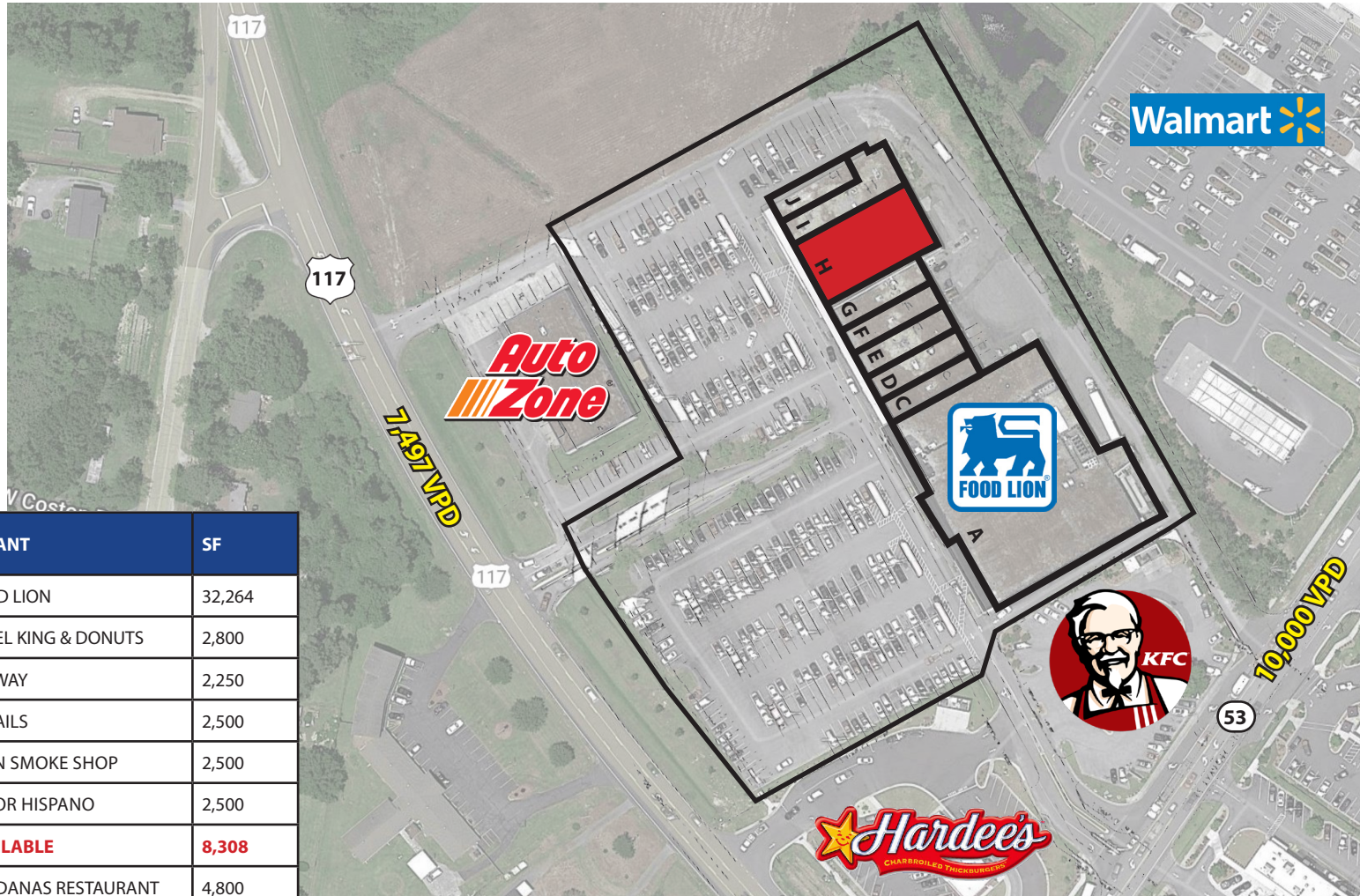
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SITE PLAN

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SUITE	TENANT	SF
A	FOOD LION	32,264
C	BAGEL KING & DONUTS	2,800
D	SUBWAY	2,250
E	LT NAILS	2,500
F	N & N SMOKE SHOP	2,500
G	SABOR HISPANO	2,500
H	AVAILABLE	8,308
I	BANDANAS RESTAURANT	4,800
J	JACKSON HEWITT	1,200



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MARKET AERIAL

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