

THE SHOPPES AT DUTCHMAN VILLAGE

MIXED USE OFFICE/RETAIL FOR LEASE

5020 J. SWAIN BLVD, SOUTHPORT, NC | BRUNSWICK COUNTY



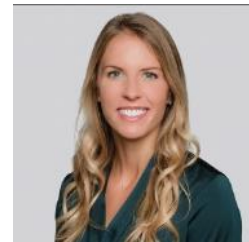


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SUMMARY



ADDRESS	The Shoppes at Dutchman Village 5020 J. Swain Blvd., Southport, NC 28461 Brunswick County
DESCRIPTION	Cape Fear Commercial is pleased to present the new construction mixed use development, The Shoppes at Dutchman Village. This building will total ± 30,000 SF, with three floors each consisting of ± 10,000 SF. With Cape Fear Seafood as it's anchor tenant, the first floor will feature retail, while the second and third floors will be designed as Class-A office. Site will provide ample parking and exterior building signage opportunities. Subject is located off Southport-Supply Road SE (Highway 211), near the highly trafficked intersection of Highway 211 & Long Beach Road SE.
AVAILABLE SF	First Floor Retail: ± 1,500—6,000 SF Second/Third Floor Office: ± 1,500—10,000 SF
LEASE RATE	First Floor Retail: \$30.00—35.00 PSF NNN Second/Third Floor Office: \$28.00 PSF NNN
EST. TICAM	\$5.02 PSF
COMPLETION DATE	Spring 2024
DELIVERY	Cold Dark Shell
TI ALLOWANCE	\$55.00 PSF
PARKING	140 spaces total

AERIAL MAP NORTHWEST

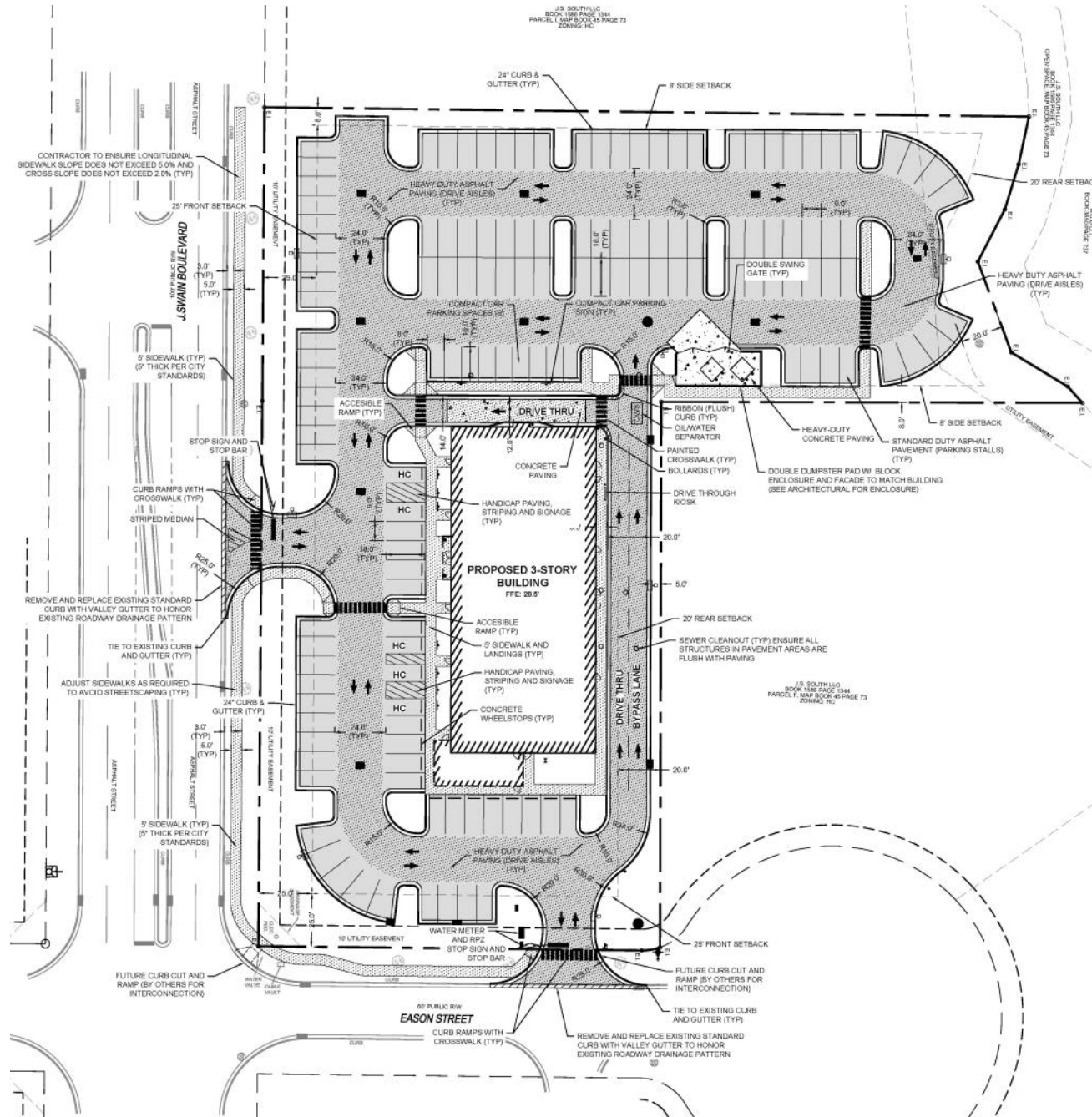


AERIAL MAP

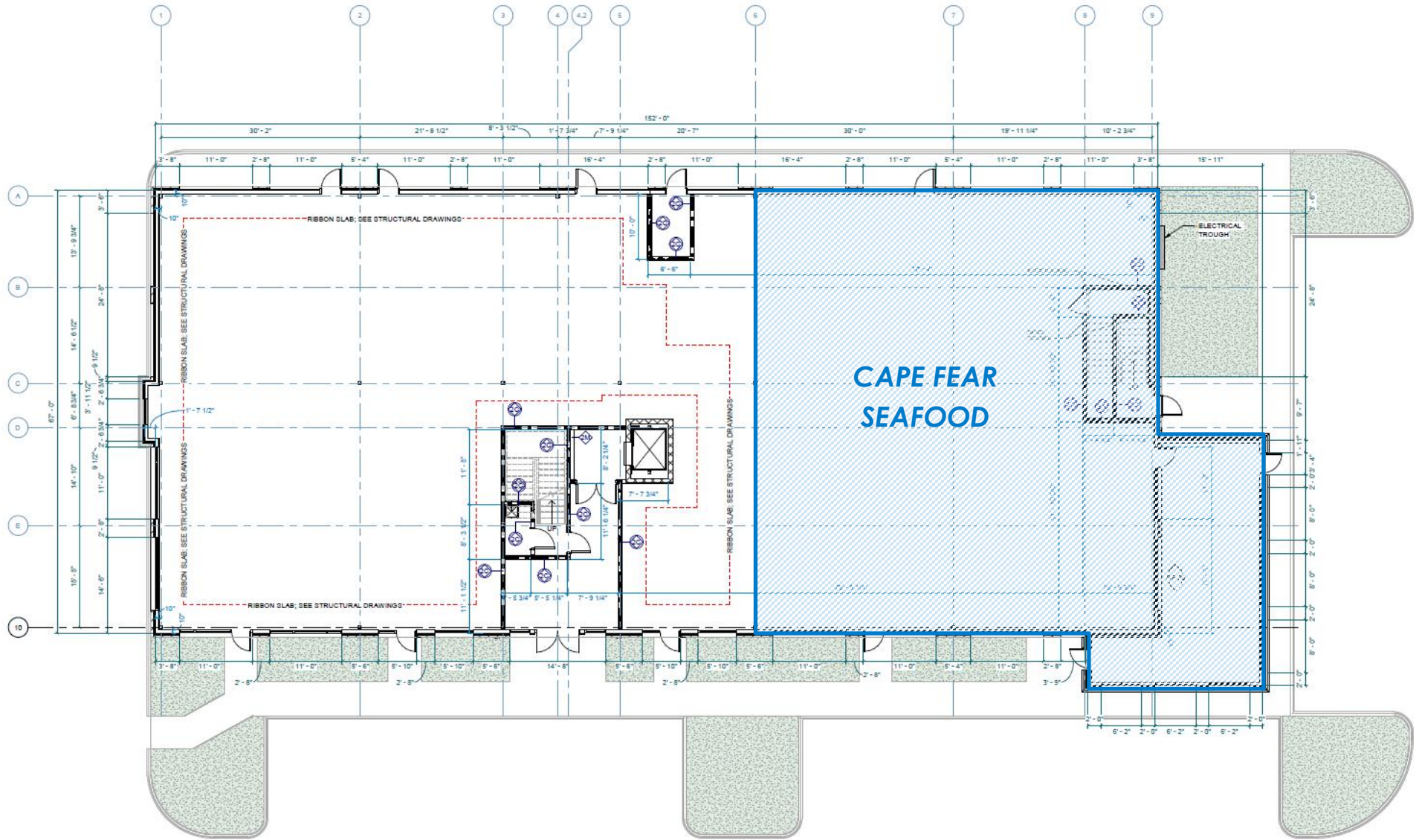
SOUTHEAST



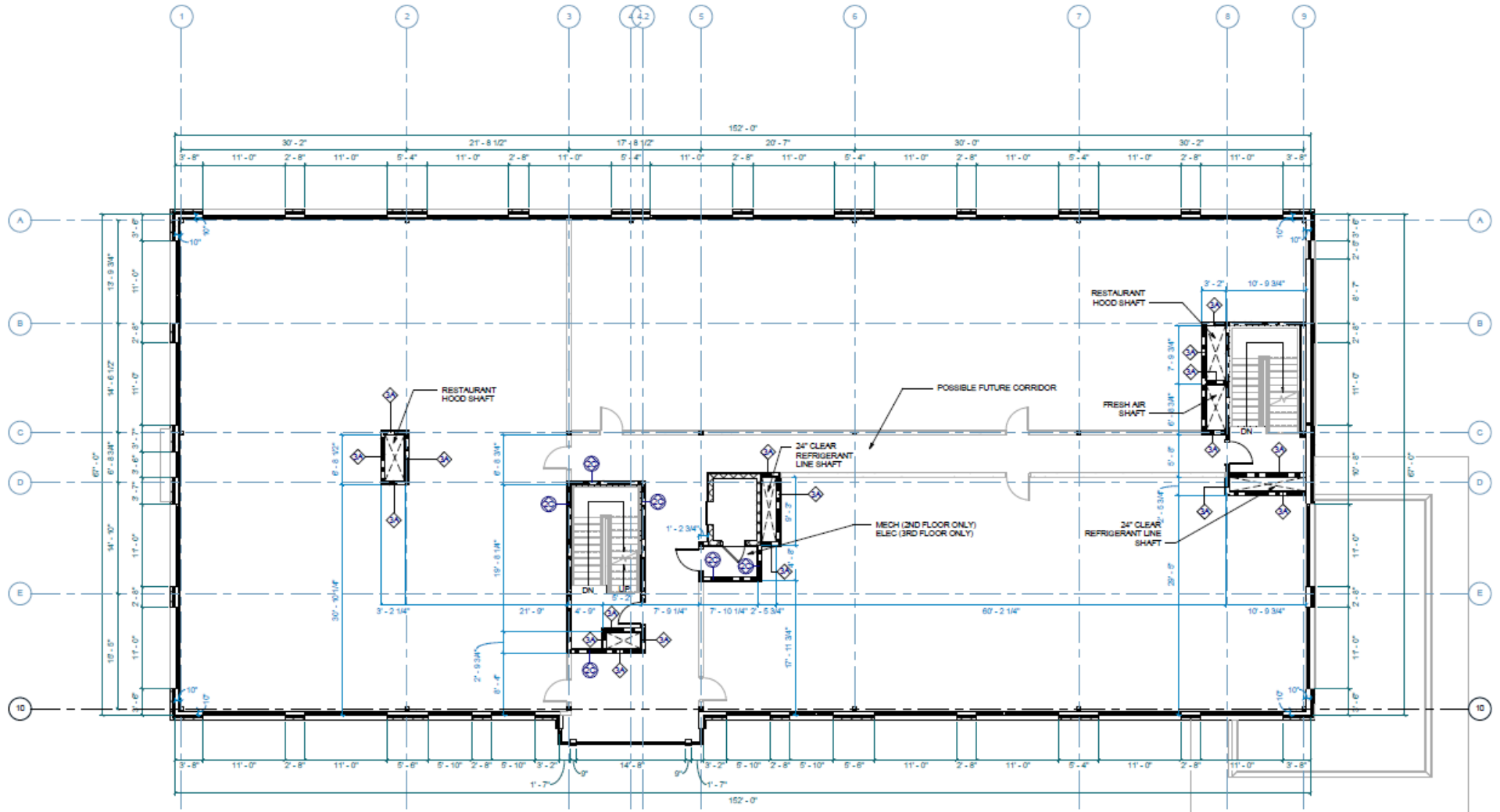
SITE PLAN



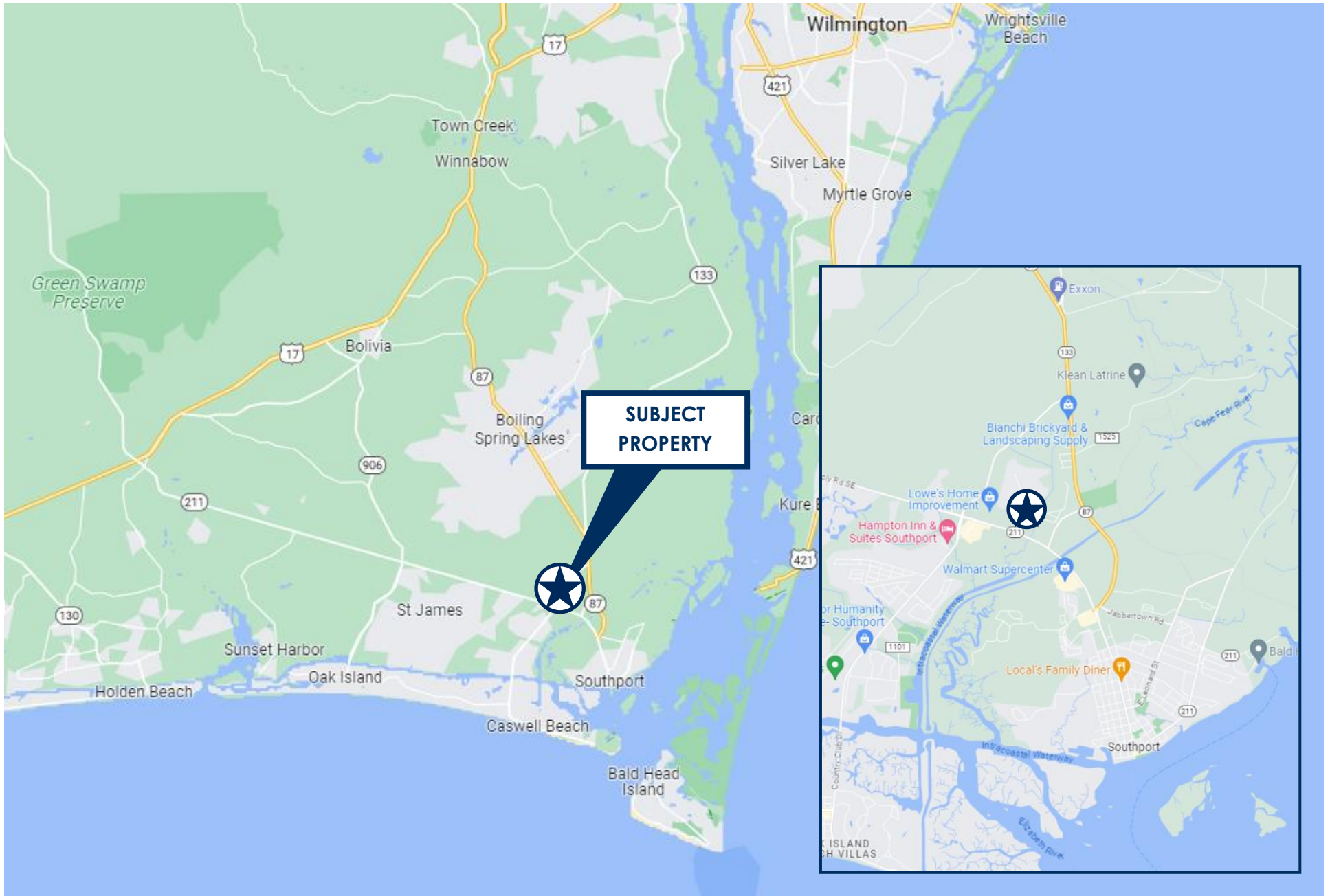
FLOOR PLAN—1ST LEVEL



FLOOR PLAN—2ND & 3RD LEVELS



LOCATION MAP





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