

NOW LEASING · SURF CITY, NORTH CAROLINA

WATTS LANDING COMMONS

NC HWY 210E · SURF CITY, NC 28445 · PENDER COUNTY

A premier mixed-use commercial development at the gateway to Surf City — offering anchor retail, multi-tenant storefronts, and flexible commercial space directly across from Cape Fear Community College.

8.6

ACRES

87,600
SF

GROSS LEASABLE

8

BUILDINGS

NNN

LEASE STRUCTURE

\$20–

\$30

PSF ANNUALLY



TIDAL
DEVELOPMENT



LOCATION & PROXIMITY

Positioned at the Gateway to Surf City, NC

Watts Landing Commons sits directly on NC HWY 210E — the primary commercial corridor serving Surf City and Topsail Island. The site sits across from Cape Fear Community College, providing immediate access to a built-in daily population of students, faculty, and staff. The surrounding market is one of Pender County's fastest-growing areas, driven by strong residential expansion and limited competing commercial inventory.

Across the StreetCAPE FEAR COMMUNITY
COLLEGE**NC HWY 210E**

HIGH-TRAFFIC CORRIDOR

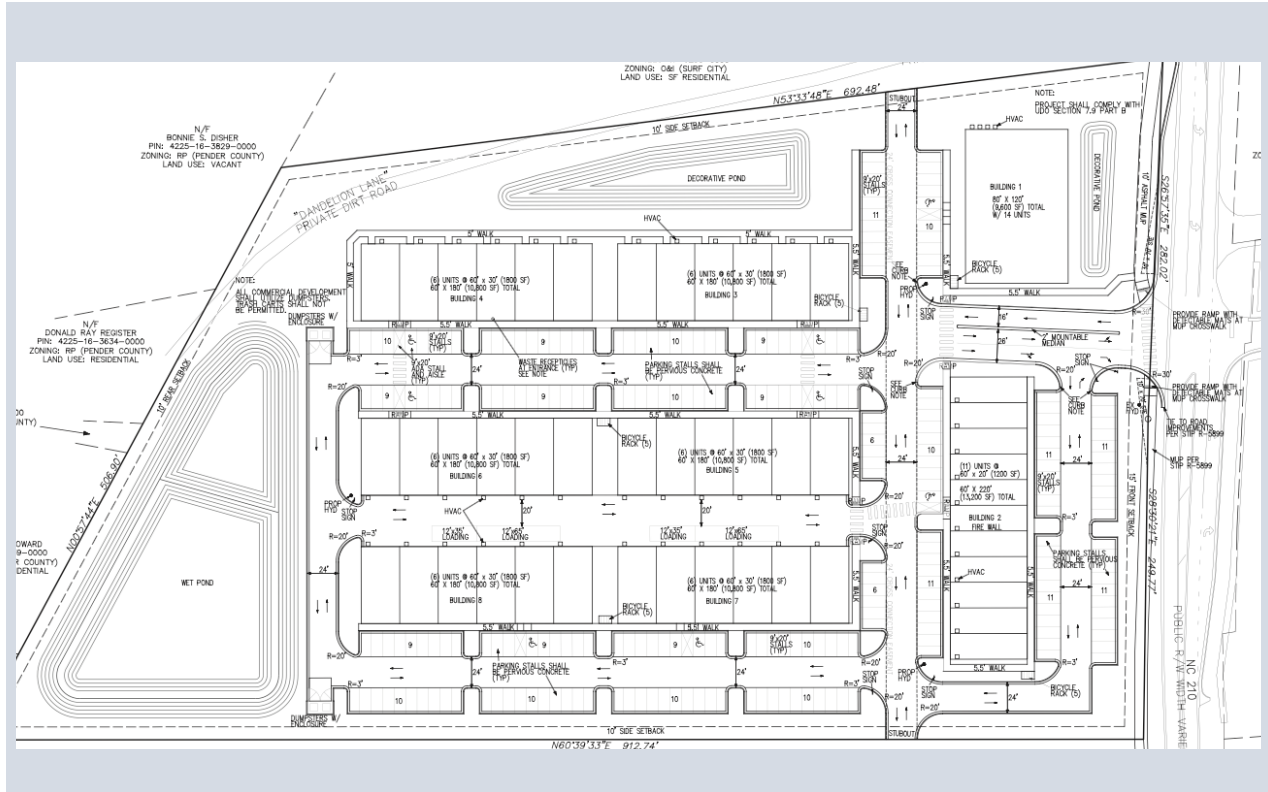
Surf City, NC

TOPSAIL ISLAND MARKET

Pender CountyFASTEST-GROWING
COUNTY IN NC

- Directly across from Cape Fear Community College — consistent daily foot traffic from students, faculty, and staff
- Situated on NC HWY 210E, the primary artery linking Hampstead, Surf City, and Topsail Island
- Prominent frontage and signage visibility from both directions of high-traffic highway corridor

- Pender County is among the fastest-growing counties in North Carolina, fueled by coastal residential expansion
- Limited competing commercial inventory in the immediate trade area creates strong demand for quality space
- Excellent ingress and egress with dedicated access points and parking per Pender County UDO requirements



SITE OVERVIEW

8-Acre Master-Planned Commercial Development

The Watts Landing Commons site plan is thoughtfully organized to maximize visibility, traffic flow, and tenant functionality. Building 1 anchors the HWY 210E frontage with maximum road exposure. Building 2 provides a multi-tenant retail strip with individual storefronts. Six flex buildings are positioned toward the interior of the site with dedicated rear drive aisles for roll-up door access. The site also features a decorative pond, a wet pond for stormwater management, landscaped medians, bicycle racks, and ample paved parking throughout.

8 Acres

TOTAL SITE AREA

87,600 SF

GROSS LEASABLE AREA

8 Buildings

ACROSS 3 TYPES

NNN

ALL LEASE STRUCTURES

- Building 1 — 9,600 SF single-tenant anchor space fronting HWY 210E
- Building 2 — 13,200 SF multi-tenant retail strip with 11 individual storefronts (1,200 SF each, combinable)
- Buildings 3–8 — Six flex buildings totaling 64,800 SF with 6 units each (1,800 SF per unit, combinable)

- Dedicated rear drive aisles serving flex buildings with individual roll-up door access per unit
- Decorative pond and wet stormwater pond integrated into site landscaping
- Shared parking throughout with pervious concrete stalls; bicycle racks on-site



BUILDING 1 · ANCHOR SPACE

Single-Tenant Retail Building

Premium standalone commercial building with large storefront glazing, gooseneck lighting, and a modern coastal farmhouse aesthetic.

\$30.00

PER SF / YEAR

TRIPLE NET (NNN)

9,600 SF	Single Tenant	Full Building	\$30.00 PSF	\$24,000 / mo
TOTAL BUILDING SIZE	OCCUPANCY TYPE	MINIMUM LEASE	ANNUAL RATE (NNN)	BASE RENT

PERMITTED USES

- Anchor Retail
- Restaurant / Food Service
- Medical / Healthcare
- Professional Office
- Personal Services
- Fitness / Wellness

BUILDING FEATURES

- Modern farmhouse exterior
- Large storefront windows
- Gooseneck exterior lighting
- Private parking field
- Prominent signage opportunity
- High-visibility HWY 210E frontage

LEASE TERMS

- Triple Net (NNN)
- Tenant pays TICAM
- Full building — single tenant only
- Contact for term length
- TI allowance available — inquire

LEASE TYPE | Triple Net (NNN) — Tenant is responsible for their proportionate share of real estate taxes, building insurance, and common area maintenance. Quoted rate is base rent only and does not include TICAM charges.



BUILDING 2 · RETAIL CENTER

Multi-Tenant Retail Storefronts

Street front retail strip with panoramic storefront windows, individual tenant signage, covered overhang, and a warm coastal aesthetic.

\$30.00

PER SF / YEAR
TRIPLE NET (NNN)

13,200 SF TOTAL BUILDING	11 Units AVAILABLE	1,200 SF MIN. UNIT SIZE	13,200 SF MAX. COMBINED	\$3,000 / mo PER UNIT BASE RENT
PERMITTED USES – Retail Shops – Restaurant / Café / Bakery – Salon / Spa / Wellness – Boutique Fitness – Specialty Food & Beverage – Medical / Dental – Professional Services		BUILDING FEATURES – 11 individual storefronts – Oversized display windows – Individual tenant signage band – Covered awning per unit – Exterior lighting – Ample parking – HWY 210E visibility	SUITE OPTIONS – 1,200 SF — 1 unit – 2,400 SF — 2 combined – 3,600 SF — 3 combined – Up to 13,200 SF full building – Triple Net (NNN) – Tenant pays TICAM	
COMBINATIONS Units may be combined to accommodate larger tenants. Minimum lease is 1,200 SF (1 unit); maximum is the full 13,200 SF building. All leases Triple Net (NNN) — tenant pays TICAM.				



BUILDINGS 3-8 · FLEX SPACE

Flexible Commercial Units

Six flexible commercial buildings with rear roll-up doors — purpose-built for retail, offices, light industrial, contractor, warehouse, creative studio, and service-trade uses.

\$20.00

PER SF / YEAR

TRIPLE NET (NNN)

64,800 SF

TOTAL (6 BUILDINGS)

36 Units

TOTAL AVAILABLE

1,800 SF

MIN. UNIT SIZE

10,800 SF

MAX. PER BUILDING

\$3,000 / mo

PER UNIT BASE RENT

IDEAL USES

- Retail / Offices
- Contractor / Trade Shops
- Light Manufacturing
- Storage / Distribution
- Service Industries
- Creative / Maker Studio
- Gym / Fitness Training
- Warehouse / Inventory

BUILDING FEATURES

- Rear roll-up door -each unit
- Drive-aisle access front & rear
- 6 units per building
- HVAC per unit
- Concrete parking field
- Bicycle racks on-site
- Separate metering

SUITE OPTIONS

- 1,800 SF — 1 unit
- 3,600 SF — 2 combined
- 5,400 SF — 3 combined
- 7,200 SF — 4 combined
- Up to 10,800 SF per building
- Triple Net (NNN)
- Tenant pays TICAM

ROLL-UP DOORS | Every unit includes a rear roll-up door for equipment and vehicle access. Units combinable within each building (up to 10,800 SF). Combinations across buildings not available. All leases Triple Net (NNN) — tenant pays TICAM.

LEASING SUMMARY

Space & Rate Overview

Building / Type	Total SF	Min. Unit	Max. Unit	Units	Rate PSF/Yr	Monthly / Unit	Lease
Bldg 1 — Anchor	9,600 SF	9,600 SF	9,600 SF	1	\$30.00	\$24,000	NNN
Bldg 2 — Retail	13,200 SF	1,200 SF	13,200 SF	Up to 11	\$30.00	\$3,000	NNN
Bldg 3 — Flex	10,800 SF	1,800 SF	10,800 SF	Up to 6	\$20.00	\$3,000	NNN
Bldg 4 — Flex	10,800 SF	1,800 SF	10,800 SF	Up to 6	\$20.00	\$3,000	NNN
Bldg 5 — Flex	10,800 SF	1,800 SF	10,800 SF	Up to 6	\$20.00	\$3,000	NNN
Bldg 6 — Flex	10,800 SF	1,800 SF	10,800 SF	Up to 6	\$20.00	\$3,000	NNN
Bldg 7 — Flex	10,800 SF	1,800 SF	10,800 SF	Up to 6	\$20.00	\$3,000	NNN
Bldg 8 — Flex	10,800 SF	1,800 SF	10,800 SF	Up to 6	\$20.00	\$3,000	NNN

NNN LEASES | All spaces are leased on a Triple Net basis. Tenants are responsible for their proportionate share of real estate taxes, building insurance, and common area maintenance (TICAM). Quoted rates are base rent only and do not include TICAM charges, which are estimated and reconciled annually.

LEASING CONTACT

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PROPERTY REFERENCE

Property Name: Watts Landing Commons**Address:** NC HWY 210E, Surf City, NC 28445**Landmark:** Directly across from Cape Fear Community College**County:** Pender County, North Carolina**Site Area:** 8 Acres**Total GLA:** 87,600 SF (8 Buildings)**Rates:** \$20.00 – \$30.00 PSF / Year**Lease Type:** Triple Net (NNN)

All information deemed reliable but not guaranteed. Subject to change without notice. © 2025 Tidal Development.