# BEACH HOUSE MARINA RESTAURANT BUILDING

404 ROLAND AVE, SURF CITY, NC 28445


**FOR SALE BY OWNER**

CSY KENOSIS LLC

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910-839-8575

Owner assist has a NC Brokers License

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# EXECUTIVE SUMMARY

This property offers an excellent opportunity for those looking for commercial property in a prime location. The property boasts a great location in Surf City, NC, offering high visibility from the road, making it an ideal spot for retail or restaurant use.

Surf City, NC is a popular tourist destination with a thriving local community. The property is conveniently located in close proximity to local amenities, making it easily accessible to residents and visitors alike. The property's excellent location and high visibility are key advantages.

# PROPERTY INFORMATION

| | | | |
|---|---|---|---|
| **Address:** | 404 Roland Ave | **CBSA:** | Wilmington, NC |
| **Subdivision Name:** | Subdivision of Beach House Marina | **APN/Parcel ID:** | 4234-89-4870-0000 |
| | | **Land Use:** | Restaurant Building |
| **Legal Description:** | TR 1, PB 45/01, BEACH HOUSE MARINA | **Zoning:** | AE |
| | | **Flood Zone:** | 3720423400J |
| **County:** | Pender | **Tax Year:** | 2022 |
| **State:** | North Carolina | **Assessed Year:** | 2022 |
| **Lot Size:** | 0.67 Acres | **Census:** | 9201022041 |
| **Price:** | $3,700,000 | **Total SQ FT:** | 9,891 SQ FT |
| **Submarket:** | East Pender County | **Road Frontage:** | Roland Ave- 182 FT |
| **Market:** | Wilmington | | New River Dr- 161 FT |

# PROPERTY PHOTOS

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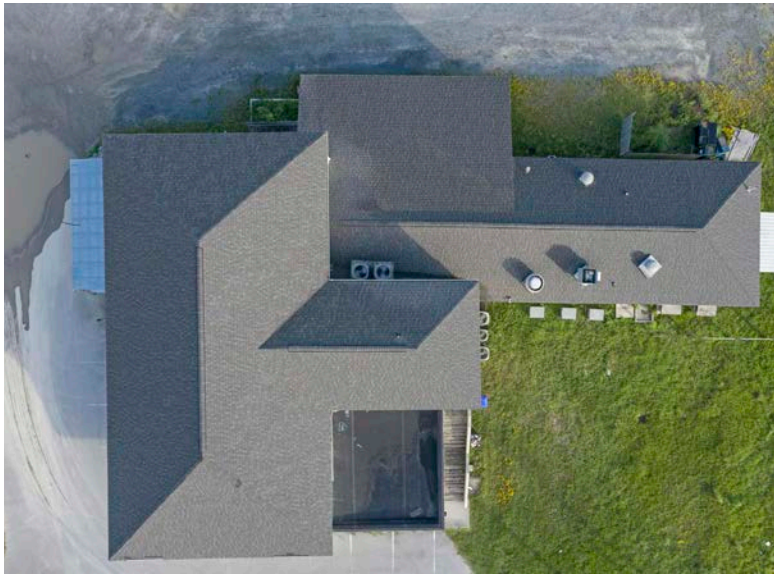

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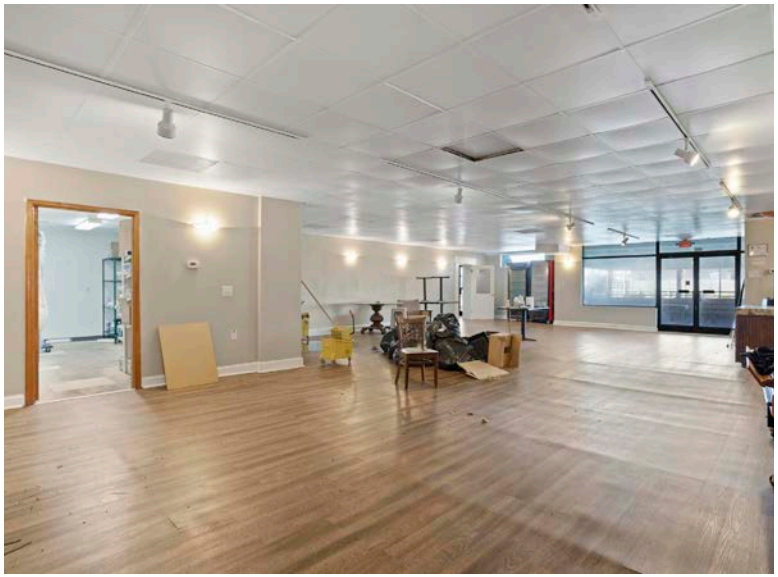

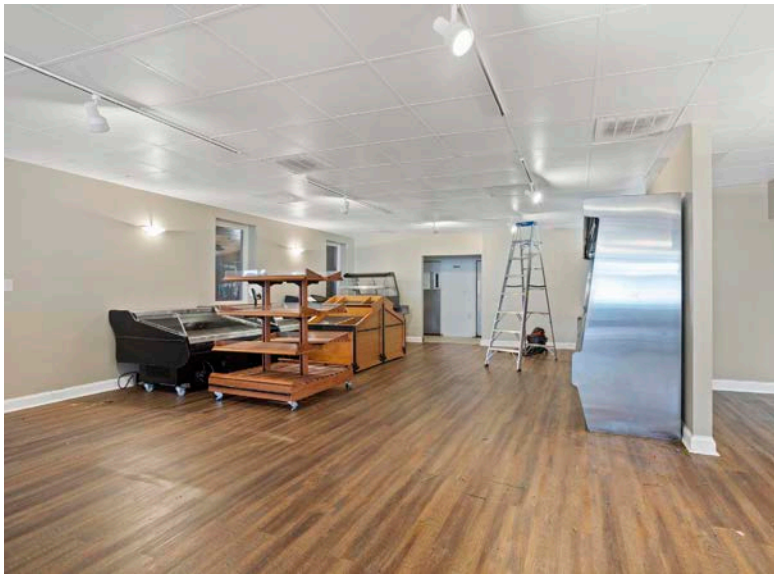

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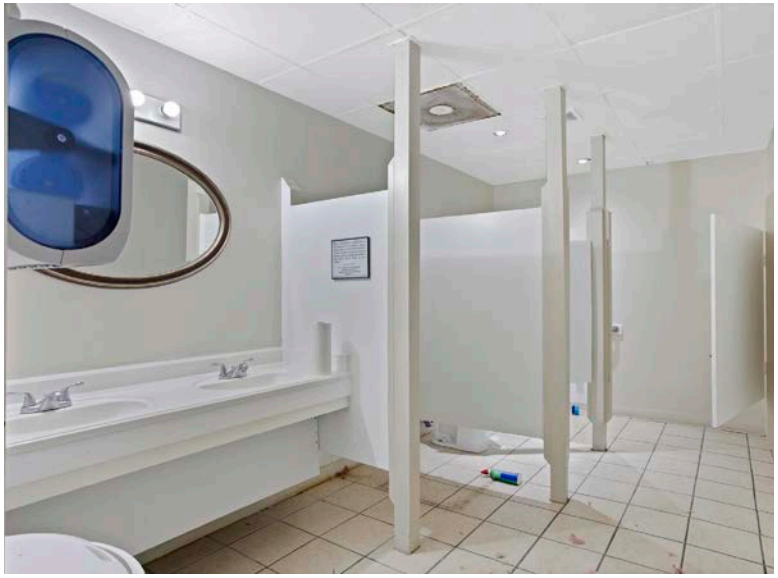

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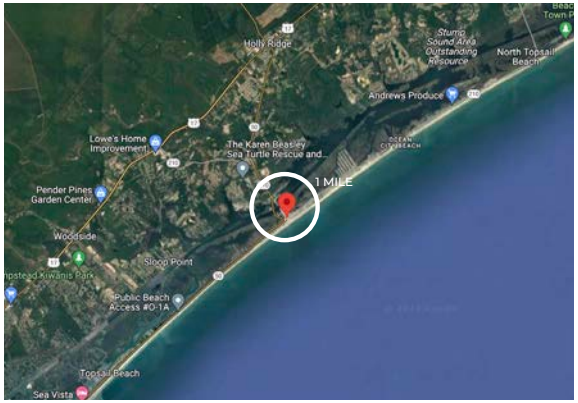
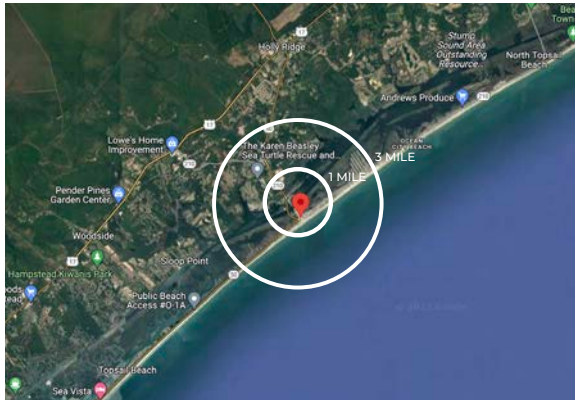
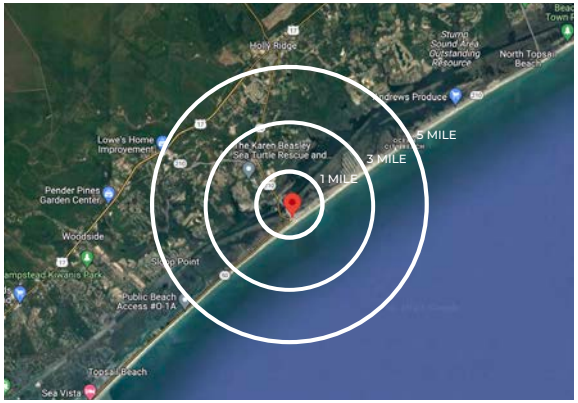
# DEMOGRAPHICS




| | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| 2022 TOTAL POPULATION | 680 | 4,287 | 13,068 |
| 2027 POPULATION | 766 | 4,891 | 14,847 |
| AVERAGE AGE | 42 | 43 | 41 |
| 2022 TOTAL HOUSEHOLDS | 315 | 1,905 | 5,289 |
| MEDIAN HH INCOME | $60K | $68K | $73K |
| MEDIAN HOME VALUE | $252K | $240K | $241K |

# SUBMARKET OVERVIEW

# LOCAL INFORMATION

Situated in both Pender and Onslow counties, Surf City, North Carolina sits on the beautiful Topsail Island. It has been dubbed the “commercial heart” of Topsail Island because of all of the businesses that call it home. Over the years it has grown from a small fishing town to a bustling community with year round residents and visitors.

**Location:** Surf City is located on Topsail Island between Topsail Beach and North Topsail Beach. It is about 50 minutes to Wilmington and 30 minutes to Jacksonville.

**Attractions:** Surf City is home to many different attractions such as public beaches, the intercoastal waterway, retail shops, indoor and outdoor dining, coffee shops, bars, water sports, hotels and other hospitality services, beauty/spa services and health/wellness services. Surf City provides opportunities to relax in the sun or pack your trip full of adventure.

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