

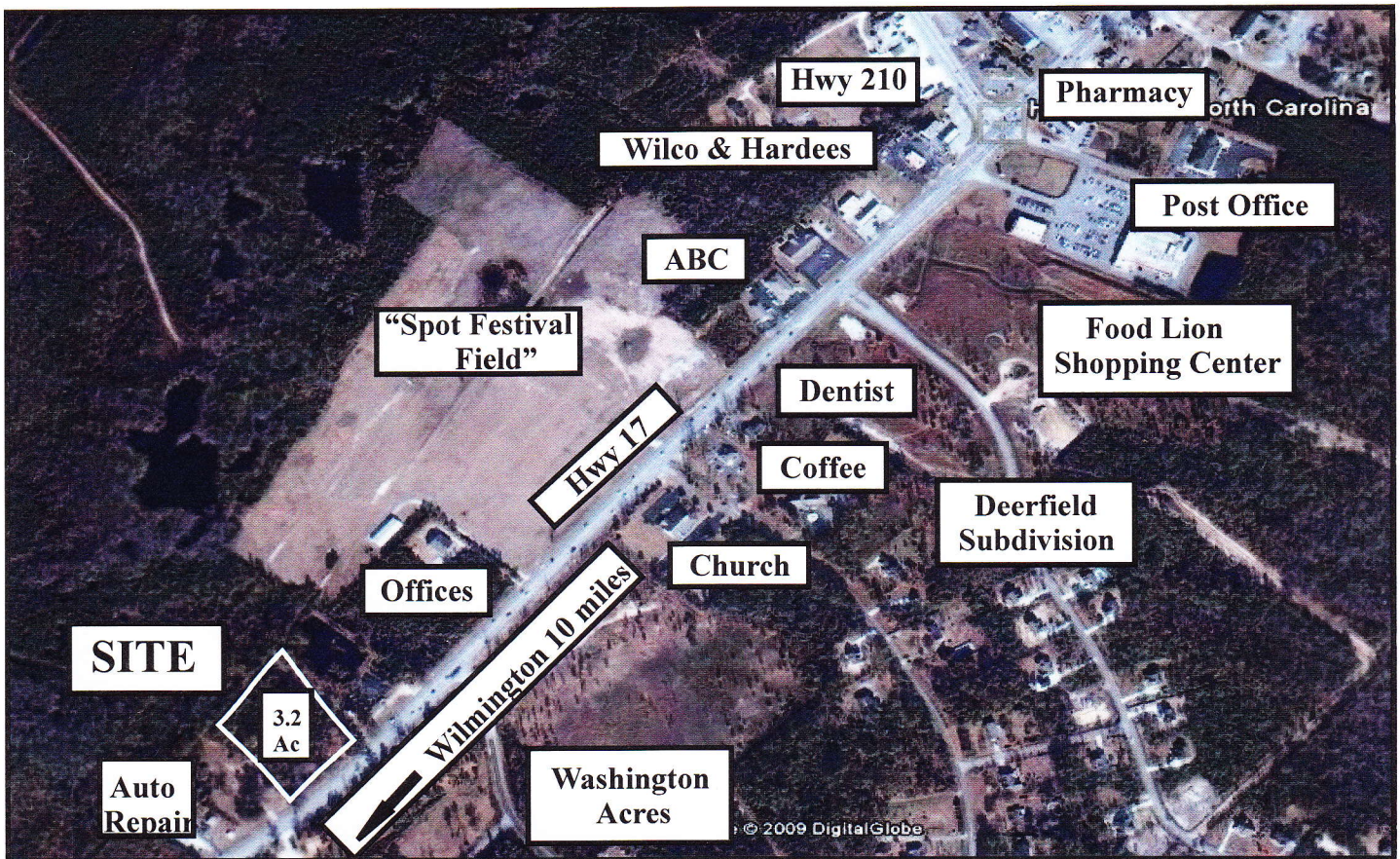


15894 HIGHWAY 17  
P.O. BOX 56  
HAMPSTEAD, NC 28443  
910/270-5100 FAX: 910/270-5110

359 N. FRONT STREET  
P.O. BOX 215  
WILMINGTON, NC 28402  
910/251-2211 FAX: 910/251-2218

# FOR SALE

## COMMERCIAL HAMPSTEAD LOT



**13887 Highway 17**  
**Hampstead, North Carolina**

This 3.2 acre tract is ideal for a wide variety of business uses. Adjacent to Hampstead's landmark "Washington Oak", this site offers over 300' of highway exposure on Hampstead's south side.

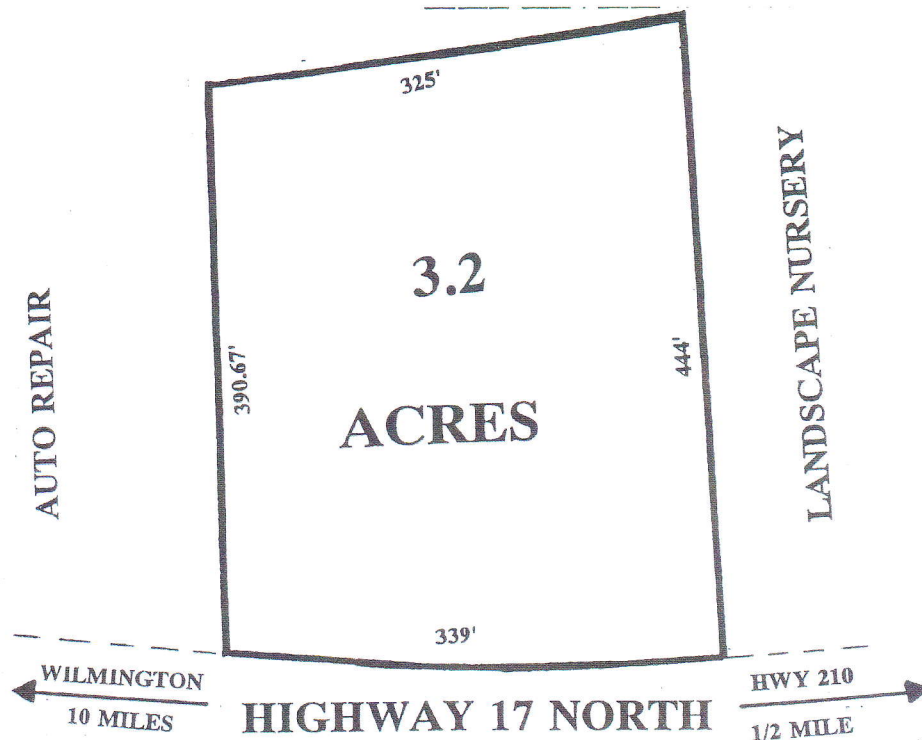
**CALL MIKE NADEAU**  
**Owner/Broker**  
**(910) 270-5100**



*Commercial & Investment Real Estate Specialists*  
email: [info@creativecommercial.biz](mailto:info@creativecommercial.biz)  
[www.creativecommercial.biz](http://www.creativecommercial.biz)



# 13887 Highway 17



## THE LOT

- 3.203 Acres
- 339' Frontage on Hwy 17
- Depth 390'- 444'
- Zoned GB (General Business) by Pender County
- Excellent Elevation and Soils
- County Water Available
- Deed Book 2852 Page 292
- Tax Parcel 3282-64-1266

## THE MARKET

- Population of Southeast Pender County Projected to Double Between 2010 and 2030 (2004 MPO Study)
- Traffic Count 30,000 Cars Per Day

## THE OFFERING

**\$475,000**

### CREATIVE COMMERCIAL PROPERTIES, INC.

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Creative Commercial Properties, Inc. reasonably believes the information in this brochure is fairly and accurately stated. However, any prospective purchaser is urged to independently confirm its accuracy and completeness.

