



Colliers



HOBBY LOBBY

For Lease

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Tanglewood Pavilions

3850 Conlon Way | Elizabeth City, NC

- Join Hobby Lobby, TJ Maxx, Ross, Dollar Tree and Pet Supplies Plus
- Regional power center on interstate interchange
- Adjacent to very high volume Walmart Supercenter
- Excellent visibility and accessibility to Halstead Blvd Extended
- Small shop space available

Accelerating success.

Summary

Property Description The subject property is located at the Route 17 Bypass and Halstead Extended in Elizabeth City, North Carolina. The center is the dominant soft goods power center in the trade area and is adjacent to a very high-volume regional Walmart Supercenter.

Address	3850 Conlon Way, Elizabeth City, NC 27909
Shopping Center Size	146,203 sf
Availability	- Unit 16 - 2,212 sf - Unit 28 - 1,242 sf (14' Wide)
Lease Rate	\$19.00 PSF NNN
CAM/Insurance	\$4.08 sf
Taxes	<u>\$1.53 sf</u>
	\$5.61 sf

Demographic Facts	1 Mile	3 Miles	5 Miles
Population	633	7,654	28,750
Average HH Income	\$90,954	\$85,305	\$68,842
Daytime Population	1,094	7,589	30,461

Photos



Site Plan



Unit	Tenant	SF
1	Hobby Lobby	55,000
2	Dollar Tree	10,100
3	Pet Supplies Plus	6,519
6	Gong Cha Tea	1,600
7	Home Life Care	1,647
8	Kay Jewelers	2,402
9	Hibbett Sports	4,000
10	CATO	4,026
11	Ross Dress For Less	22,201
12	TJ Maxx	22,007
13	Rack Room Shoes	6,068
14	Visionary Eyecare	1,600
15	U.S. Cellular	2,693
16	Available	2,212
17	H & R Block	1,200
18	Regal Nails	1,598
19	ABNB Federal Credit Union	3,378
20	Mattress Firm	5,517
21	Tropical Smoothie	1,647
22	Lendmark Financial Services	1,732
28	Available	1,242

Tanglewood Pavilions



Shoppes at Tanglewood



Future Royal Farms



Stockbridge at Tanglewood
(Single Family Homes Under Construction)

17 BYPASS

Tanglewood Village



ROSS DRESS FOR LESS

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