



**COLDWELL
BANKER
COMMERCIAL**

SUN COAST PARTNERS

6419 CAROLINA BEACH ROAD, UNIT B

Wilmington, NC 28412

AVAILABLE SPACE

1,500 - 2,000 SF

AREA

Located in the fast-growing area of Monkey Junction. Adjacent to CVS/gas station and across the street from Food Lion Center with gym, restaurants, barber shop, nail salon, Mailbox store and Ashley High School campus. South side of town has many new residential projects underway from apartments to small townhouse enclaves to River Lights which will have over 2700 homes.



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CONTACT

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**COLDWELL BANKER COMMERCIAL
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1430 Commonwealth Drive, Suite 102, Wilmington, NC 28403
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FOR LEASE

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LEASE



PROPERTY DESCRIPTION

Up-fit allowance! Landlord willing to contribute substantial \$s to build the office or retail layout that you want. Lease rate includes Taxes, Insurance & Common Area Maintenance (TICAM). All a new tenant would pay is separately-metered utilities & interior janitorial. Gym use is encouraged, but no CrossFit or other formats that drop weights on a regular basis. Other tenants include Masonboro Family Medicine, EmergeOrtho & Coastal Smiles Family Dentistry.

Only one unit left, up to 2000± SF. Mostly open space with two existing restrooms (with showers). Build to your own needs/specifications. Landlord assistance available with Tenant Improvement, based on lease terms. 12'7" ceiling height to sheetrock (not a dropped ceiling). Two HVAC units, approximately 4 years old. Concrete floor, Landlord will prep for new flooring. Floor plan is attached to this listing. Landlord will consider reducing unit size to 1500± SF if desired. Metal roof, coastal architecture and ample parking. Parking area sealed and re-striped summer 2018.

LOCATION DESCRIPTION

Beautiful office/retail located in the fast-growing area of Monkey Junction. Adjacent to CVS/gas station and across the street from Food Lion Center with gym, restaurants, barber shop, nail salon, Mailbox store and Ashley High School campus. South side of town has many new residential projects underway from apartments to small townhouse enclaves to River Lights which will have over 2700 homes.

OFFERING SUMMARY

Lease Rate:	\$17.50 PSF/yr (NNN)
Available SF:	1,500 - 2,000± SF
Lot Size:	1.60± Acres
Building Size:	14,400± SF

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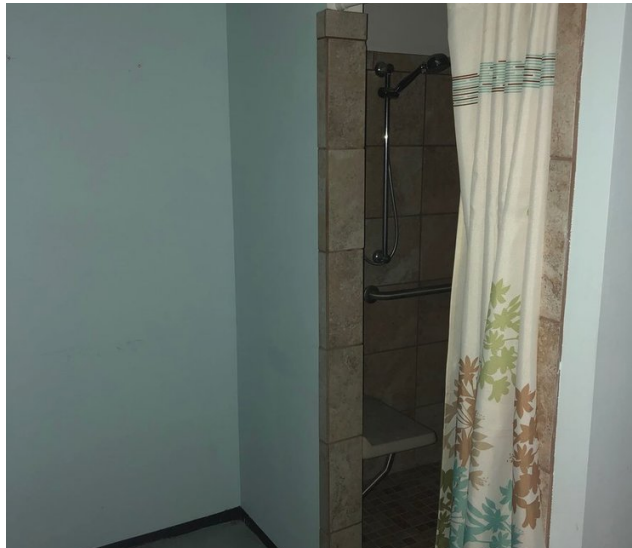
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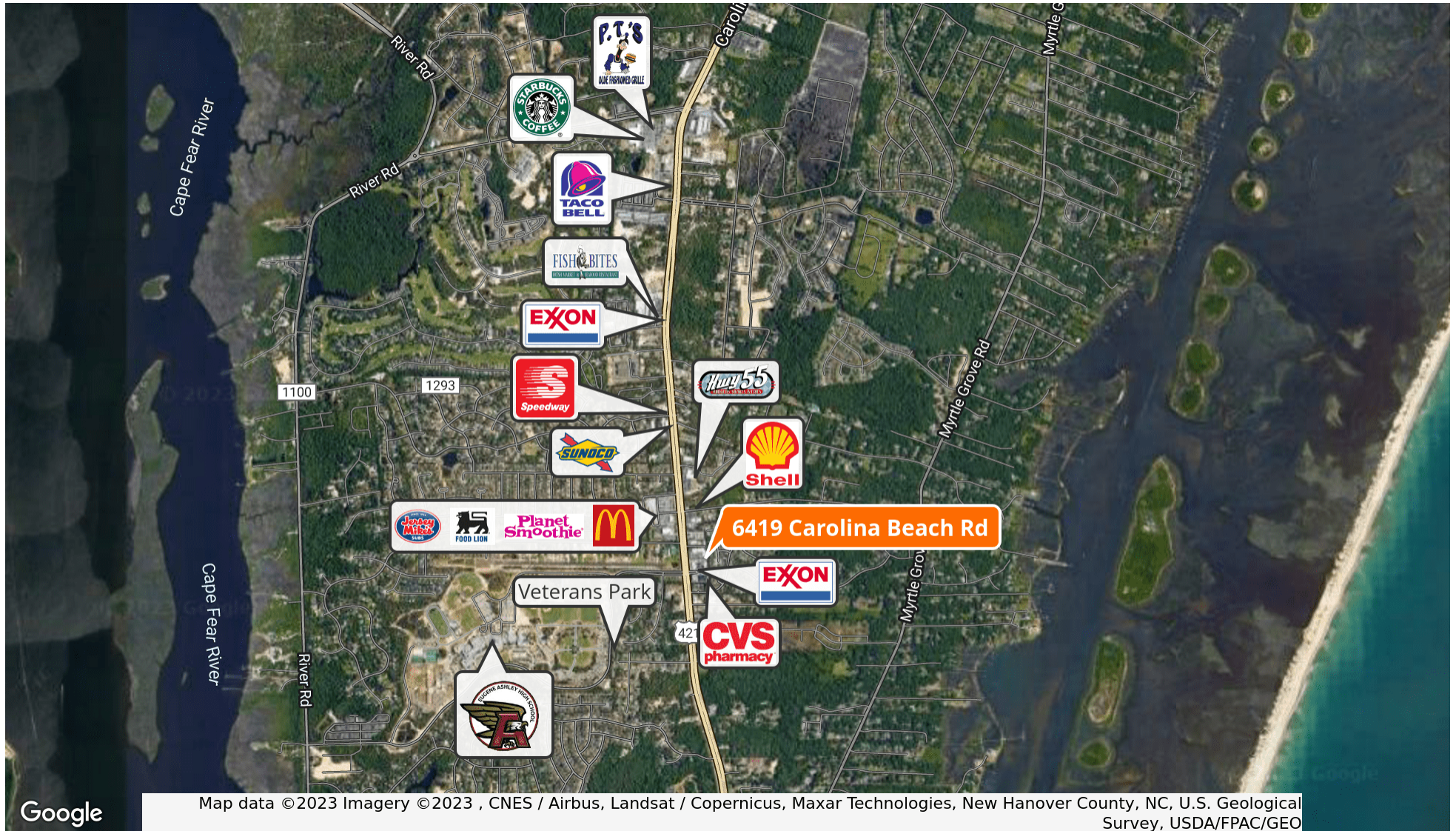
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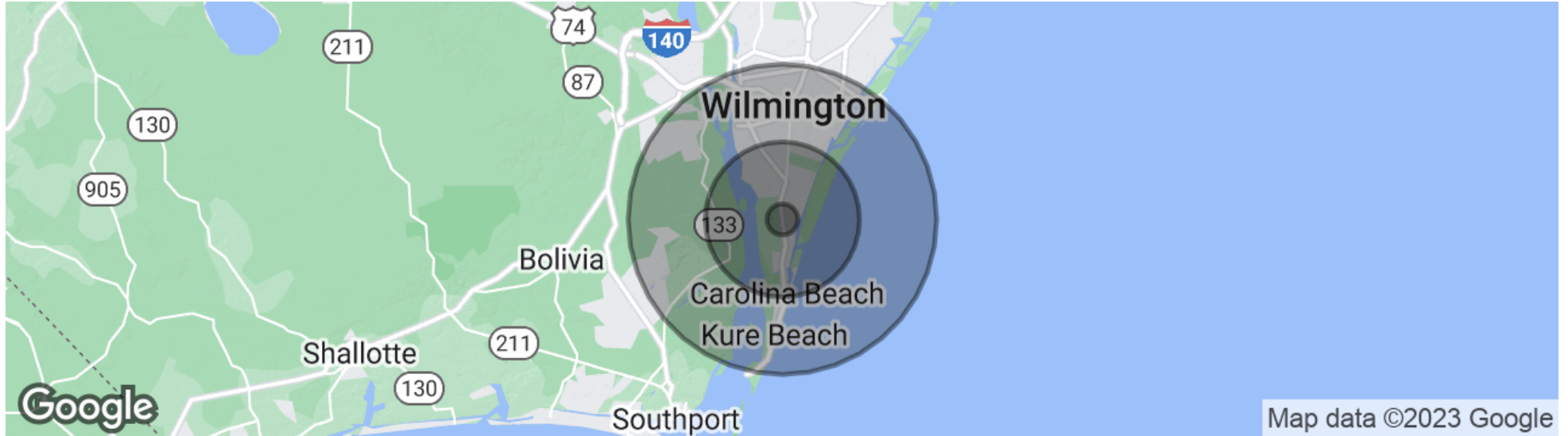
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,844	39,436	127,710
Median age	40.6	40.1	38.6
Median age (Male)	39.7	39.1	37.3
Median age (Female)	41.1	40.9	40.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,147	16,517	54,450
# of persons per HH	2.5	2.4	2.3
Average HH income	\$88,406	\$80,862	\$70,644
Average house value	\$397,382	\$305,333	\$293,234

* Demographic data derived from 2020 ACS - US Census

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GRAYSON POWELL

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