



**COLDWELL
BANKER
COMMERCIAL**

SUN COAST PARTNERS

CLASS A PROFESSIONAL OFFICE SPACE

14889 US Hwy 17
Hampstead, NC 28443

AVAILABLE SPACE
Fully Leased

AREA

Located in the heart of Hampstead right off of US Hwy 17 & College Road.



FOR LEASE

CBCSUNCOAST.COM

CONTACT INFO

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**COLDWELL BANKER COMMERCIAL
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1430 Commonwealth Drive, Suite 102, Wilmington, NC 28403
910.350.1200



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LEASE



PROPERTY DESCRIPTION

Office or Retail space now available for lease in the brand new Coldwell Banker Sea Coast Advantage Building located in the heart of Hampstead, North Carolina. There is only (1) one available suite remaining on the first floor of the new class A coastal craftsman style construction. Landlord is responsible for TICAM, water, sewer, trash, major mechanical and plumbing maintenance and exterior pest control. Tenant shall be responsible for electricity, data, phone, interior janitorial and liability insurance. Additionally for Suite A, included in the offering lease rate is a \$55.00 per square foot Tenant Improvement Allowance to upfit the suite from its existing condition. The suites are currently set up for any sort of office or retail concept. The zoning for this property is GB - General Business which allows for a multitude of uses within the Town of Hampstead. Please call listing broker for additional details and to schedule a tour.

LOCATION DESCRIPTION

Located in the heart of Hampstead right off of US Hwy 17 & College Road.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF (Suite A):	Fully Leased
Lot Size:	1.13 Acres
Zoning:	GB (General Business)

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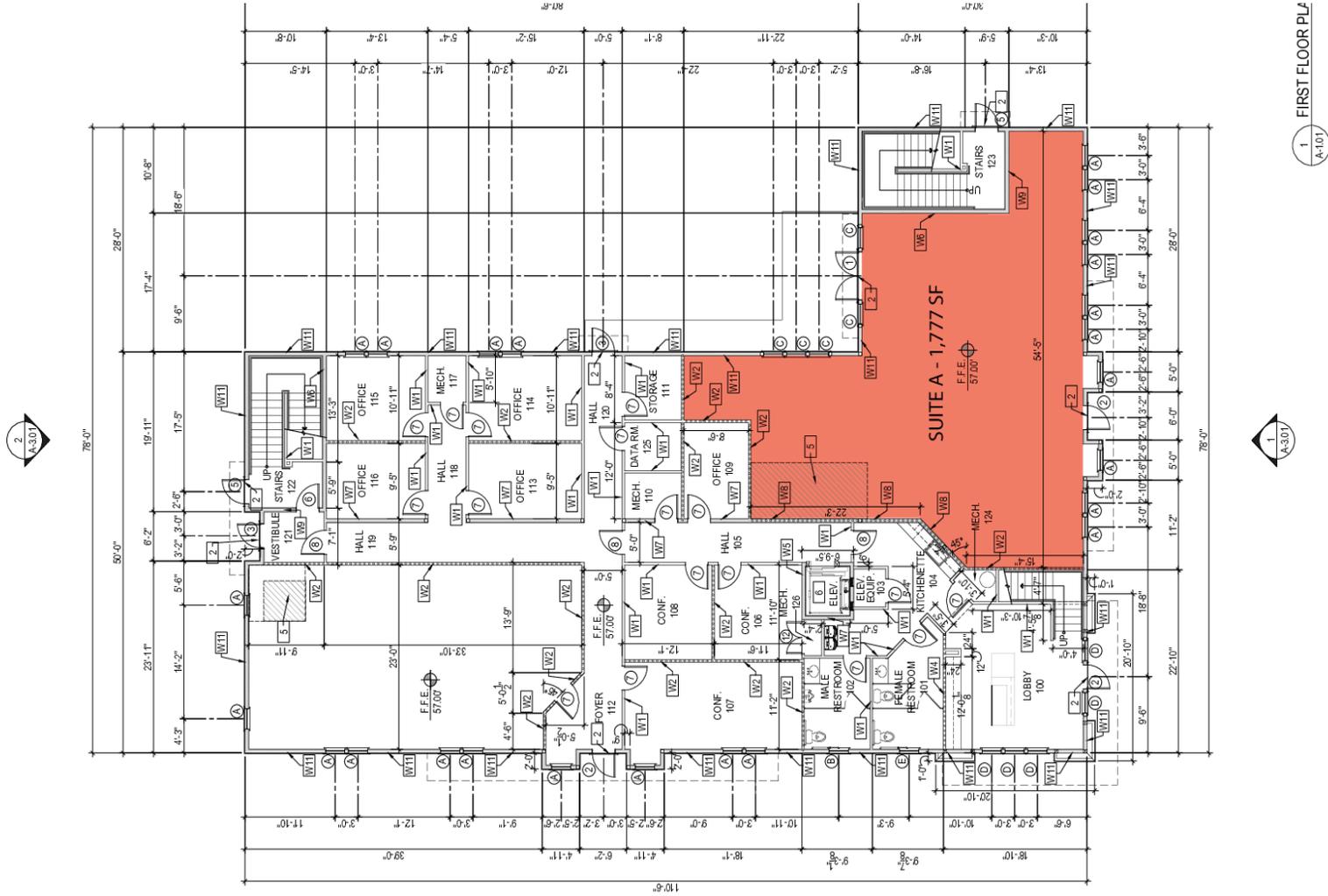
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FLOOR PLAN - Suite B & Suite C

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Google

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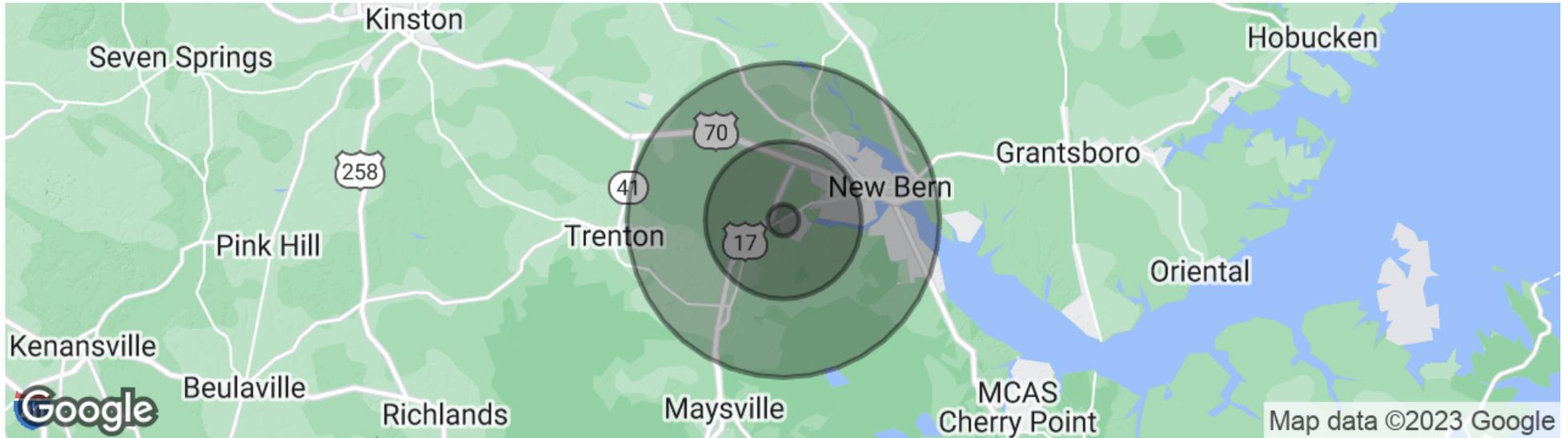




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POPULATION	1 MILE	5 MILES	10 MILES
Total population	721	10,790	47,326
Median age	47.4	45.3	41.6
Median age (Male)	47.6	45.0	41.1
Median age (Female)	47.1	45.9	42.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	308	4,578	19,771
# of persons per HH	2.3	2.4	2.4
Average HH income	\$83,118	\$76,124	\$78,266
Average house value	\$408,802	\$363,392	\$348,194

* Demographic data derived from 2020 ACS - US Census

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