



**COLDWELL  
BANKER  
COMMERCIAL**

SUN COAST PARTNERS

FOR LEASE

CBCSUNCOAST.COM

## SHIPYARD PLAZA SHOPPING CENTER

N/A

2632 & 2642 Carolina Beach Road  
Wilmington, NC 28412

AVAILABLE SPACE  
1,260 - 3,900 SF

### AREA

Located on Carolina Beach Road in the Shipyard Plaza Shopping Center at the intersection with Shipyard Blvd. Minutes to the Port, historic downtown, Midtown and Carolina Beach.



### CONTACT

Lee Weddle  
910 619 8989  
[lee.weddle@cbcsuncoast.com](mailto:lee.weddle@cbcsuncoast.com)

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**SUN COAST PARTNERS**  
1430 Commonwealth Drive, Suite 102, Wilmington, NC 28403  
910.350.1200



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## PROPERTY DESCRIPTION

Four Available units located in the Shipyard Plaza Shopping Center at the corner Carolina Beach Road and Shipyard Boulevard. The Plaza is anchored by Roses, Harbor Freight Tools and Dollar Tree. The location features good highway exposure (30,000 plus cars per day), excellent ingress/egress and ample parking. Two of the units are approximately 1,260± SF, have 2 bathrooms and a front & back entrance each. The third unit consists of 3,900± SF featuring an open retail floor space of approximately 3,000 sf, 2 offices, 1 bathroom and a backroom storage area. Tenant up-fits negotiable depending upon lease length and extent of renovation. Security deposit, credit references and personal guaranty required. TICAM is \$1.40/SF.

## OFFERING SUMMARY

Available SF:	1,260-3,900±
2642-Unit 1-2 SF:	1,260±
2642-Unit 1-2 Lease Rate:	\$14.00 PSF/Yr (NNN)
2642-Units 3-4 SF:	1,260±
2642-Unit 3-4 Lease Rate:	\$14.00 PSF/Yr (NNN)
2632-Units 1&2 SF	3,900±
2632-Units 1&2 Lease Rate:	\$16.00 PSF/Yr (NNN)
TICAM:	\$1.40 PSF/Yr
Zoning:	RBD-Regional Business District

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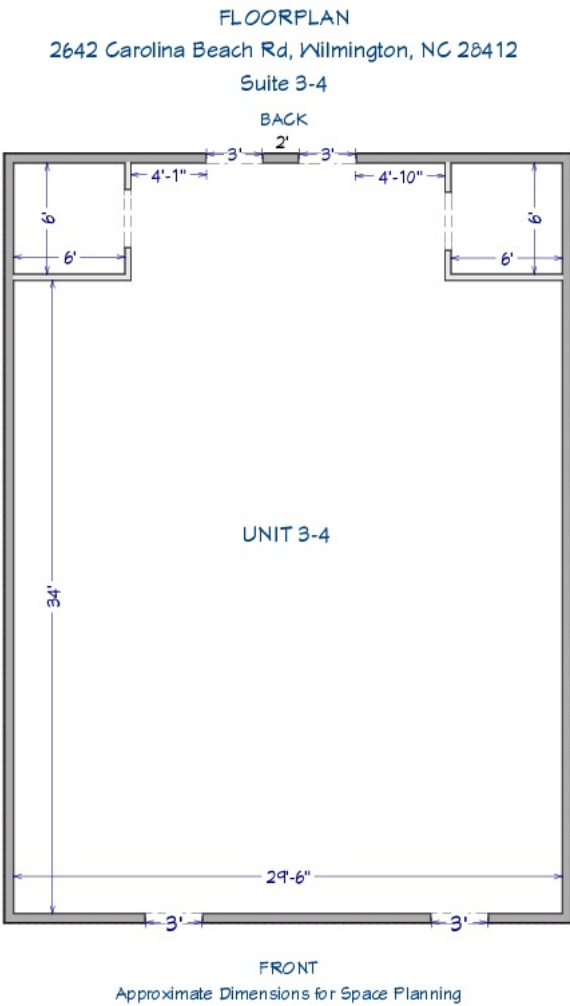
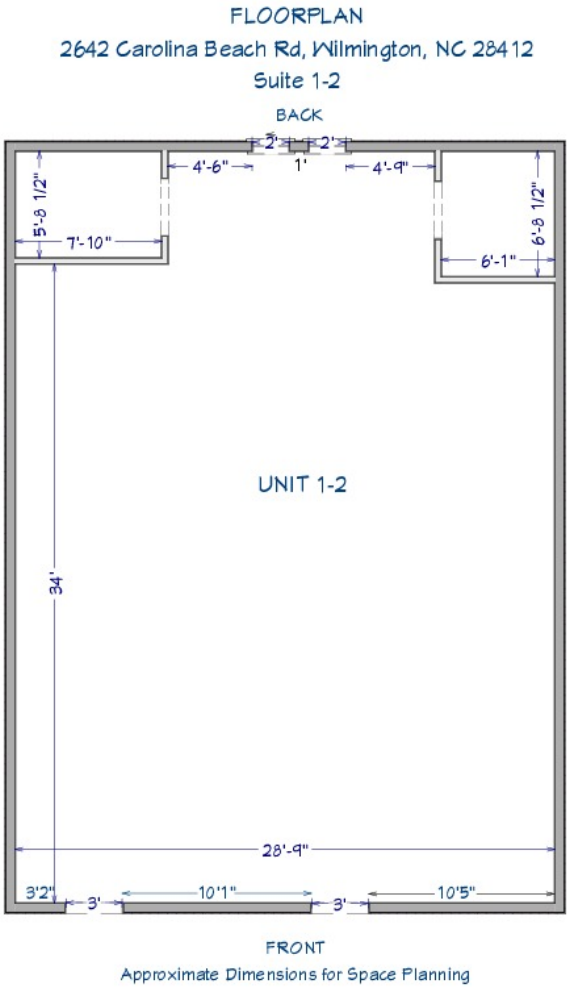
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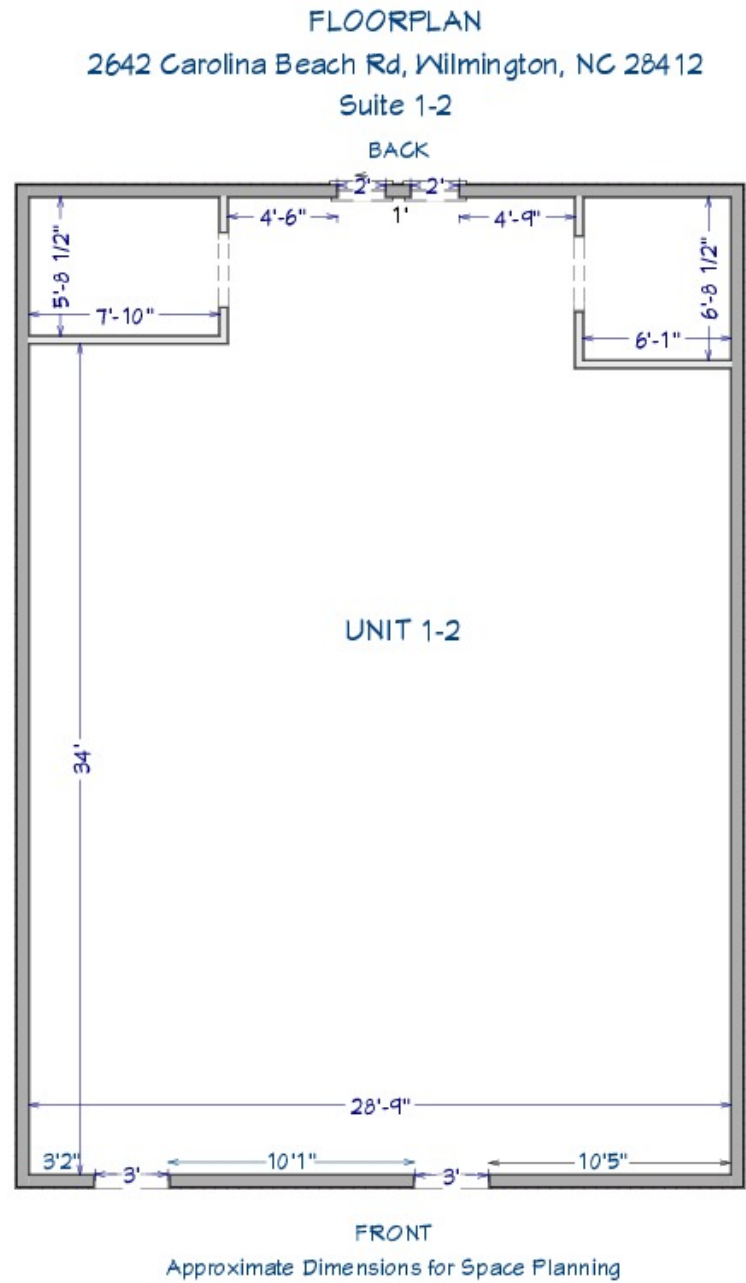




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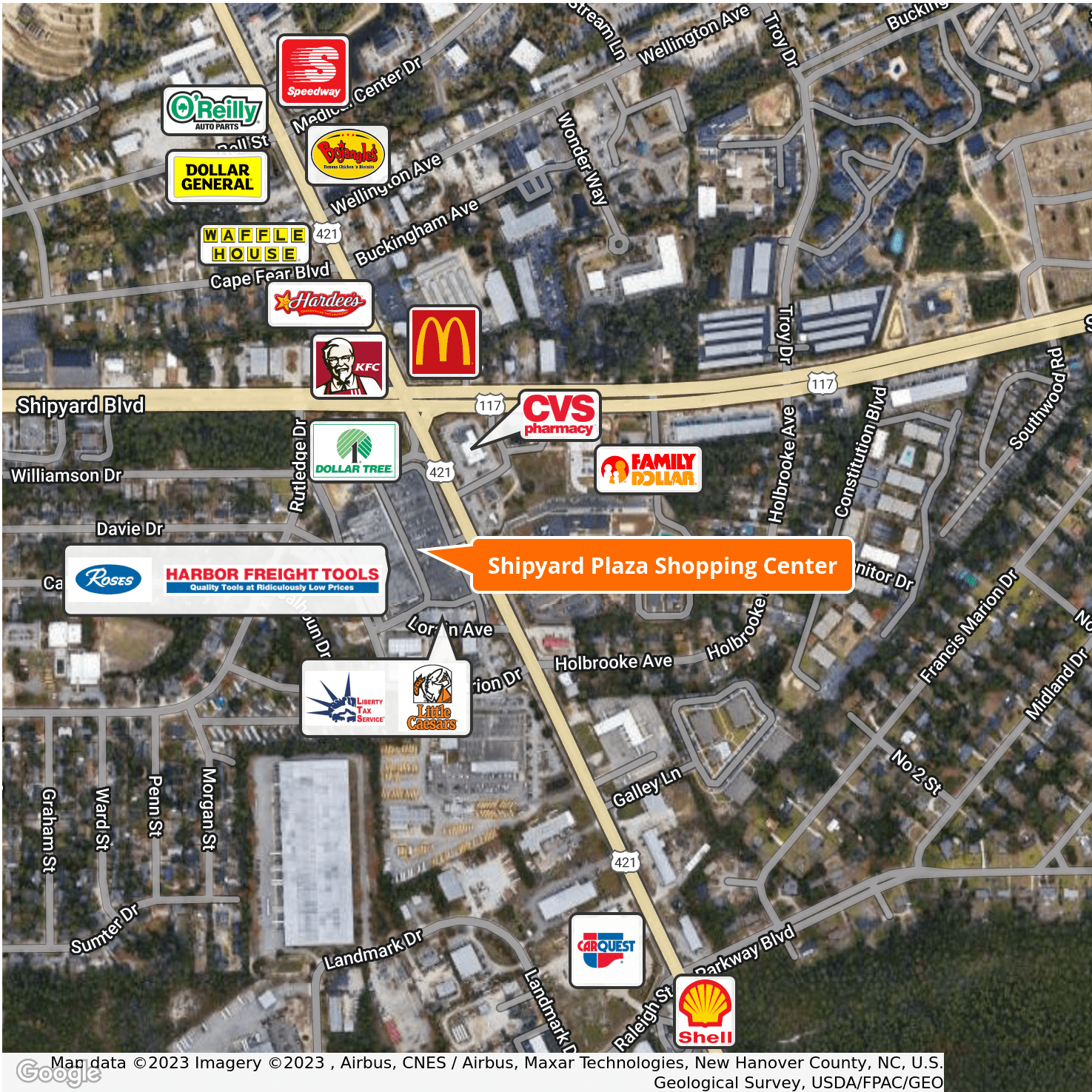
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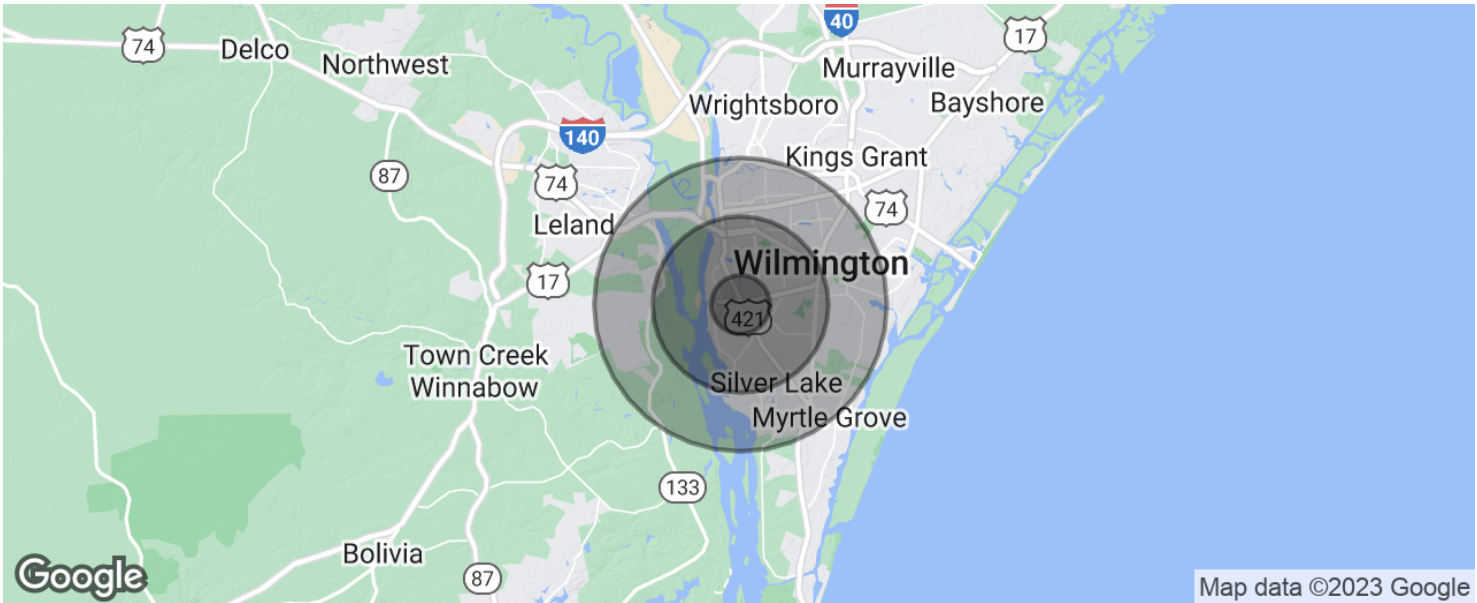




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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,599	44,756	109,388
Median age	36.2	38.4	36.1
Median age (Male)	36.4	37.0	35.0
Median age (Female)	35.5	39.5	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,681	20,346	47,794
# of persons per HH	2.5	2.2	2.3
Average HH income	\$43,103	\$53,298	\$55,848
Average house value	\$154,358	\$195,022	\$220,781

\* Demographic data derived from 2020 ACS - US Census

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**LEE WEDDLE**

Commercial Broker

910.619.8989

lee.weddle@cbcsuncoast.com

NC #148314

CBCSUNCOAST.COM

Lee Weddle  
910 619 8989  
lee.weddle@cbcsuncoast.com