

# FOR LEASE

CBCSUNCOAST.COM

## 920 PRINCESS STREET

920 Princess St  
Wilmington, NC 28401  
LEASE RATE: \$8.50 per square foot (Annual) NNN  
AVAILABLE SPACE\*: 11,656 SF







## 920 PRINCESS STREET

Wilmington, NC 28401



### PROPERTY DESCRIPTION

920 Princess Street is an 11,656 +/- SF\* Urban Warehouse that is Available For Lease at the corner of Princess and 10th Street in the up-and-coming Soda Pop District. This UMX (Urban Mixed Use) zoned building was formerly the home of Coca-Cola. The building offers 16' ceiling heights, (2) bathrooms, 40' x 50' column spacing, 225 Amp 240V 3 phase power, (1) 8'x 9' dock-high mechanical roll-up door (accessible for box trucks, but not tractor trailers), (1) 18'x14' drive-in mechanical roll-up door and a fire suppression system. This mixed-use urban flex-warehouse is well suited for inventors, crafters, makers, retailers, office users, food and beverage service providers, vendors, builders and event promoters.

The Base Rental Rate is being offered at \$8.50psf + TICAM

Portions of this building are currently undergoing renovations. Showings are by appointment only.

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ADDRESS	920 Princess St Wilmington, NC 28401
BUILDING SIZE (RSF)	16,896 SF*
CONTIGUOUS SPACE	11,656 SF*
TOTAL ACRES	0.50 Acres*
LEASE RATE	\$8.50 PSF (Annual)
LEASE TYPE	NNN
CEILING HEIGHT	16'
DOCKS/DOORS	1 dock-high (for box trucks), 1 drive-in
ZONED	UMX, Urban Mixed-Use District
TENANCY	Single
NUMBER OF STORIES	1
PROPERTY CONDITION	Good
PROPERTY VISIBILITY	Excellent
PARKING	Surface
INTERNET ACCESS	Cable
MUNICIPAL SERVICES	Water, Sewer, Natural Gas
FIRE SUPPRESSION SYSTEM	Wet

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### AREA DESCRIPTION

The Soda Pop District is an urban live and work district bordered by Market and Chestnut Streets and between N. 7th and N.13th Streets, just outside of Historic Downtown Wilmington and the Central Business District. The name of the district originated from the former Coca-Cola Bottling Plant that encompassed several blocks within this District. The main industrial building formerly used for bottling this famous product is now being revitalized as The Bottle Works Building.. Since its origination, the district's community has evolved into a growing collection of entrepreneurial start-ups, non-profits, retail stores, breweries, restaurants, and entertainment venues. All of which is conveniently situated within this neighborhood urban environment just minutes from the heart of Downtown Wilmington.



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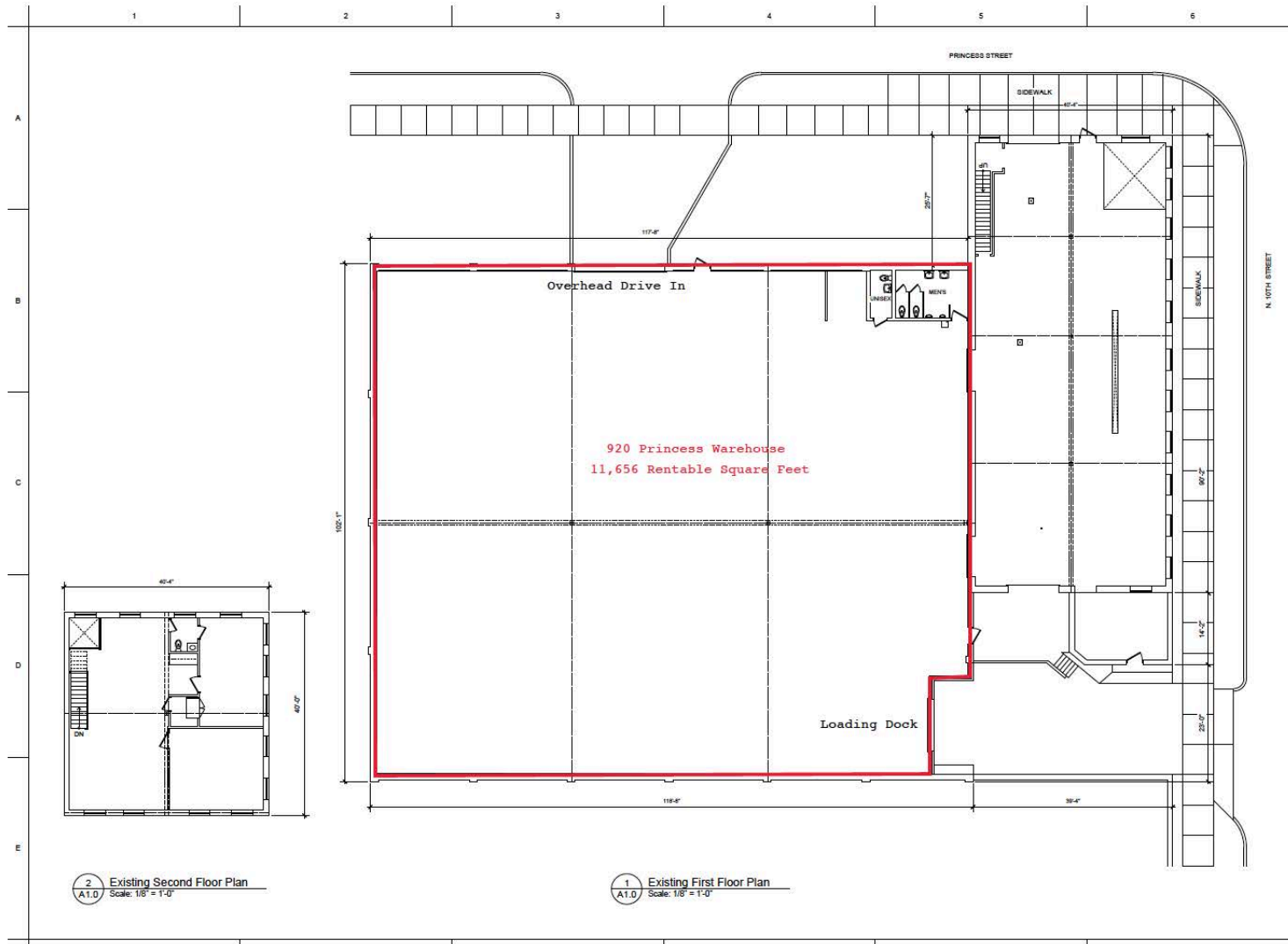




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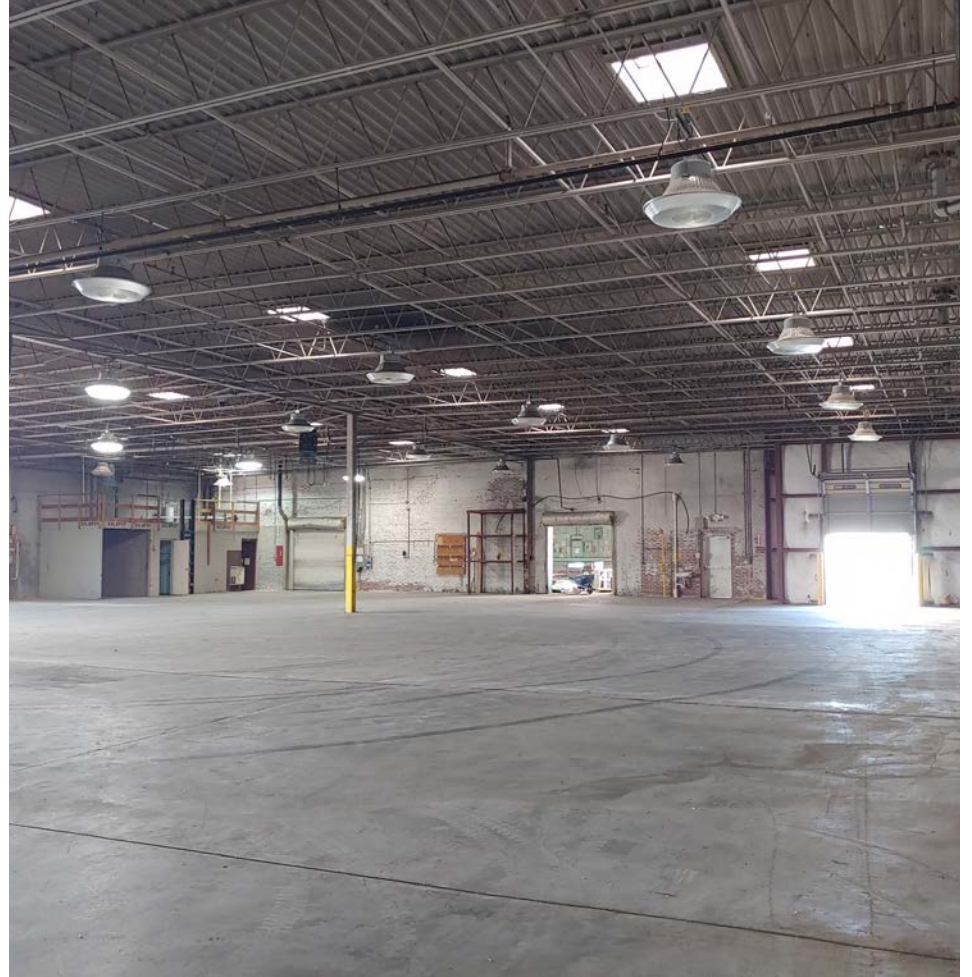




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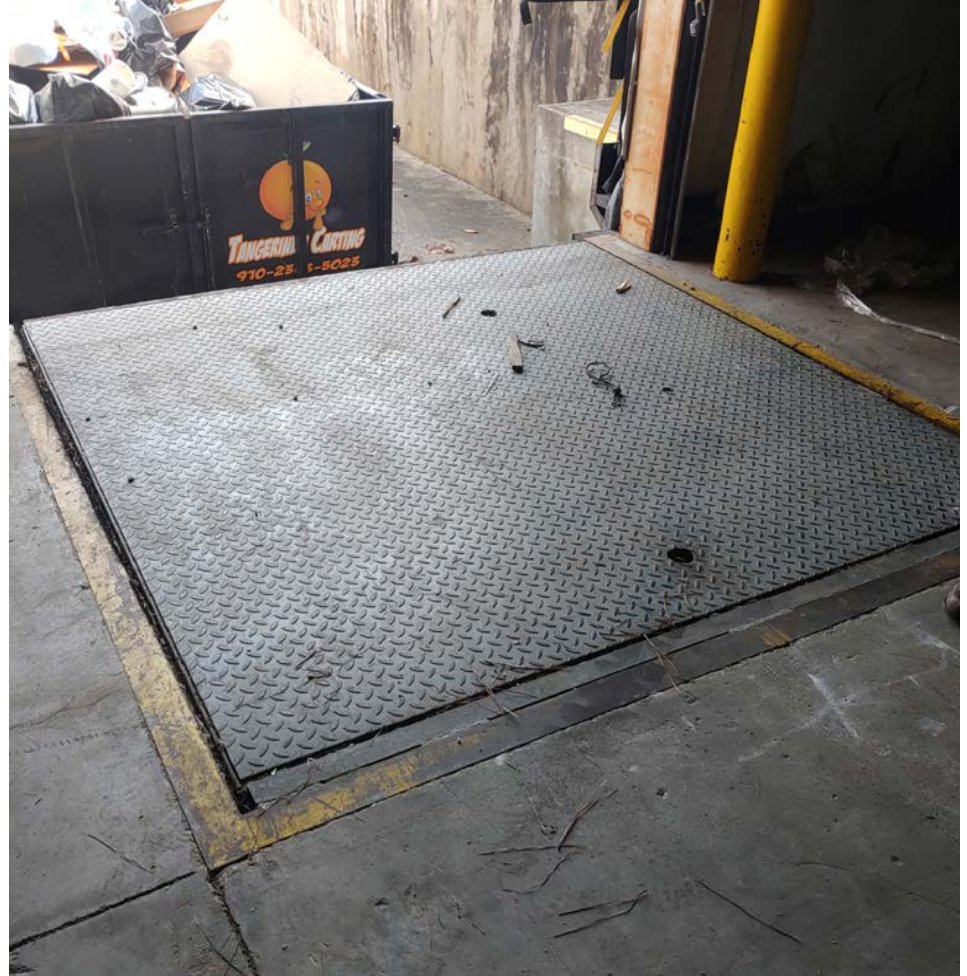




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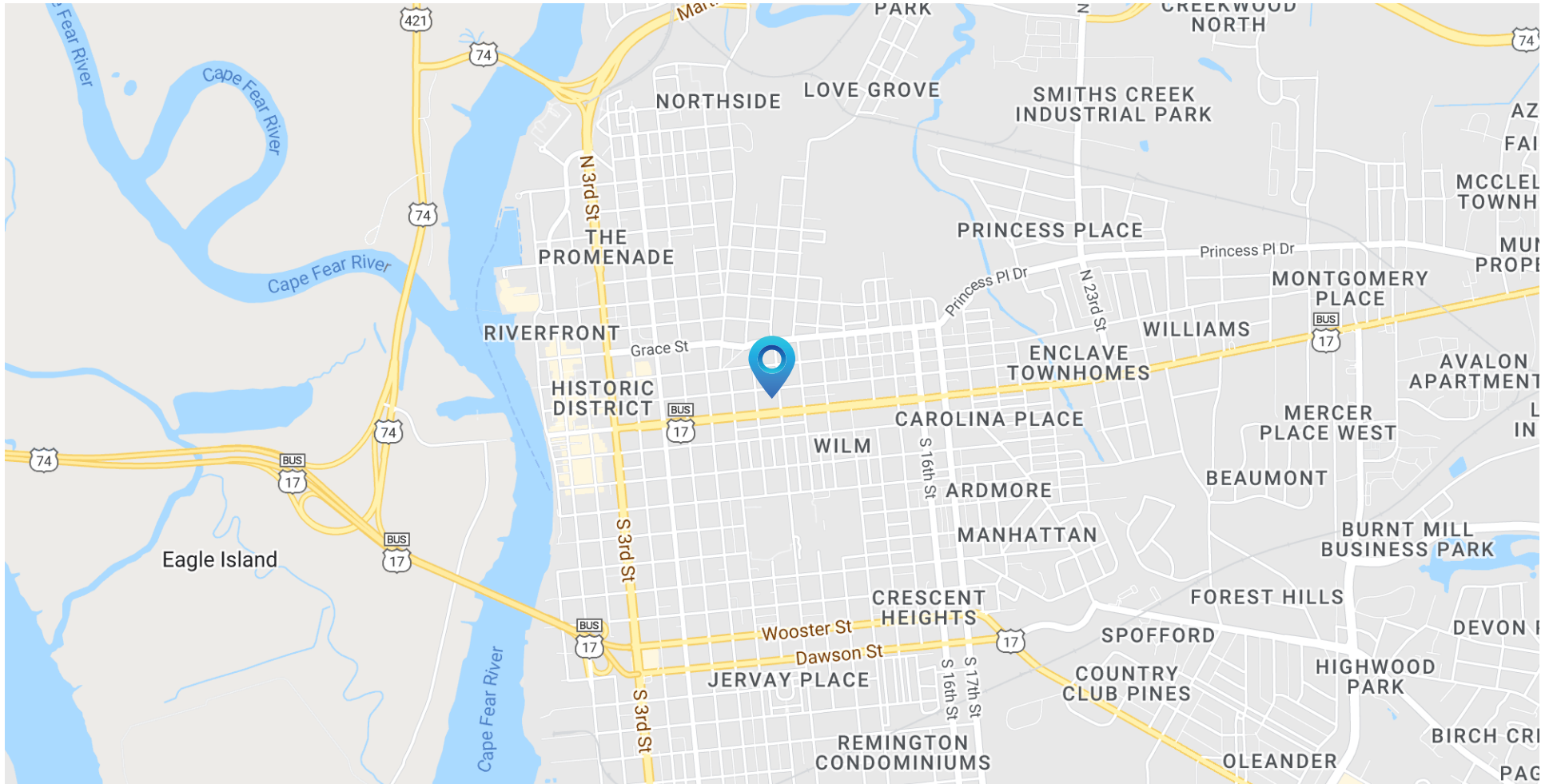




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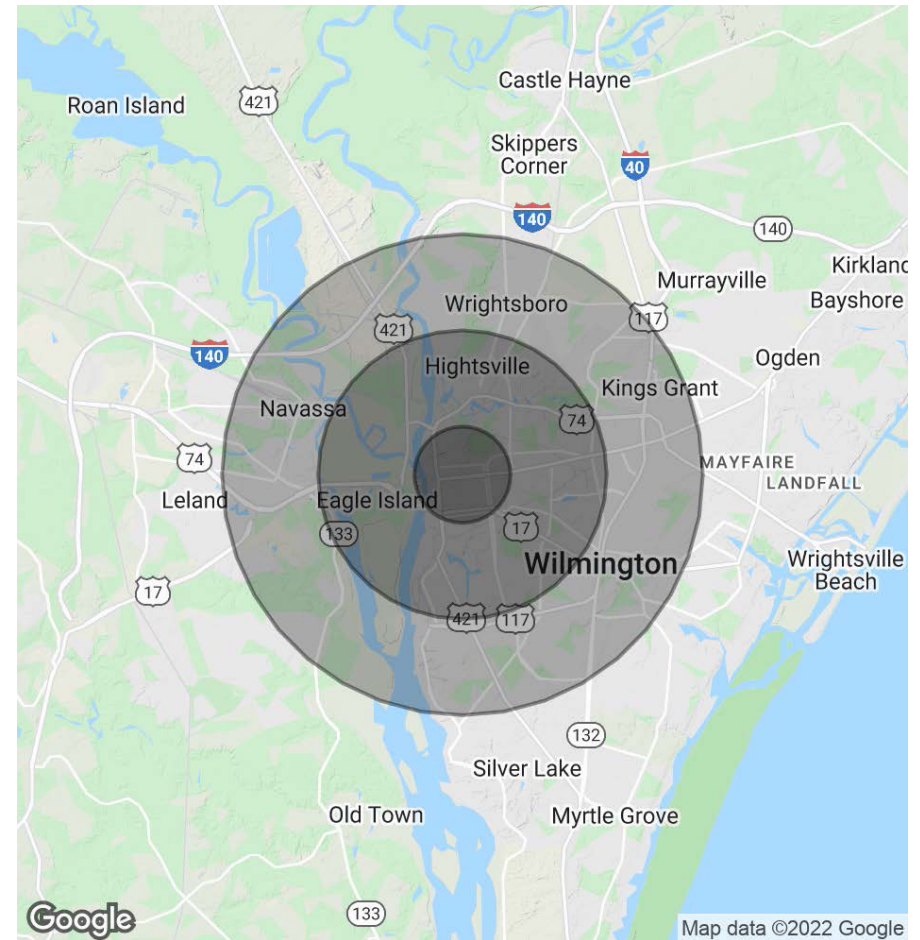
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,600	44,319	94,176
Average Age	34.6	34.2	34.1
Average Age (Male)	34.8	33.8	33.3
Average Age (Female)	33.9	34.4	34.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,924	19,654	41,430
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$39,318	\$43,904	\$47,912
Average House Value	\$218,372	\$182,902	\$188,946

Demographic data derived from 2010 US Census



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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.