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FOR SALE

OFFICE CONDO FOR SALE

1132 Shipyard Blvd.
Wilmington, NC 28412

List Price: \$225,000

Available Space: 1,640± SF

CONTACT INFO

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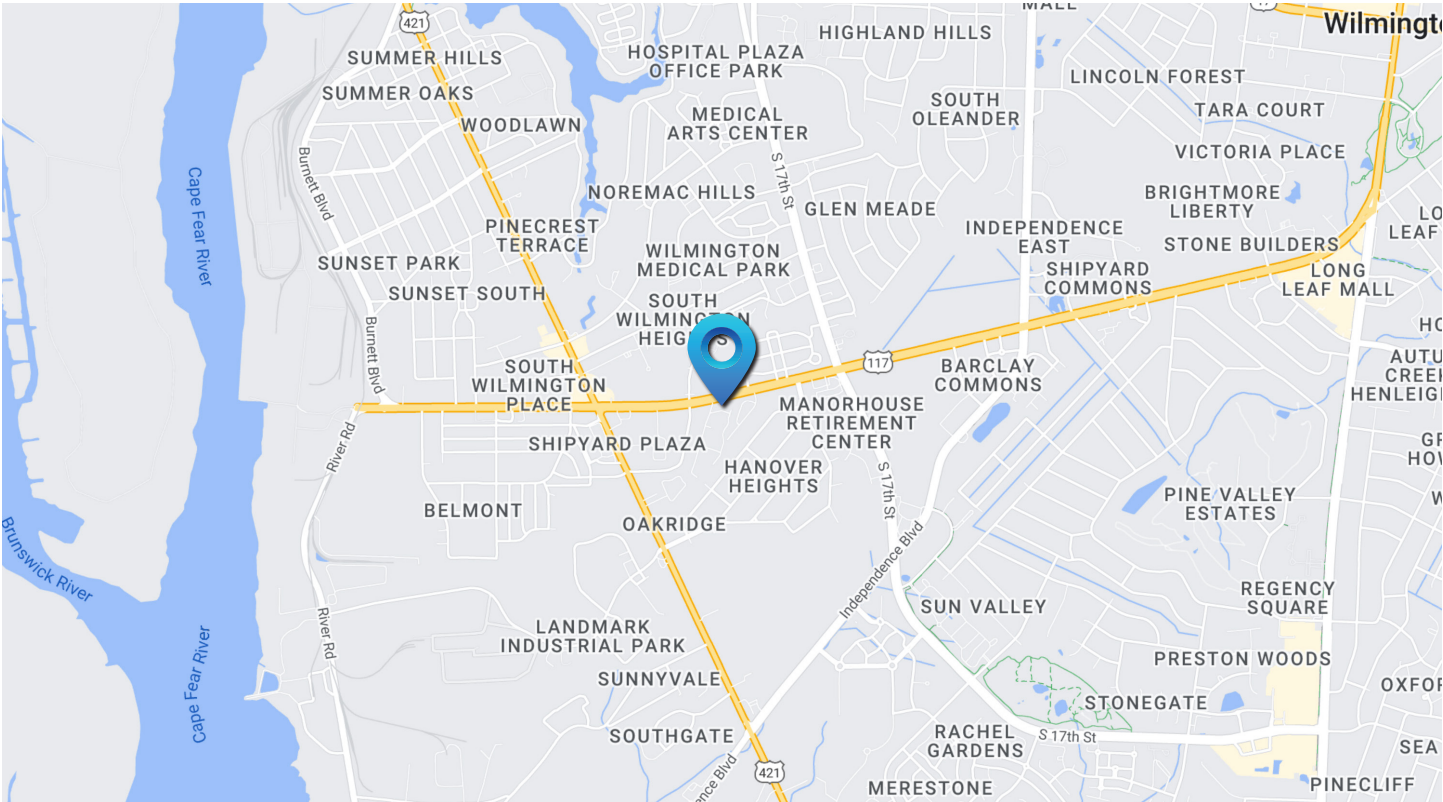
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PROPERTY OVERVIEW

1,640 +/- SF Office/Retail Condo for Sale

1,640 +/- SF of Office/Retail space available for sale in the desirable Southwood Business Center. Unit is comprised of a reception area, 4 offices, a breakroom, 2 restrooms and a storage/flex area inclusive of a roll up door.

Conveniently located on Shipyard Blvd, this unit is in proximity to New Hanover Regional Medical Center, Downtown Wilmington, and thousands of new homes. Property is zoned O&I by the City of Wilmington.

Call Agent to set up a tour.

OFFERING SUMMARY

Available SF:	1,640 SF*
List Price:	\$225,000
Price/SF:	\$137.20
Zoning:	O&I

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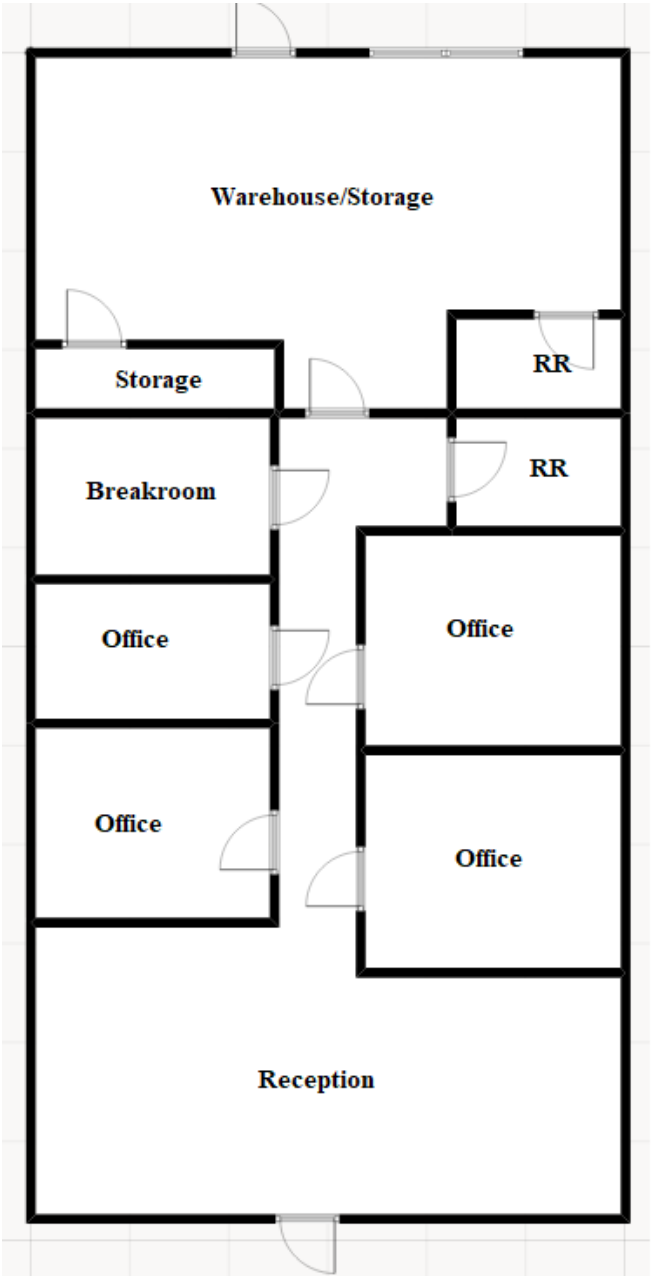
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FLOORPLAN - NOT TO SCALE





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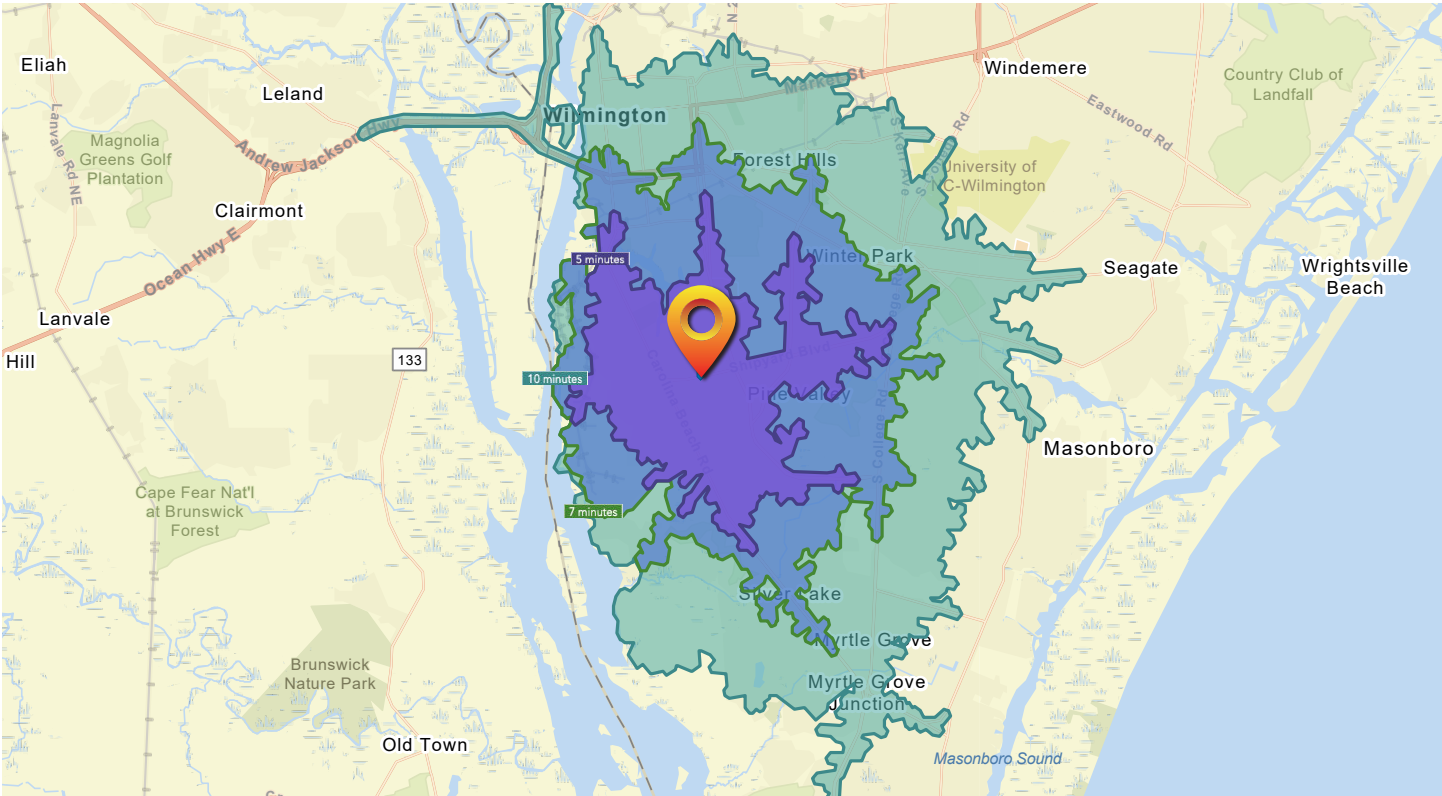
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DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	15,376	35,966	78,786
Average Age	42.2	42.8	39.1
Households	7,458	17,396	36,931
Average HH Size	1.98	2.03	2.11
Median HH Income	\$56,679	\$59,173	\$63,235
Average HH Income	\$93,733	\$98,003	\$99,898
Per Capita Income	\$45,523	\$48,249	\$47,212

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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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.