



13 MEDICAL CAMPUS DR NW

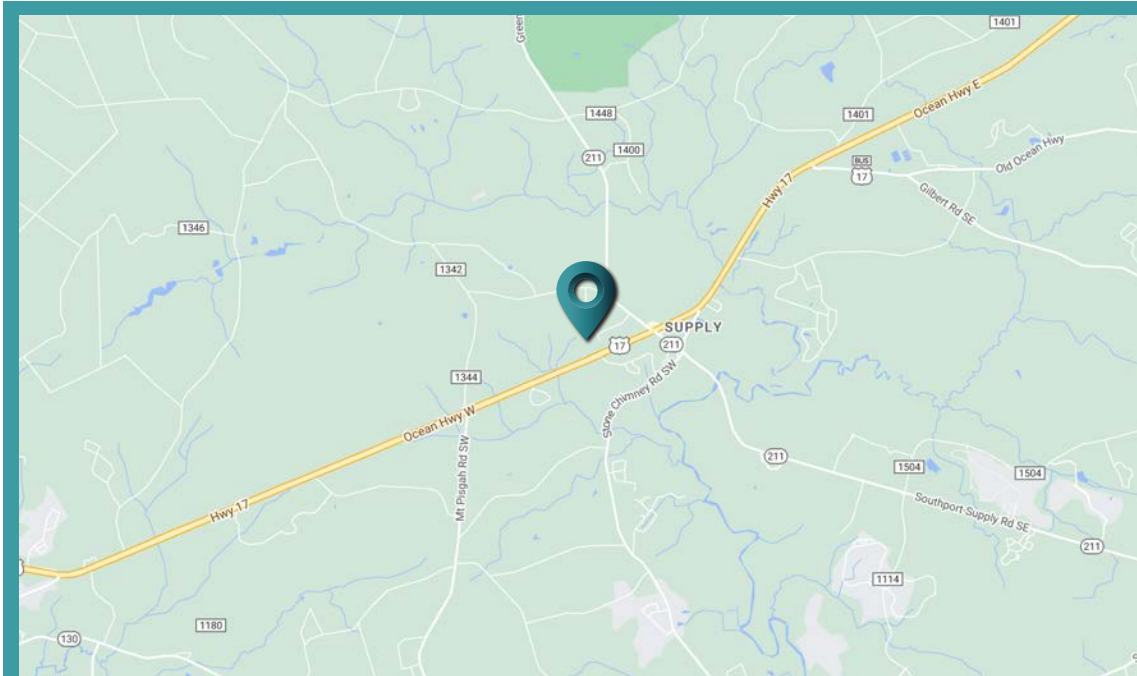
MASON WATKINS  
DAVID SUMMERLIN, III  
DON HARLEY, JR

**LEASE**

**SUN COAST PARTNERS COMMERCIAL**  
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**Sun Coast  
Partners**  
COMMERCIAL



## 13 Medical Campus Drive Supply, NC 28462

AVAILABLE SF*	1,500 - 14,000 SF
LEASE RATE	\$21.00 PSF
UPFIT ALLOWANANCE	\$50.00 PSF
ACREAGE*	2.95 Acres
FLOORS	1
PRIMARY USE	Medical/Dental/Retail
OCCUPANCY TYPE	Multi Tenant
ZONING	BRUNSWICK COUNTY: C-LD

Excellent opportunity to get established in the medical corridor of one of the fastest growing counties in the nation. 13 Medical Campus Dr. has 14,000± SF of shell condition space available in increments of 1,500 SF. Building is conveniently located within the Brunswick Medical Campus just 1.5 miles from Novant Health Brunswick Hospital. Half the building is occupied by Novant Health, and it's CLD (Commercial Low Density) zoning permits a wide variety of office and retail users. Landlord is offering a Tenant Improvement Allowance of \$50 PSF.

Contact Broker with questions or to arrange a property tour.

\*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.

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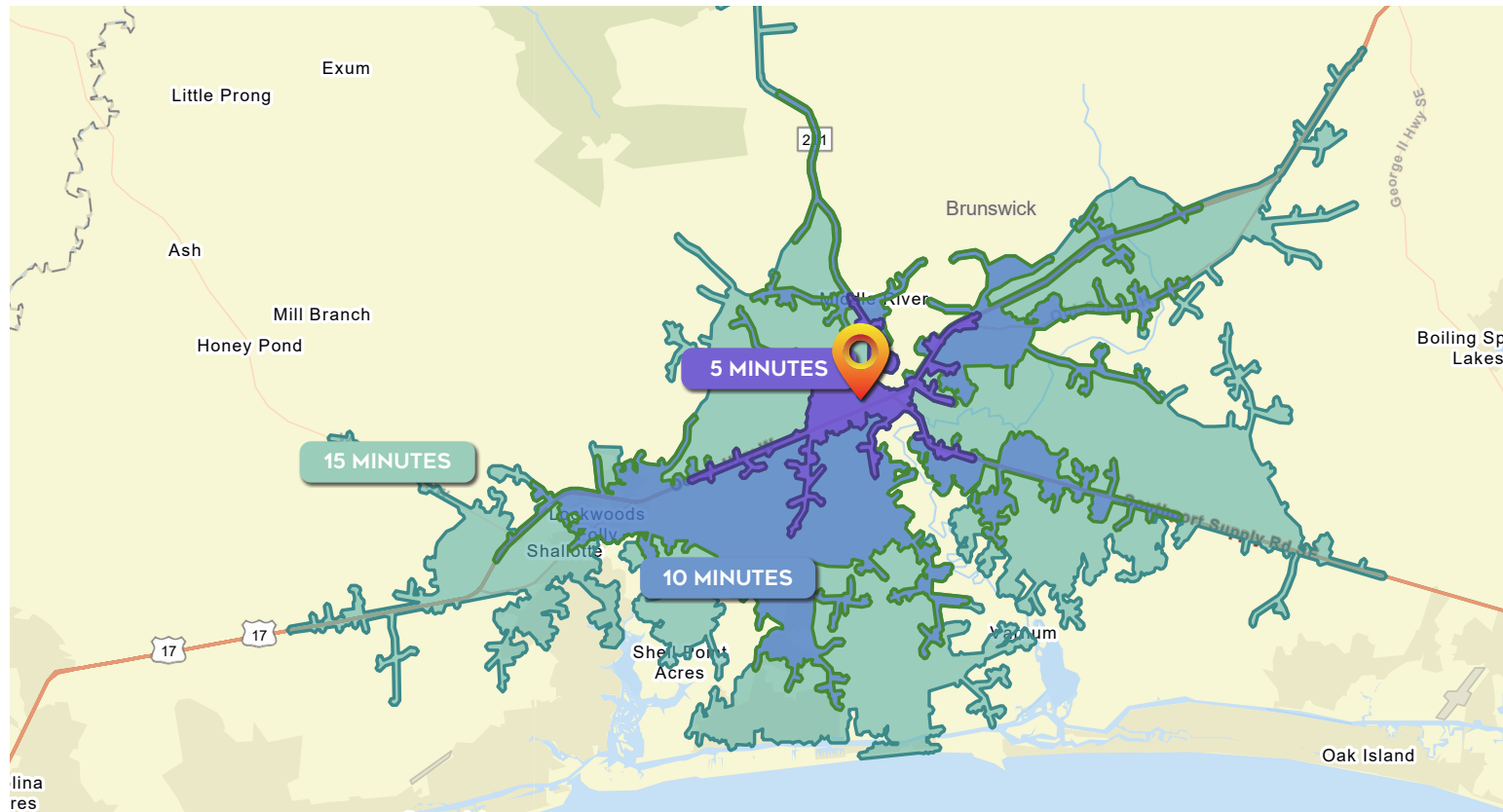
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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	572	7,818	23,091
Average Age	39.6	44.8	48.2
Households	176	3,213	9,704
Average HH Size	3.19	2.38	2.34
Median HH Income	\$44,421	\$53,291	\$55,228
Average HH Income	\$56,855	\$70,922	\$75,098
Per Capita Income	\$22,179	\$29,136	\$31,865

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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