

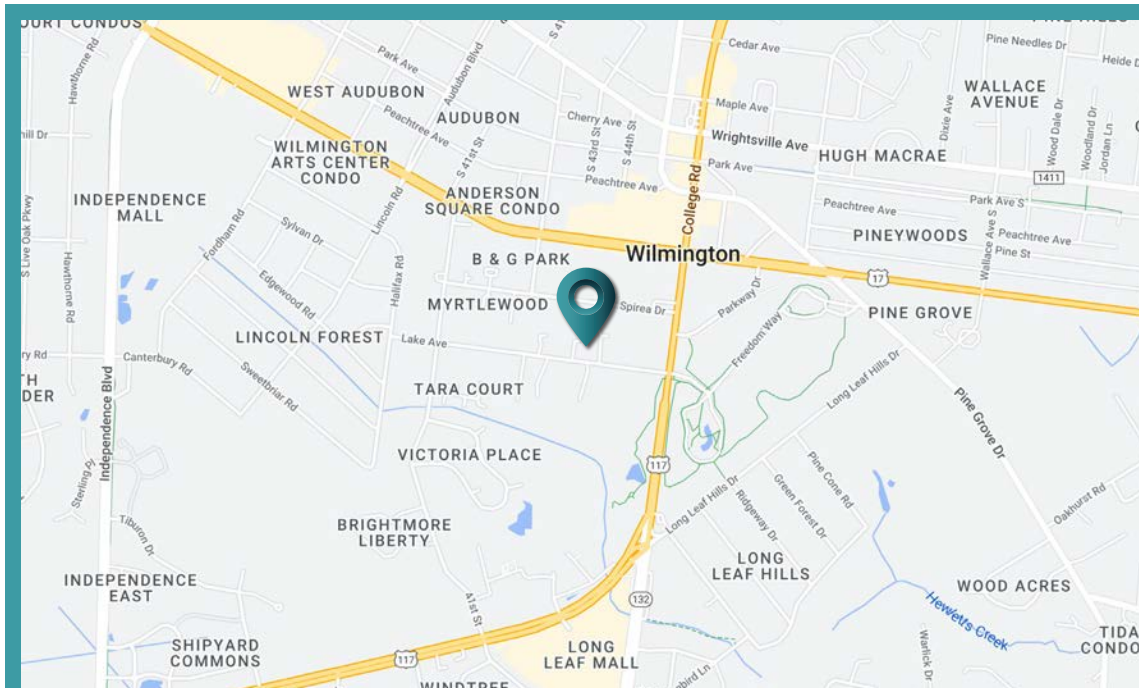


PRIME RETAIL LOCATION – 1546 SOUTH COLLEGE ROAD, WILMINGTON, NC 28403

FOR LEASE OR GROUND LEASE

 **THE CRESS GROUP**
COMMERCIAL REAL ESTATE SITE SERVICES
WWW.THECRESSGROUP.COM

 **Sun Coast Partners**
COMMERCIAL



1546 South College Road Wilmington, NC 28403

SPACE AVAILABLE*	8,542 SF
LEASE RATE	\$13,500 Monthly
LEASE TYPE	NNN
PRIMARY USE	Retail
SECONDARY USE	Hospitality, Specialty
ZONING	RB - Regional Business
ACREAGE	±1.14 Acres
ROAD FRONTAGE	± 440 Feet

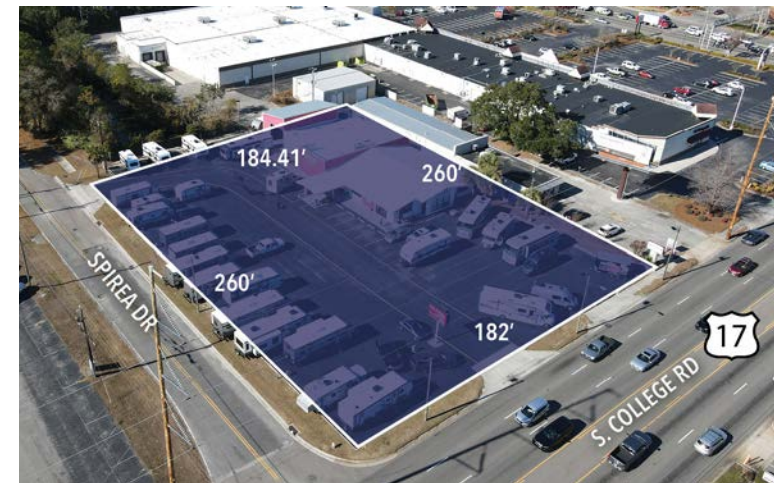
1546 S. College Rd is currently owner-occupied and operating as Rex and Sons RV's since 2006 where previously it operated as a Quincy's Restaurant and then a car lot. The current owner is constructing a larger facility in New Hanover County with an anticipated relocation date of May 2024.

Owner will consider leasing the property with existing improvements or owner will consider a ground lease for redevelopment.

The corner property features approximately 1.14 acres with one 8,542± SF multipurpose building currently setup as office, showroom, parts and service center. The building was constructed in 1983 and then expanded in 2009. The building has a new roof with 10 year warranty on a portion of the office/showroom.

The property has excellent visibility with traffic counts of approximately 50,000 vehicles per day with over 180ft frontage on College Road. There is driveway access directly onto College Road and driveway access onto Spirea Drive. Oleander and Shipyard are also accessible via Spirea Drive and 41st Street.

The property is zoned Regional Business (RB) which allows for a variety of uses. In addition, the site offers almost entirely impervious coverage with stormwater service by City of Wilmington.



*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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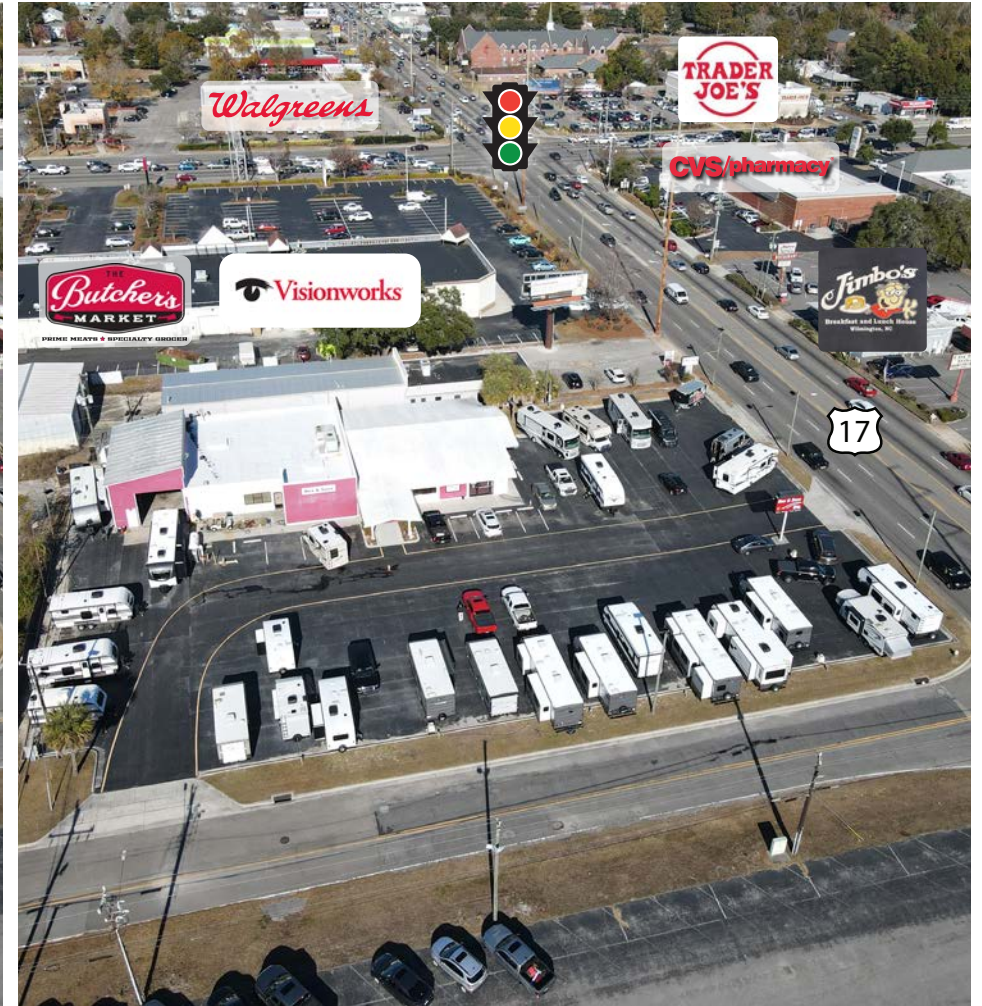
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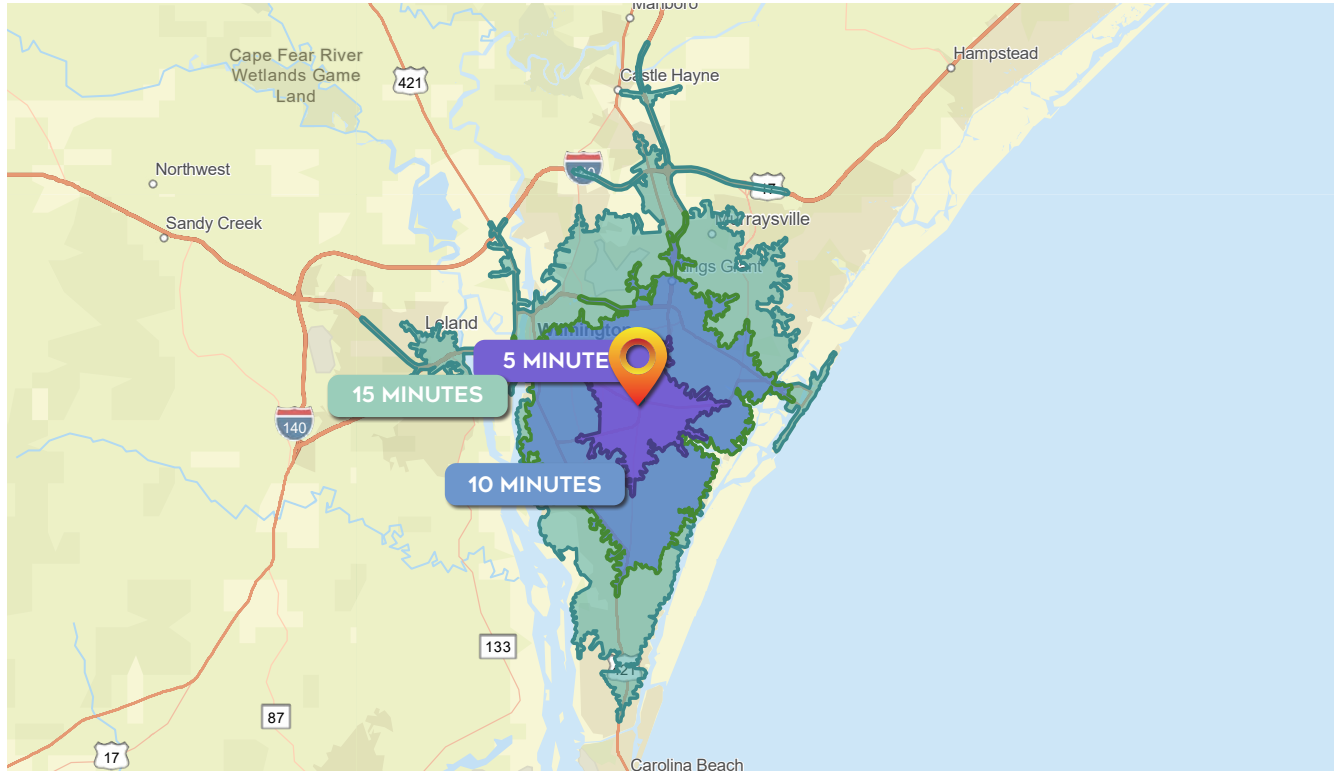


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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	20,871	118,259	186,483
Average Age	37.7	37.4	38.8
Households	10,036	53,216	82,654
Average HH Size	2.06	2.14	2.19
Median HH Income	\$53,881	\$60,481	\$65,002
Average HH Income	\$89,312	\$96,491	\$100,785
Per Capita Income	\$42,443	\$43,603	\$44,662

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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