



3012 N KERR AVE, UNIT A - 4,000± SF INDUSTRIAL/FLEX FOR LEASE

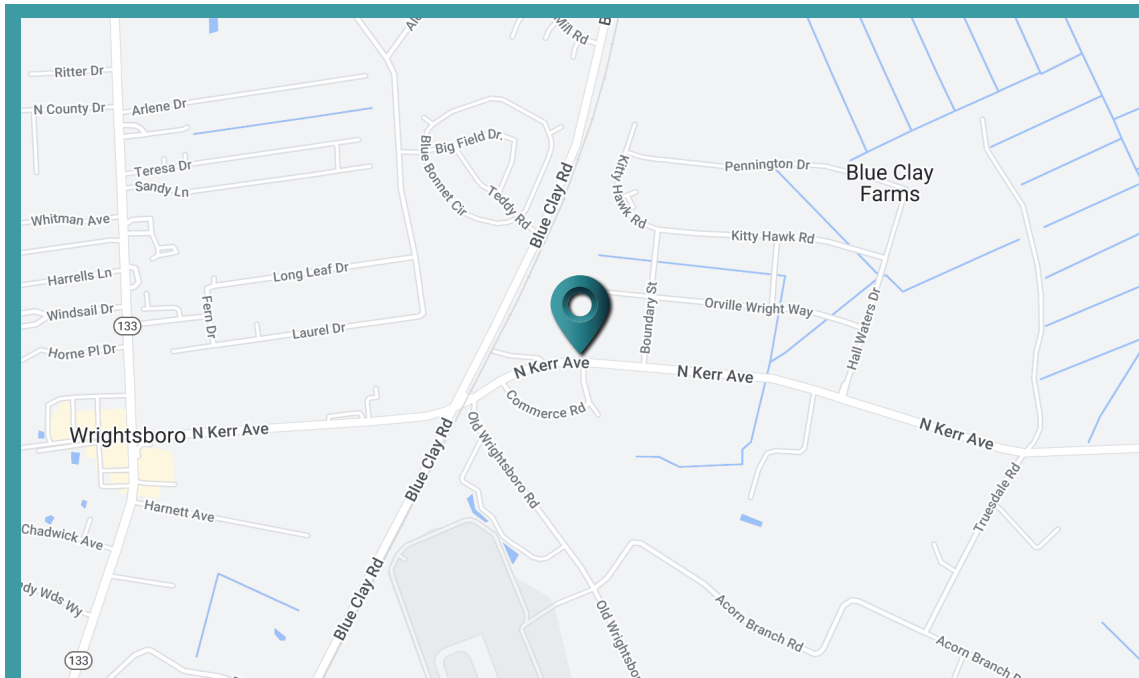
MASON WATKINS
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FOR LEASE

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



3012 N Kerr Ave, Unit A Wilmington, NC 28405

AVAILABLE SPACE*	4,000± SF
LEASE RATE	\$13.00 Annual/SF
LEASE TYPE	NNN
EXPENSES	\$2.75 PSF
PRIMARY USE	Industrial
YEAR BUILT	2022

4,000 +/- SF of flex space available for lease. This building is just over a year old and in phenomenal condition. Unit A is comprised of a reception, 2 private offices, a large conference room, kitchenette, 2 restrooms and the remainder is warehouse/shop space. Covered loading/unloading area with a 14'X10' grade level overhead door. Some laydown yard available behind the unit. Zoned I-2 by New Hanover County. Unit will be available 6/1/24.

DO NOT DISTURB CURRENT TENANT

Contact Broker to arrange a 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.

LEASE

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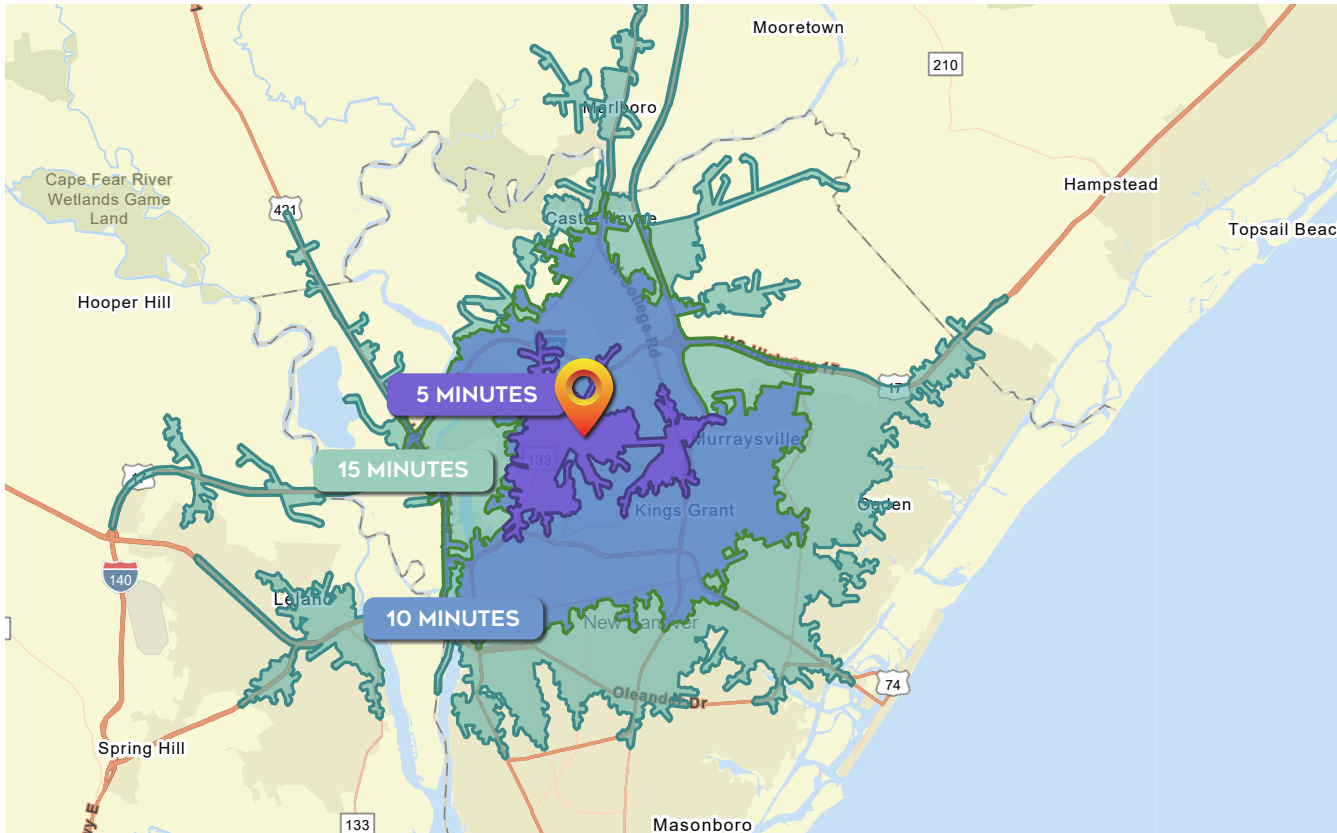




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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	4,743	52,987	116,504
Average Age	40.8	36.8	36.7
Households	2,012	22,841	52,369
Average HH Size	2.21	2.28	2.16
Median HH Income	\$43,583	\$57,050	\$58,356
Average HH Income	\$58,547	\$78,439	\$85,199
Per Capita Income	\$25,268	\$34,364	\$38,168

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

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