# 2.42 ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY

5031 Carolina Beach Rd, Wilmington, NC 28412





SALE PRICE:	\$1,300,000
LOT SIZE:	2.42 Acres
APN #:	R07100-003-029-000
ZONING:	Office & Institution (O&I)
MARKET:	Wilmington, NC
SUB MARKET:	Monkey Junction

## **PROPERTY OVERVIEW**

Excellent O&I development opportunity

### **PROPERTY FEATURES**

- O&I Zoning in place, approved in 2016
- 1.89 buildable acres for commercial development + .53 acres for shared stormwater included. Pond complete and certified July 2019
- Deceleration turn lane from Carolina Beach Rd. Completed July 2019
- Access to water, sewer, and gas provided including easements
- 39,541 Cars Per Day 8/1/2018 Data WMPO

#### KW COMMERCIAL

1001 Military Cutoff Rd, Suite 101 Wilmington, NC 28405

## ADAM NICHOLAS

Broker 0: 910.249.4000 C: 910.208.0828 anicholas@kwcommercial.com NC #275271

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, ornissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your com investigation of the property and transaction.

# 2.42 ACRES FOR COMMERCIAL DEVELOPMENT

Site Photos





KW COMMERCIAL 1001 Military Cutoff Rd, Suite 101 Wilmington, NC 28405

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Aerial Photo Timeline











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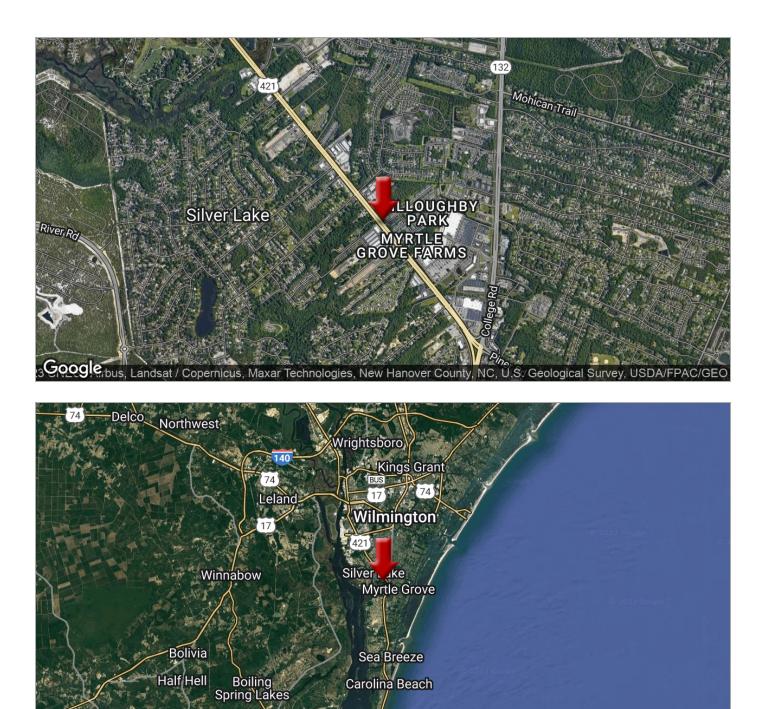
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# 2.42 ACRES FOR COMMERCIAL DEVELOPMENT

Area Maps





Kure Beach

KW COMMERCIAL 1001 Military Cutoff Rd, Suite 101

Wilmington, NC 28405

Google

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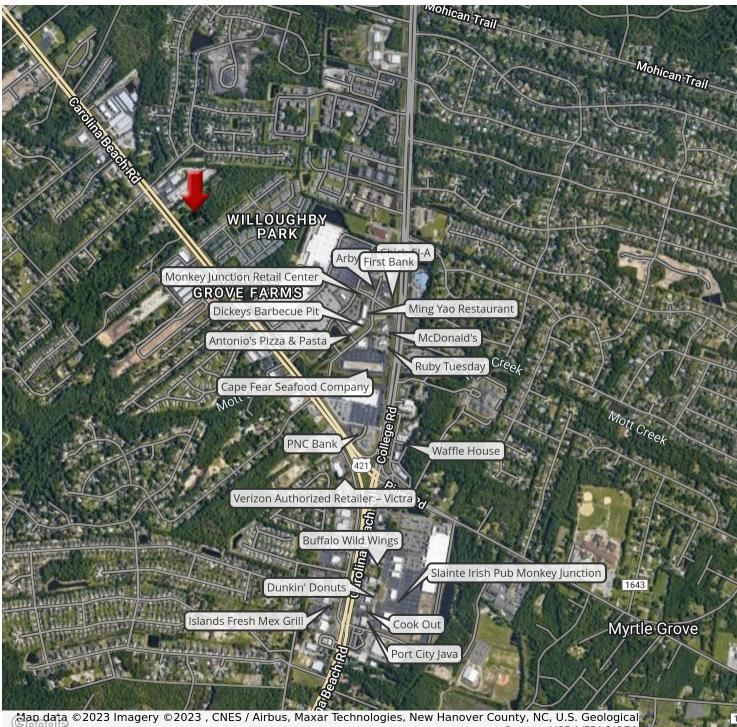
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Nearby Retail





Sab data ©2023 Imagery ©2023 , CNES / Airbus, Maxar lechnologies, New Hanover County, NC, U.S. Geological Survey, USDA/FPAC/GEO

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# 2.42 ACRES FOR COMMERCIAL DEVELOPMENT

Demographic Map



87 Winnabo Bolivia Bolivia Half Hell 906 Spring	(74) EUS   Leland (17)   (17) Wilmin   (17) (421)	as Grant T4 Grove Grove	Map data ©2023 Google
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,267	43,254	88,194
MEDIAN AGE	33.4	39.6	39.2
MEDIAN AGE (MALE)	31.4	38.1	37.8
MEDIAN AGE (FEMALE)	35.3	41.3	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,754	18,556	37,092
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$68,328	\$73,998	\$74,439
AVERAGE HOUSE VALUE	\$276,699	\$261,834	\$280,371
RACE	1 MILE	3 MILES	5 MILES
% WHITE	80.4%	88.0%	84.1%
% BLACK	8.5%	6.0%	8.8%
% ASIAN	0.9%	0.9%	1.1%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.0%	0.3%	0.3%
% OTHER	4.8%	2.6%	3.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	9.0%	4.9%	5.9%

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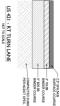
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ONTRACTOR SHAL	AVEMENT MARKING LEGEND - (SR 1722) ONTRACTOR SHALL REFER TO NODOT STANDAD DETAL #1205.01 FOR PAVEMENT MARKINGS	FOR PAVEMENT MARKINGS				
YMBOL	DESCRIPTION	PAVEMENT MARKINGS				
>	WHITE EDGELINE	THERMOPLASTIC (4", 90MILS) (100MM, 2.3MM)	211	ç	TOTAL	211
-1400	10 FT/3M VELLOW SKIP CENTER LINE 3 FT/3M WHTE MANISKIP WHTE SOLID JONE UNE YELLOW SINGLE CENTER LINE YELLOW DOUBLE CENTER LINE	THERMOPLASTIC (4", 120MILS) (100MM, 3.1MM)	0 0 000 0 0 000 0 0 000	~~~~~	TOTAL	207
τατ	WHITE GORELINE YELLOW DIAGONAL	THERMOPLASTIC (8", 90MILS) (200MA, 2.3MM)	000	555	TOTAL	•
23	WHITE STOPBAR	THERMOPLASTIC (24", 120MILS) (800MML 3.1MM)	0	5	TOTAL	۰
685	LEFT TURN ARROW RIGHT TURN ARROW STRAIGHT ARROW	THERMOPLASTIC THICK SYMBOLS (SOMLS) (2.3MM)	0 - 0	555	TOTAL	-
-	ALPHANUMERIC CHARACTER	THERMOPLASTIC THICK CHARS (120MILS) (3.1MM)	۰	Ę	TOTAL	۰

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- SNOW PLOWABLE PAVEMENT MARKERS SHALL BE INSTALLED IN AC AND STRUCTURES 2012 AND THE ROADWAY STANDARD DRAWINGS SPECIFICATIONS FOR ROADS
- ER SHALL HAVE THE PAVEMENT MARKINGS TRYT OF FINAL PAVEMENT MARKINGS. ACCOMPUSIED, ALL OTHER PAVEMENT 5 SHALL BE THERMOPLASTIC AND MEET THE 5 STANDARD DRAWINGS.
- WHERE NOT REMOVED BY NEW PAVEMENT, CONFLICTING STRIPING SHALL BE GROUND OFF DURING SUCH OPERATIONS. MINIMIZE GROOVING OF PAVEMENT
- . NEW ASPHALT AREA WITHIN ROW = 350 SY 1. FOLLOW PAVEMENT SPECS
- I. FOR
- FOR ALL WORK WITHIN NODOT RIGHT OF WAY, CONTRACTOR SHALL REFER TO NODOT STANDARD DRAY STANDARD DETAILS.
- SITE CONTRACTOR SHALL COORDINATE WITH UTILITY OWNERS FOR ANY TEMPORARY PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH NODOT STANDARD DRAWINGS 1205.01, 1205.04, AND 1205.00. OR PERMANENT UTILITY RELOCATION
- SITE CONTRACTOR SHALL COORDINATE WITH WITH OWNERS OF EXISTING MALBOX'S TO BE RELOCATED.

SCALE

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C-2.2

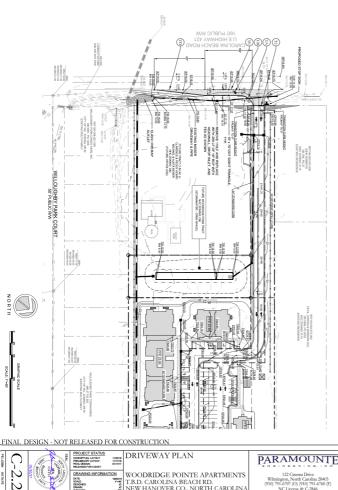
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CONCEPTUAL PRELIMINATO PINAL DESIGN RELEASED FO

DRAW DATE SCALE: DESIGNE DRIVE

11/00/1

11+50



# DRIVEWAY PLAN WOODRIDGE POINTE APARTMENTS T.B.D. CAROLINA BEACH RD. NEW HANOVER CO., NORTH CAROLIN !

122 Cincma Drive Wilmington, North Carolina 28403 (910) 791-6760 (F) NC License #: C-2846

REVISIONS / STATUS

WOODRIDGE POINTE, LP 125 Old Chapin Road Lexington, SC 29072 Phone (803) 798-0572

