

Cross Bridge Village Now Leasing 1,200 +/- SF Retail/Office

1206 N Lake Park Blvd, Carolina Beach, NC 28428

Listing ID: 30314474
Status: Active
Property Type: Retail-Commercial For Lease
(also listed as Office)
Retail-Commercial Type: Street Retail, Vehicle Related
Contiguous Space: 1,200 SF
Total Available: 1,200 SF
Lease Rate: \$15 PSF (Annual)
Base Monthly Rent: \$1,500
Lease Type: NNN



Overview/Comments

Cross Bridge Village is Now Leasing for 2019! Located at the gateway to Carolina Beach in a prime commercial corridor anchored by Pleasure Island landmark, Michael's Seafood Restaurant and Catering. Cross Bridge Village is a multi-tenant neighborhood strip center adjacent to CVS pharmacy and Carolina Beach Town Hall. Prime visibility, signage, and exposure. Co tenants in this strip include: Nails Image & Spa, Island Beverage, Carolina Beach Jewelers, NC School of Theology, Southerly Biscuit and Pie, and Sunny Rocks gift shop.

Unit G is 1,200 +/- SF For Lease at \$15.00 PSF + NNN. NNN Costs include your taxes, insurance, and Common area maintenance. Each tenant is responsible for there own utilities.

There is a tenant in place until February 28, 2019. Please contact the broker to schedule a showing. Please DO NOT disturb the tenant. We kindly ask you to give at least 48 hours notice to schedule a showing.

General Information

Taxing Authority: CB
Tax ID/APN: R08814-003-021-000
Retail-Commercial Type: Street Retail, Vehicle Related, Other

Zoning: HB- HIGHWAY BUSINESS
Building Name: Cross Bridge Village

Available Space

Suite/Unit Number: G
Space Available: 1,200 SF
Minimum Divisible: 1,200 SF
Maximum Contiguous: 1,200 SF
Space Subcategory 1: Strip Center
Space Subcategory 2: Neighborhood Center
Space Type: New

Sublease Expiration Date: 02/28/2019
Date Available: 03/01/2019
Lease Rate: \$15 PSF (Annual)
Lease Type: NNN
Offices: 3
CAM Expenses: \$2.95 PSF (Annual)
Rent Escalators: Step-Up Lease

Space Description 1,200 SF Retail/Office features polished epoxy concrete floors, three offices, and bathroom. Dimensions of the space are 20' x 60'. Space has been well maintained and has a great layout for any office or retail user. Ideal user would be those geared towards the coastal markets such as massage/therapist, builder, real estate office, or any salon/dry bar business.



**Eastern Carolinas
Commercial**
REAL ESTATE

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All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

Area & Location

Retail Clientele:	General, Business, Traveler, Tourist	Feet of Frontage:	466
Property Located Between:	Cross Bridge Village is located between Bryant Real Estate and Car Wash	Traffic/Vehicle Count:	21,451
Property Visibility:	Excellent	Highway Access:	Immediate access on/from US 421 at the traffic light intersection.
Largest Nearby Street:	US 421 S	Airports:	Wilmington International Airport 17 Miles +/-

Site Description Cross Bridge Village is on 1.7 Acres with approximately 466.9' Feet of Frontage on N. Lake Park Blvd (US 421). At the traffic light there is cross over access between the North and South bound lanes.

Area Description US Hwy 421 (N. Lake Park Blvd) is the prime commercial corridor through Carolina Beach and along the south end of New Hanover County. US Hwy 421 provides access to the Aquarium at Fort Fisher, Kure Beach, and to the Fort Fisher/Southport Ferry. Publix has been approved to develop at the old Federal Point shopping center which is within walking distance from this center.

Building Related

Tenancy:	Multiple Tenants	Parking Type:	Surface
Total Number of Buildings:	1	Sprinklers:	None
Number of Stories:	1	Heat Type:	Electricity
Property Condition:	Excellent	Heat Source:	Heat Pump
Year Built:	2003	Air Conditioning:	Engineered System
Year Renovated:	2016	Internet Access:	Cable
Total Parking Spaces:	75		

Exterior Description This strip center is anchored by Michael's Seafood with 7 other retail/office business tenants. There are exterior LED lights that run along the front strip for added business exposure. The lights are on at dusk. There is a sign marquee located on the North side of the service road as you turn towards Dow Road/N. Lake Park Blvd. Tenants also have exterior building signage that lights.

Parking Description Parking for customers is available in the front. Employee parking is in the back directly behind the unit. Michael's Seafood offers free Valet parking for customers in the strip center as well.

Land Related

Lot Frontage:	466.9'
Water Service:	Municipal
Sewer Type:	Municipal

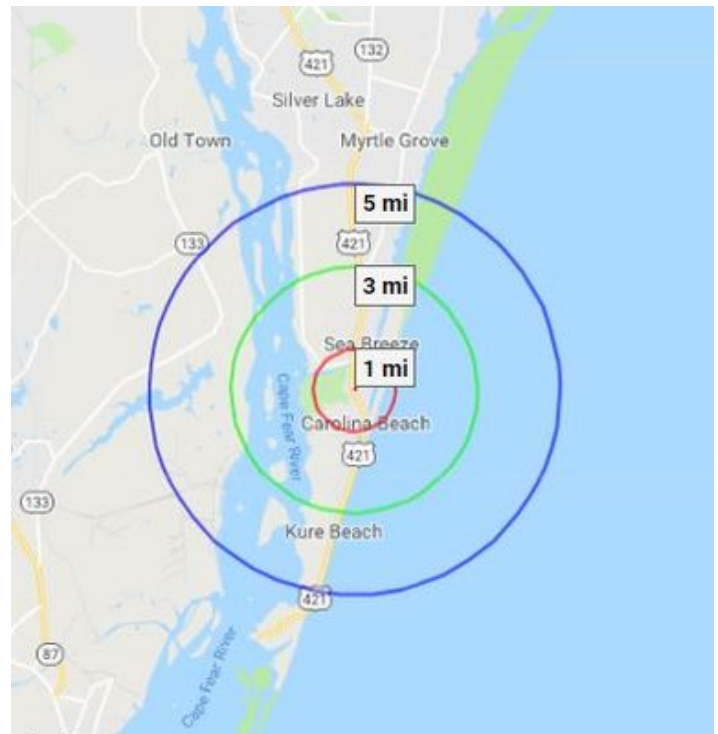
Easements:	Electric Lines, Ingress/Egress, Utilities
Legal Description:	PT JOHN RYDER LEWIS FEDERAL POINT

Zoning Description Highway Business: This district is established to accommodate businesses oriented toward the motoring public and which require a high volume of traffic. In many cases, businesses in the HB district serve the entire community and beyond. For the most part, they are located on major thoroughfares so that they can be conveniently reached by automobile and to avoid sending heavy automobile traffic through smaller streets or residential areas. Certain wholesale activities are also permitted in HB district.

Easements Description Strip center has (2) points of access. Building can be accessed from the service road as you come through the traffic light intersection from Dow Road or at the south end as you come up N. Lake Park Blvd by the car wash.

Location

Address:	1206 N Lake Park Blvd, Carolina Beach, NC 28428
County:	New Hanover
MSA:	Wilmington



Location Aerial



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Property Images



Site Map



Nationally known for their Award winning chowder.



Signage



Exterior



Unit G



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