

THE VARSITY – 724 S KERR AVENUE

±1,750-2,330 SF OFFICE/RETAIL/RESTAURANT SPACE



Presented By:

Cape Fear Commercial
1051 Military Cutoff Rd | Suite 200
Wilmington, NC 28405
(p) 910.344.1000 (f) 910.344.1020





ADDRESS: 724 S Kerr Avenue
Wilmington, NC | New Hanover County

AVAILABLE SF: ±1,750 - 2,330 SF

LEASE RATE: \$18.00- \$20.00 PSF
TI Allowance Negotiable

EXPENSE TREATMENT: Modified Gross: Tenant pays utilities and interior maintenance.

DESCRIPTION:

- +/-1,750 - 2,330 square foot office / retail / restaurant* space on S. Kerr Avenue near UNC- Wilmington
- The space is located in The Varsity, a new mixed-use development that delivered September 2021. The Varsity features 24 high-end residential units, two office units and one retail space.
- The space has excellent visibility from S. Kerr Avenue
- Signage opportunity and outdoor seating are available
- +/- 12 non-exclusive parking spaces available on-site and free parking on Varsity Drive.
- Tenant pays utilities and interior maintenance, as well as base-year expense stop on TICAM.
- Vanilla box delivery based on advertised rate, improvement allowance negotiable

**If a hood is required, Tenant must occupy full square footage for venting*

For more information, please contact:

Lindsey Hess
910.344.1016 (direct)
910.508.4615 (mobile)
lindsey@capefearcommercial.com

INTERIOR OF RETAIL SPACE

The Varsity
Wilmington, NC



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PROPERTY EXTERIOR

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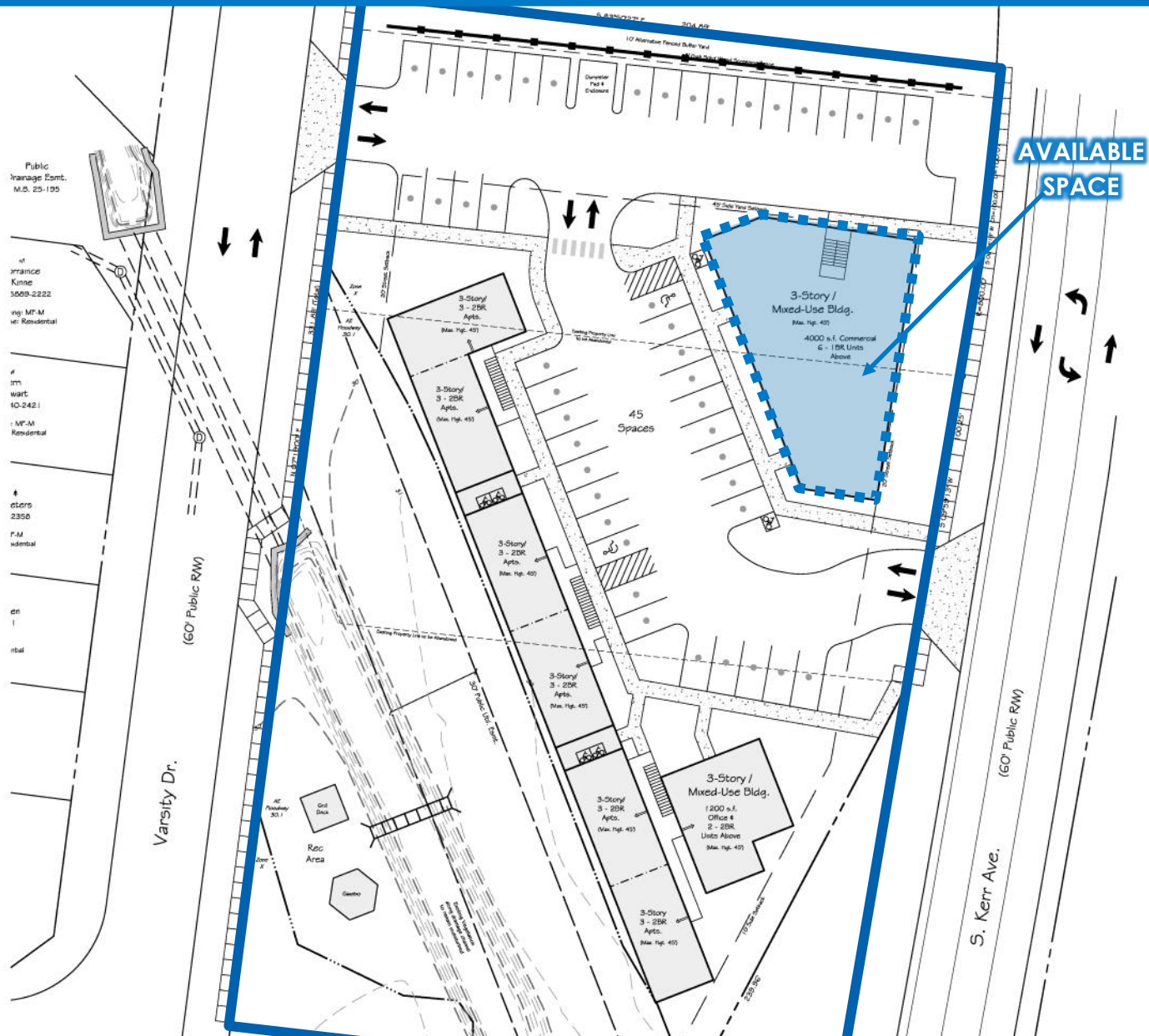
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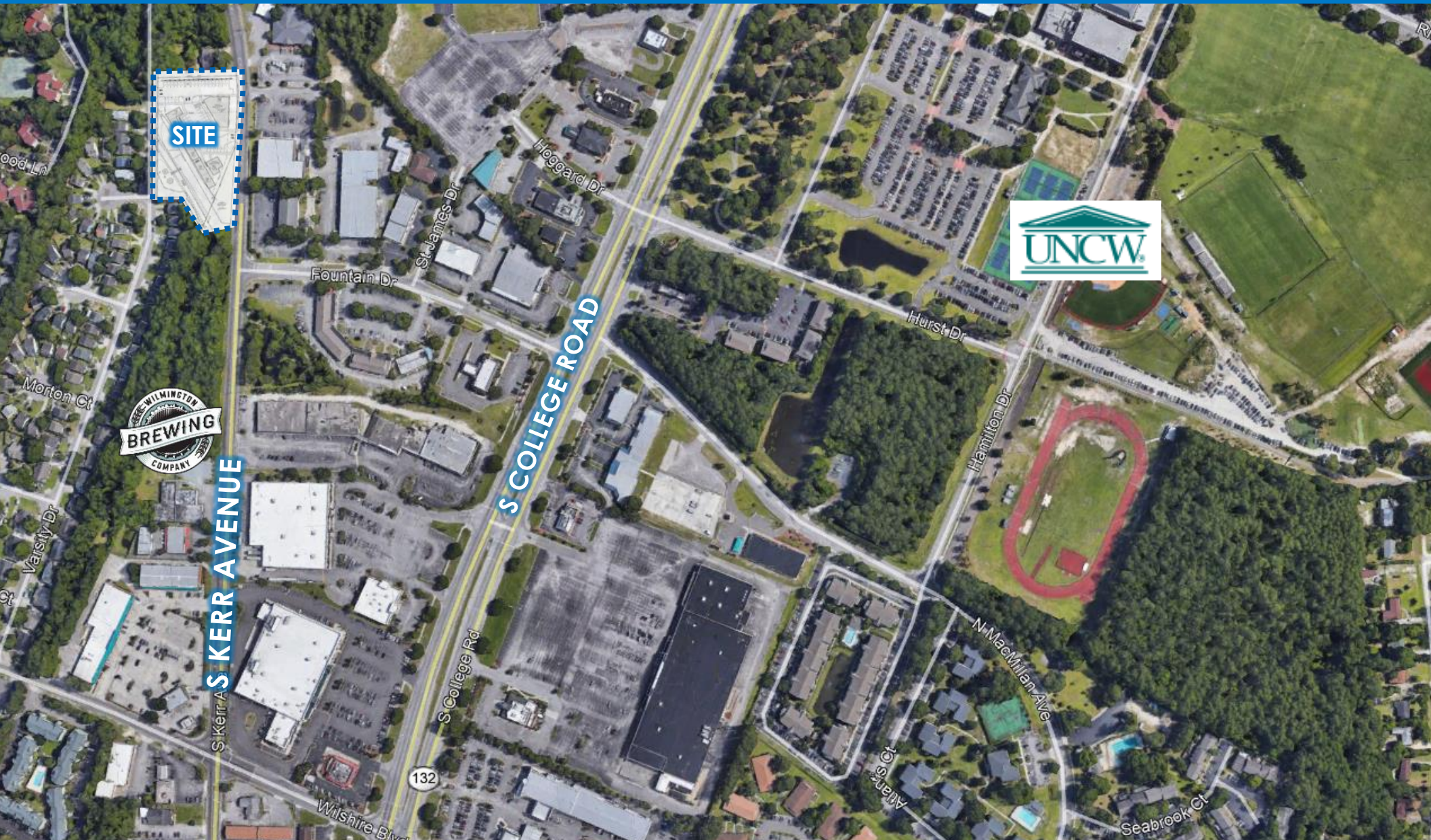
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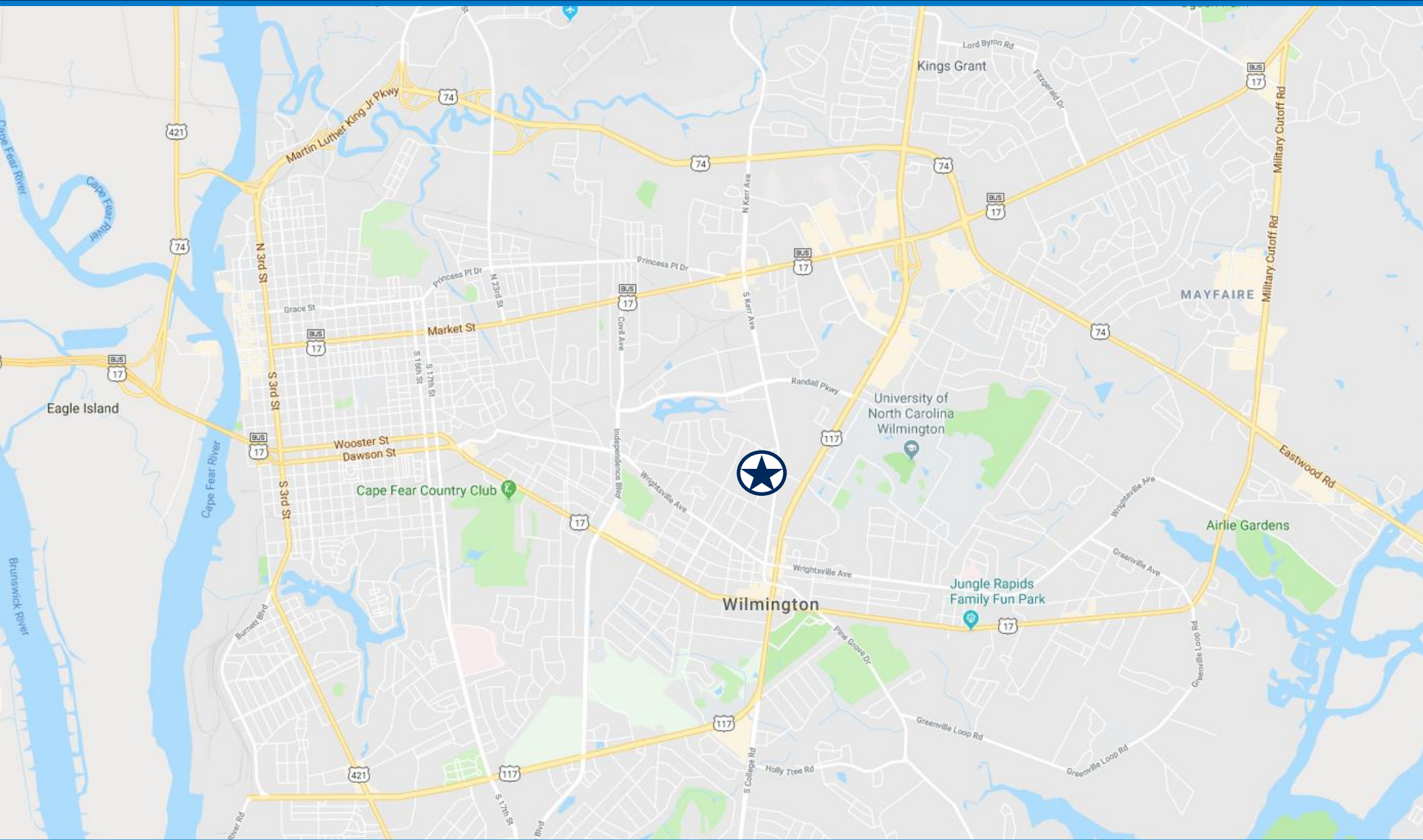
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