



15894 HIGHWAY 17
P.O. BOX 56
HAMPSTEAD, NC 28443
910/270-5100 FAX: 910/270-5110

FOR LEASE



**1115 SOUTH 3RD STREET
WILMINGTON, NORTH CAROLINA**

Retail and warehouse units from 1,000 to 6,000 square feet are now available. Currently undergoing a complete exterior renovation to include a full paint job, new signs, new awnings and a freshly sealed/striped parking lot. Urban Mixed Use (UMX) zoning accommodates a wide variety of commercial and light industrial users.

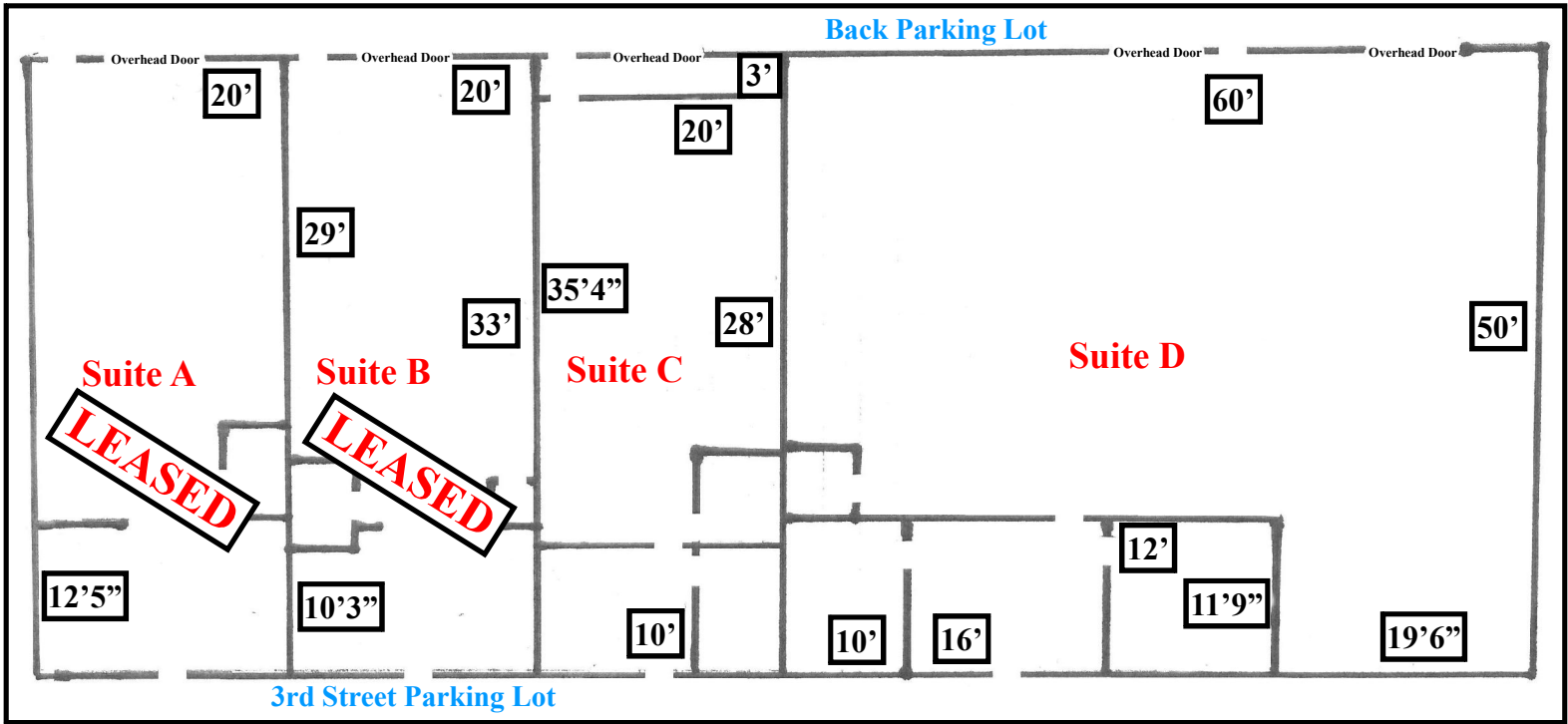
**CALL
LAURENCE NADEAU
OWNER/BROKER
(910) 515-3622**

Commercial & Investment Real Estate Specialists

email: info@creativecommercial.biz
www.creativecommercial.biz



1115 SOUTH 3RD STREET



SUITE A - \$2,000/Mo

- 1,000 Square Feet
- Warehouse Interior With Small Showroom In Front
- 10' x 12' Overhead Door

SUITE B - \$2,000/Mo

- 1,000 Square Feet
- Retail Interior
- 10' x 12' Overhead Door

SUITE C - \$2,000/Mo

- 1,000 Square Feet
- Retail Interior With Small Office
- 10' x 12' Overhead Door

SUITE D - \$4,200/Mo

- 3,000 Square Feet
 - +/- 450 Square Foot Office/Showroom
 - +/- 2,550 Square Foot Warehouse
- 2 Overhead Doors
 - One 10' x 10' Overhead Door
 - One 12' x 10' Overhead Door
- LED Lighting In Warehouse
- Ceiling Height - 15' 6"

THE PROPERTY

- .54 Acres
- 6,000 Square Feet Total
- Four Tenants
- 165' Of 3rd Street Frontage
- Urban Mixed Use (UMX) Zoning
- Municipal Water/Sewer

LEASE TERMS

- 3 - 5 Year Lease Agreement
- Landlord Pays Taxes, Insurance And Landscaping
- No CAM Charges Or Pass-Throughs
- Tenant Pays Utilities

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Individual
Members



Creative Commercial Properties, Inc. reasonably believes the information in this brochure is fairly and accurately stated. However, any prospective purchaser is urged to independently confirm its accuracy and completeness.