

FOR LEASE

\$1,500 Per Month-Modified Gross



SUNCOAST

Bright Ideas. Brighter Solutions.



**1 Stone Street
Wrightsville Beach, NC 28480**

For More Information Contact:

Don Harley
910-262-3148
don.harley@cbcsuncoast.com

Allan Fox
910-612-8840
allan.fox@cbcsuncoast.com

PROPERTY INFORMATION

Property Description: Second floor office space on Wrightsville Beach consisting of five (5) private offices, with several offering views of the Atlantic Ocean or Banks Channel, reception area, conference room, file/copy room and one (1) restroom. Three (3) designated parking spaces located behind the building.

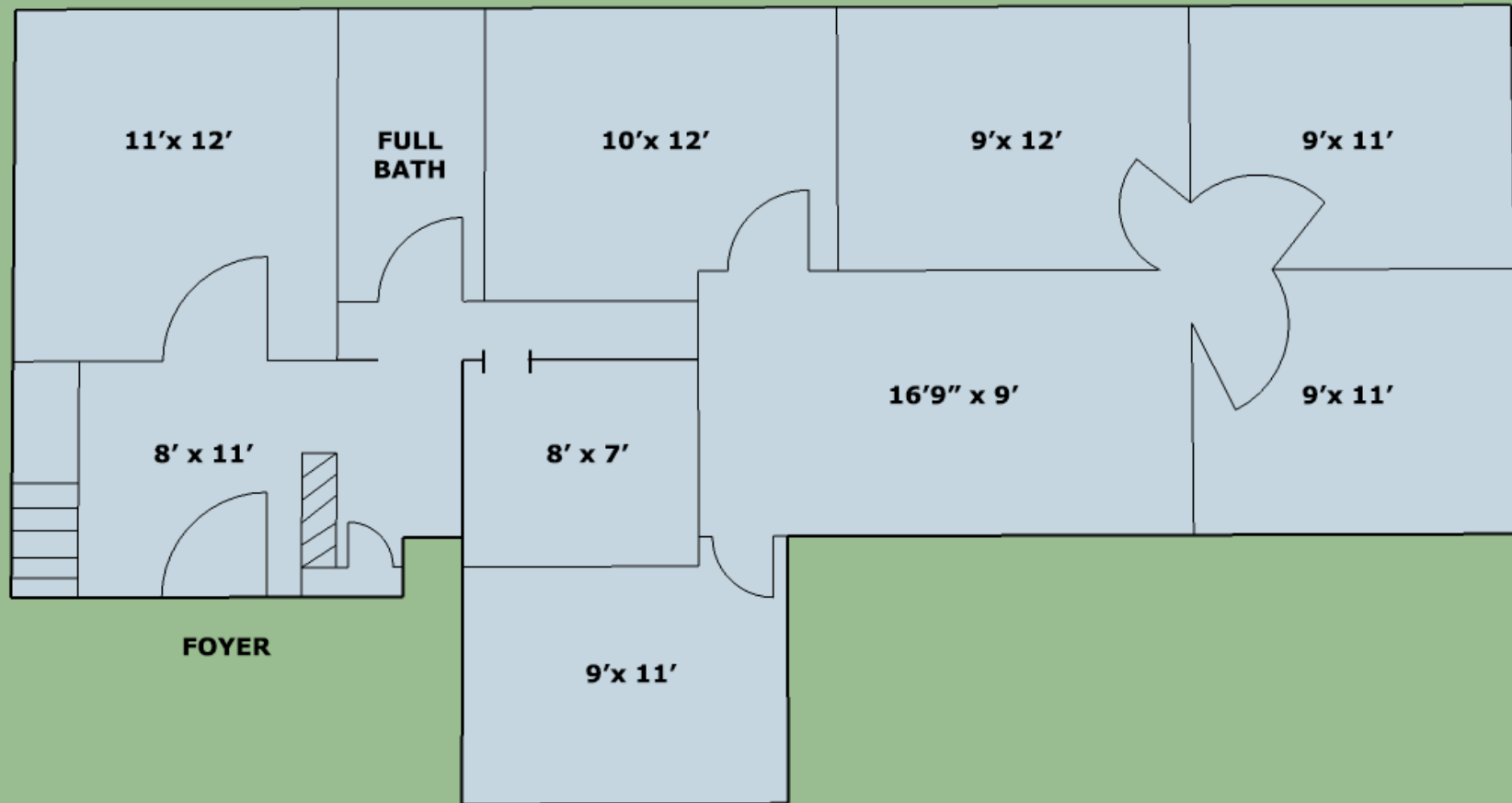
LANDLORD PAYS: Building Insurance, Exterior Building Maintenance, Taxes, and Water/Sewer.

TENANT PAYS: Cable, Electric, Water, Sewer, Trash Removal, Interior Building Maintenance, Liability Insurance and Janitorial.

Available SF:	1,127+/-
Lease Rate:	\$1,500 Per Month
Lease Treatment:	Modified Gross
Zoning:	C-1

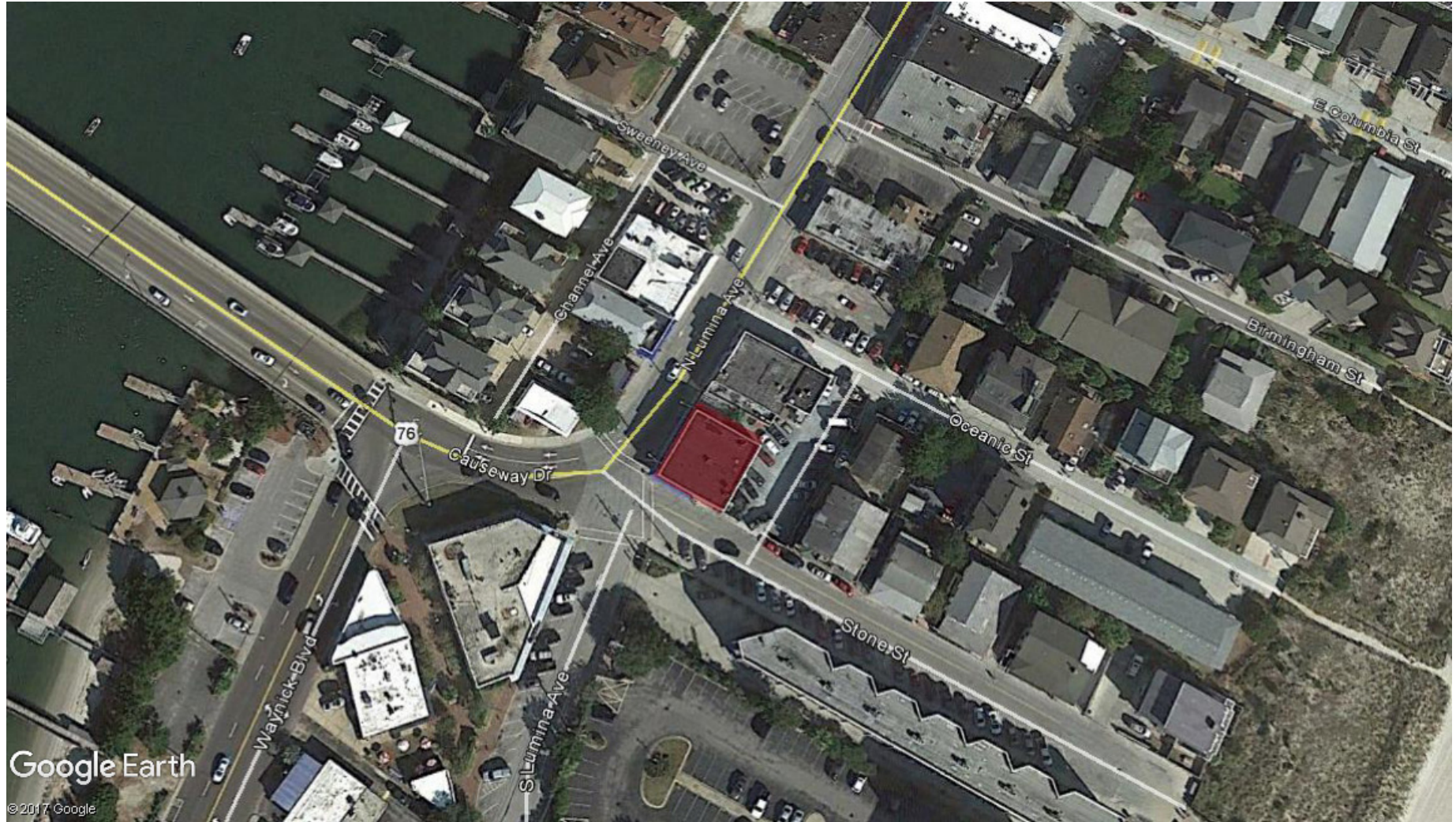
Coldwell Banker Commercial SunCoast
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
www.cbcsuncoast.com
T: 910-350-1200 F: 910-350-0925

FLOOR PLAN

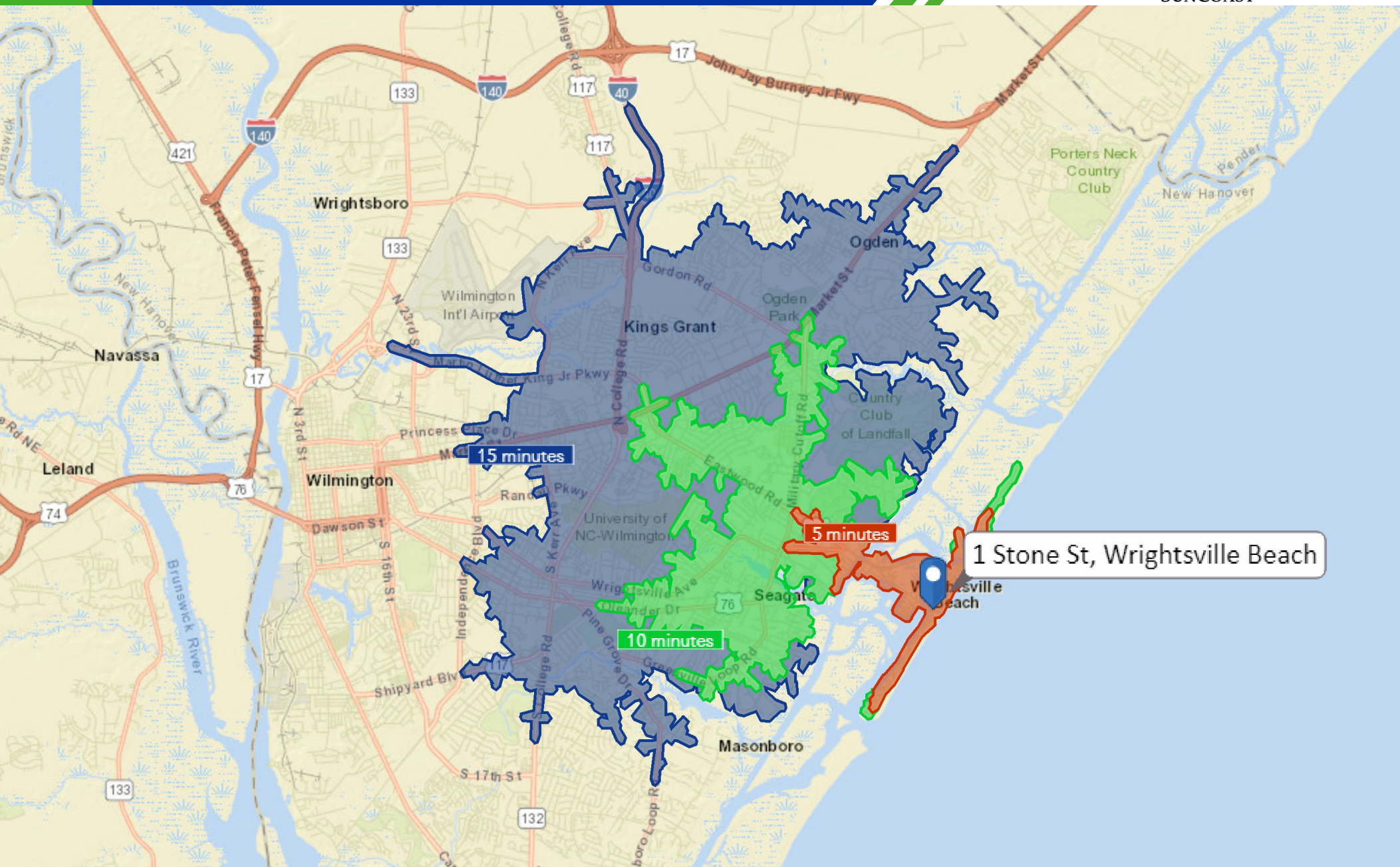


1,127 SQ FT

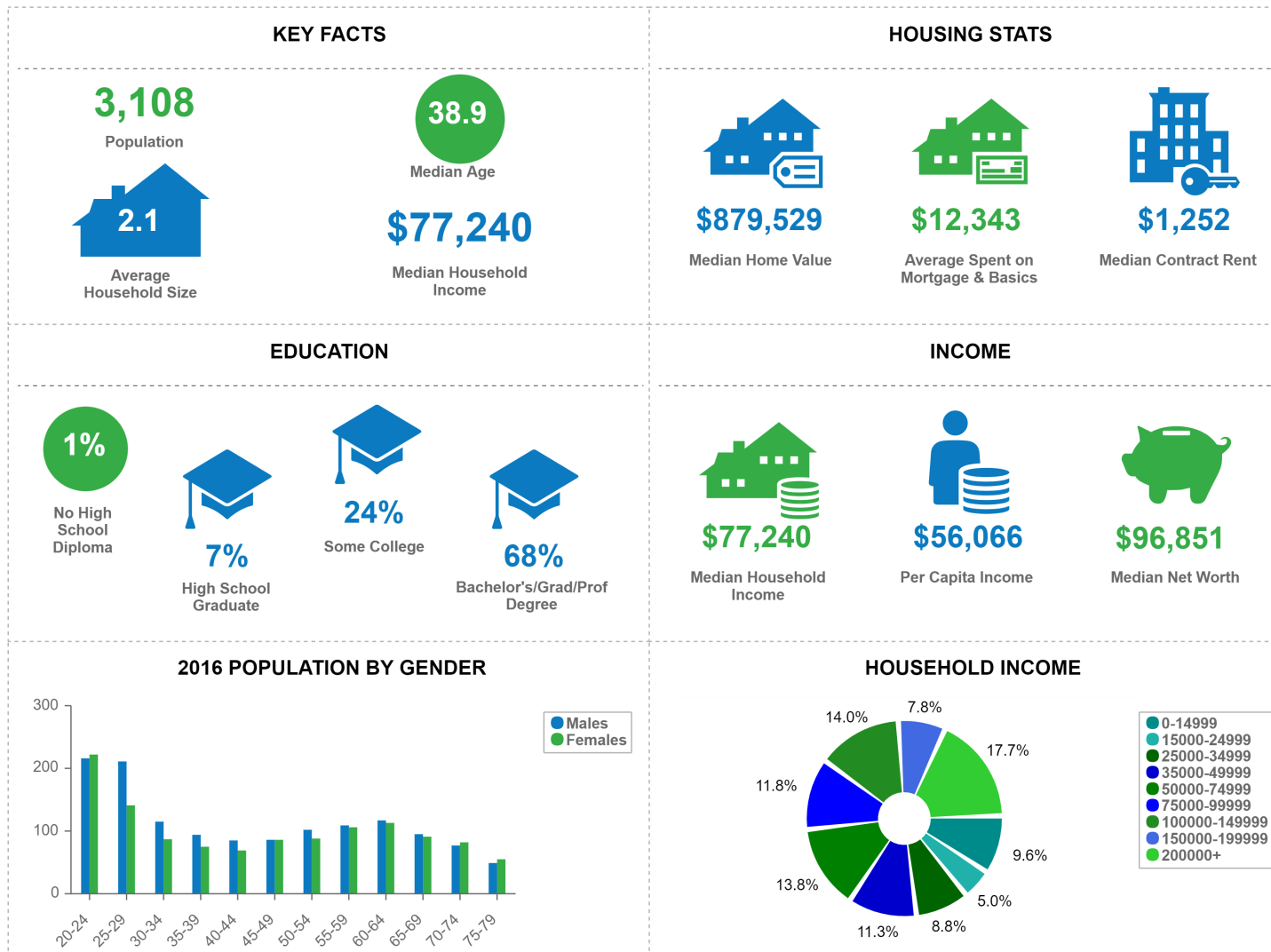
AERIAL MAP



DRIVE TIME MAP



5 MINUTE DRIVE TIME AREA



10 MINUTE DRIVE TIME AREA

KEY FACTS

15,032

Population

40.8

Median Age



Average
Household Size

\$65,737

Median Household
Income

HOUSING STATS



\$379,502

Median Home Value



\$10,562

Average Spent on
Mortgage & Basics



\$1,035

Median Contract Rent

EDUCATION

8%

No High
School
Diploma



14%

High School
Graduate



24%

Some College



54%

Bachelor's/Grad/Prof
Degree

INCOME



\$65,737

Median Household
Income



\$44,544

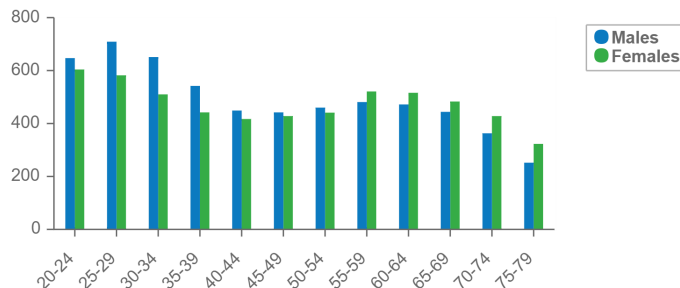
Per Capita Income



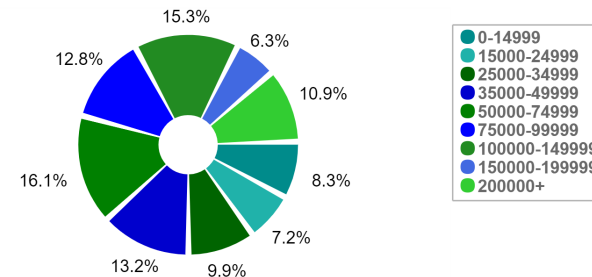
\$118,183

Median Net Worth

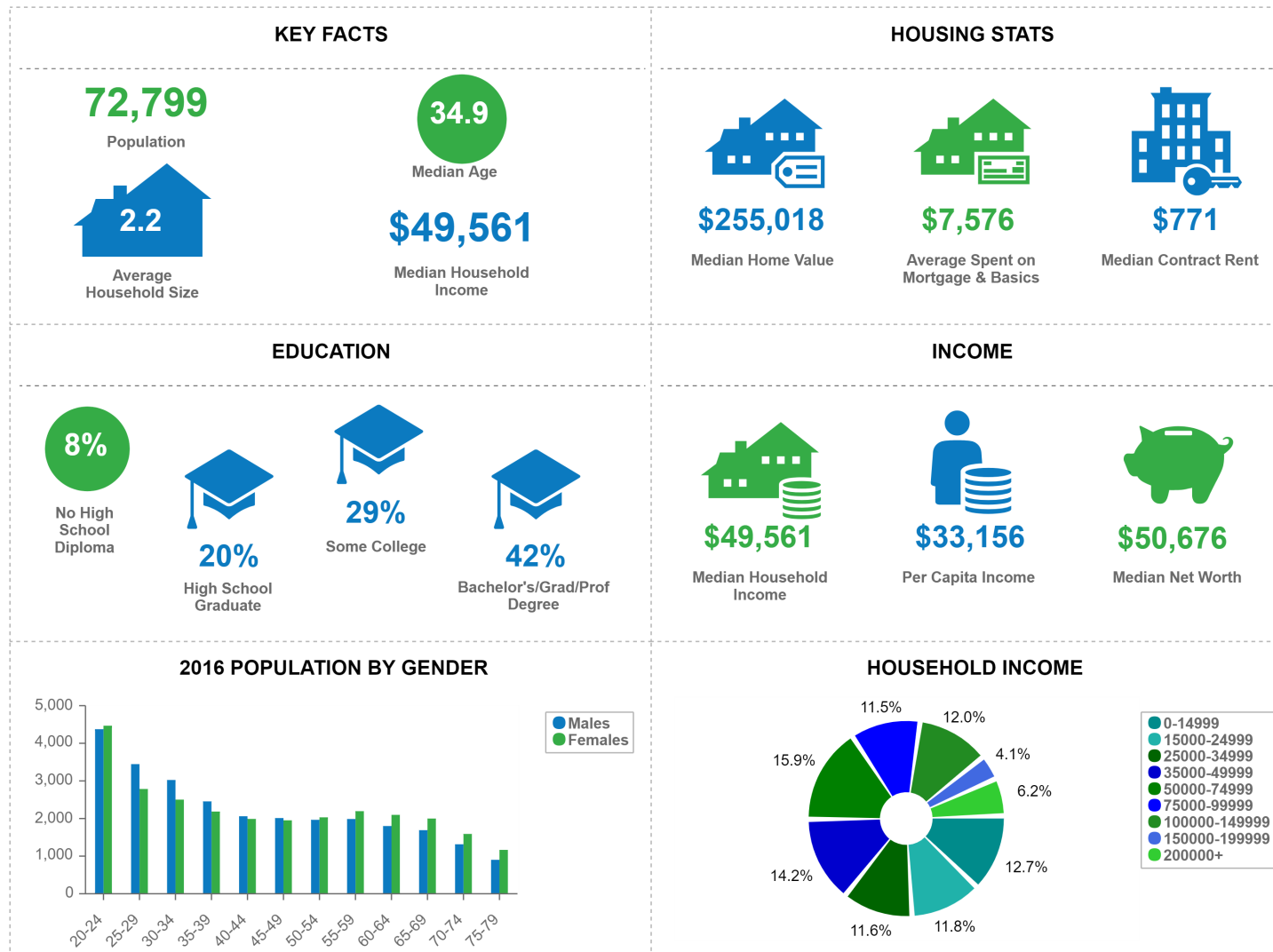
2016 POPULATION BY GENDER



HOUSEHOLD INCOME



15 MINUTE DRIVE TIME AREA



WILMINGTON MSA, NC



POPULATION OF MSA
268,000

HOUSEHOLDS IN MSA
111,546

HOUSEHOLD MEDIAN INCOME
\$52,655

UNEMPLOYMENT RATE OF MSA
5.30%

	OFFICE	RETAIL	MF	INDUSTRIAL
VACANCY	▼	▲	▼	▼
ABSORPTION	▲	▼	▲	▲
RENTAL RATES	▲	↔	▲	▲