

# 2,244 SF UMX Facility on a corner lot in the Heart of Downtown



1122 S 3rd St, Wilmington, NC 28401

Listing ID: 30164874  
Status: Active  
Property Type: Industrial For Lease  
(also listed as Retail-Commercial)  
Industrial Type: Free-Standing, Mixed Use  
Contiguous Space: 2,244 SF  
Total Available: 2,244 SF  
Lease Rate: \$3,500 (Monthly)  
Unit Price: \$18.72 PSF (Annual)  
Base Monthly Rent: \$3,500  
Lease Type: NNN  
Loading: 1 Door  
Ceiling: 8 - 12 ft.  
Office SF: 300 SF



## Overview/Comments

Charming 2,244+/- SF free standing building on South 3rd street ready for a variety of sales and service type businesses. Located in the Heart of Downtown Wilmington this mixed use facility sits on a corner lot and formerly was called home to Red Barn Studios which was established in 2007. Since then the property has had many upgrades including a new roof, interior/exterior lighting, HVAC 4 Zone system, laminate flooring, and new hardware in bathrooms. Built in 1987 this building has (2) ADA bathrooms, kitchenette with wet bar, office space with 8' Ceilings, and warehouse with 12' ceilings. Building can be accessed on all four corners plus (1) 8'x8' drive in door that fronts the ample parking lot. The building is wood framed, concrete floors in warehouse, and laminate in office. Property is within walking distance to South Front Apartments, Satellite Bar, and minutes from New Hanover Regional Medical Center. 2016 Traffic Count: 18,000 +/- Cars Per Day

For Lease at \$3,500 Per Month.

Tenant will be responsible for their own utilities and obtaining liability insurance. Tenant will be paying the property taxes, insurance, and building / parking lot maintenance.

Please contact Agent on this 2,244 +/- SF great opportunity located in the Heart of Downtown Wilmington.

## General Information

Taxing Authority: WM  
Tax ID/APN: R05413-018-014-000  
Industrial Type: Free-Standing, Mixed Use, Light Industrial, Office Showroom  
Zoning: UMX-URBAN MIXED USE

Building Name: Red Barn  
Gross Building Area: 2,244 SF  
Building/Unit Size (RSF): 2,244 SF  
Land Area: 0.39 Acres



**Eastern Carolinas  
Commercial**  
REAL ESTATE

432 LANDMARK DRIVE, UNIT 4 WILMINGTON, NC 28412

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## Available Space

Space Subcategory 1:	Mixed Use	Rent Concession:	Negotiable
Space Subcategory 2:	Office Showroom	Offices:	1
Space Type:	New	Office SF:	300 SF
Date Available:	08/25/2017	Kitchen/Breakroom:	Yes
Lease Rate:	\$3,500 (Monthly)	Parking Spaces:	30
Lease Type:	NNN	Loading Doors:	1
Real Estate Taxes:	\$2,536 PSF (Annual)	Ceiling Height:	12
Rent Escalators:	Step-Up Lease	Clear Height:	8
Rent Escalators Description:	3% yearly	Eave Height:	10

## Area & Location

Property Located Between:	Meares and Marstellar	Airports:	ILM
Highway Access:	Hwy 421, 74/76, and Bus 17	Site Description:	3 Blocks from the Cape Fear Memorial Bridge bypass. 132' Feet of Road Frontage on US 421 S.

**Area Description** located just around the corner from Capps Industrial Supply 18,000 SF building project, The existing building will be split into two stories for new retail and office users, and a new building for Food and Beverage. This area is thriving with residential and commercial projects. South Front II will be home to "A Chef's Life" as the first restaurant in the project that brings national attention.

## Building Related

Tenancy:	Single Tenant	Total Parking Spaces:	19
Total Number of Buildings:	1	Passenger Elevators:	0
Office Space SF:	300 SF	Freight Elevators:	0
Property Condition:	Good	Sprinklers:	None
Year Built:	1987	Heat Type:	Electricity, Other
Roof Type:	Arched	Heat Source:	Central, Heat Pump
Construction/Siding:	Wood Frame	Air Conditioning:	Engineered System
Parking Type:	Surface	Lighting:	Fluorescent

**Interior Description** Front entrance 594 +/- SF has Lobby, Bathroom, Office and Kitchenette. Back Portion has 1,650 +/- SF of Warehouse and Storage space.

## Land Related

Lot Frontage:	132	Sewer Type:	Municipal
Lot Depth:	150	Legal Description:	PT LT 5 BLK 4 WILM
Water Service:	Municipal		

**Zoning Description** Sec. 18-204. - UMX, Urban Mixed Use District (a) Purpose. The urban core of the city, primarily that area within the 1945 corporate limits, contributes to the unique character of the City of Wilmington. The UMX is established to assure an appropriate development pattern is maintained within the 1945 corporate limits through five (5) main objectives: to enhance and preserve existing urban development patterns by encouraging compatible infill and redevelopment; to affect quality design and a variety of built forms of lasting value that result in a pedestrian scale; to provide a mix of housing options; to promote and enhance transit options, particularly those that are pedestrian-oriented, while reducing demand for automobile trips; and to encourage a mix of uses that fosters a sense of community.

## Location

Address: 1122 S 3rd St, Wilmington, NC 28401  
County: New Hanover  
MSA: Wilmington



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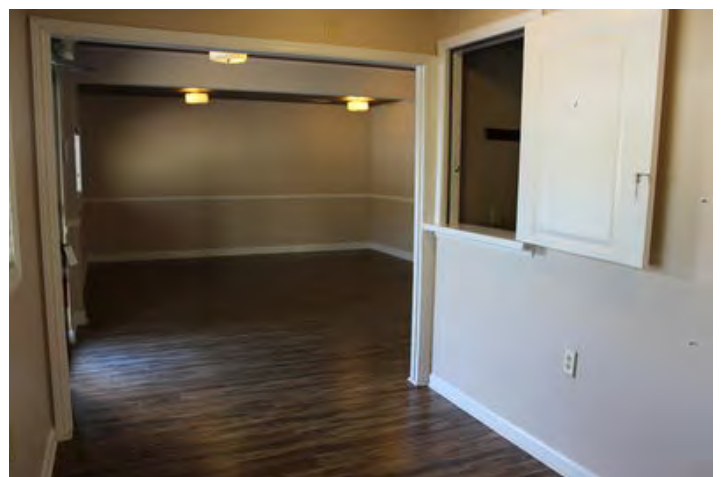
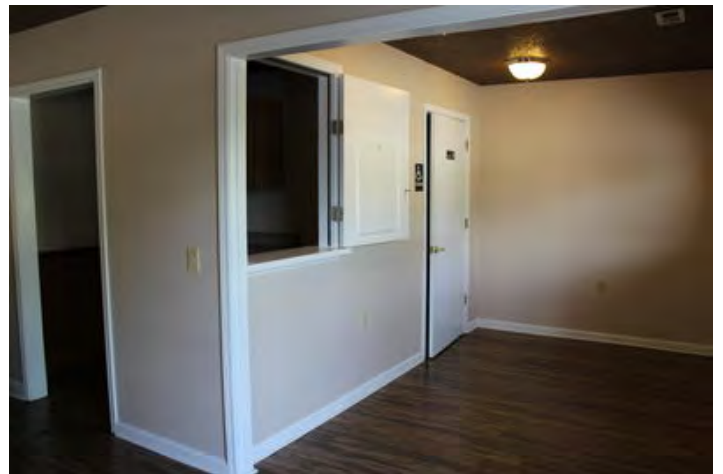
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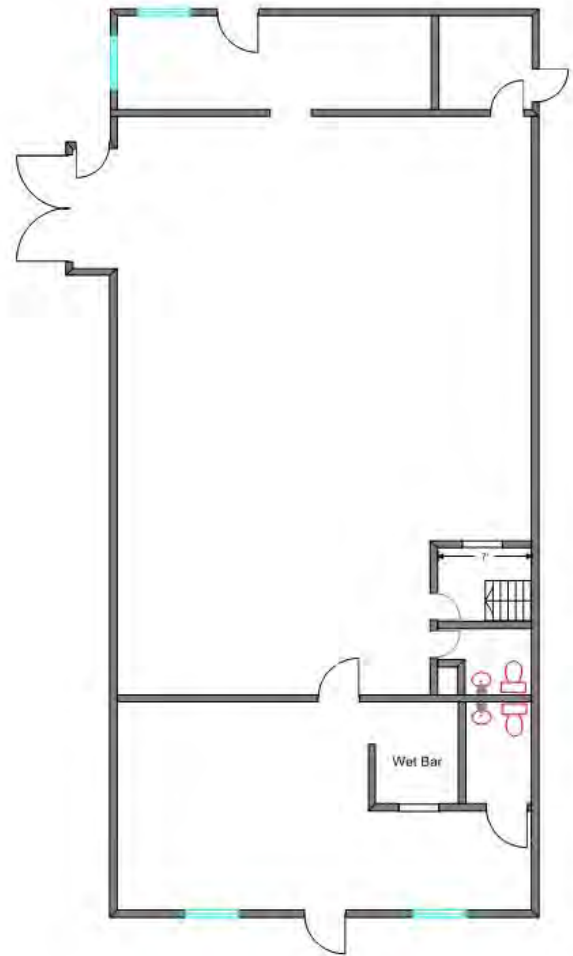
**Property Images**



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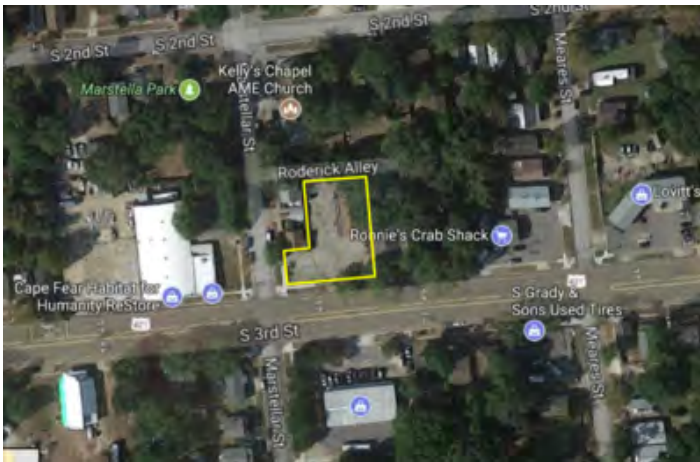
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# Red Barn

## Demographic Report

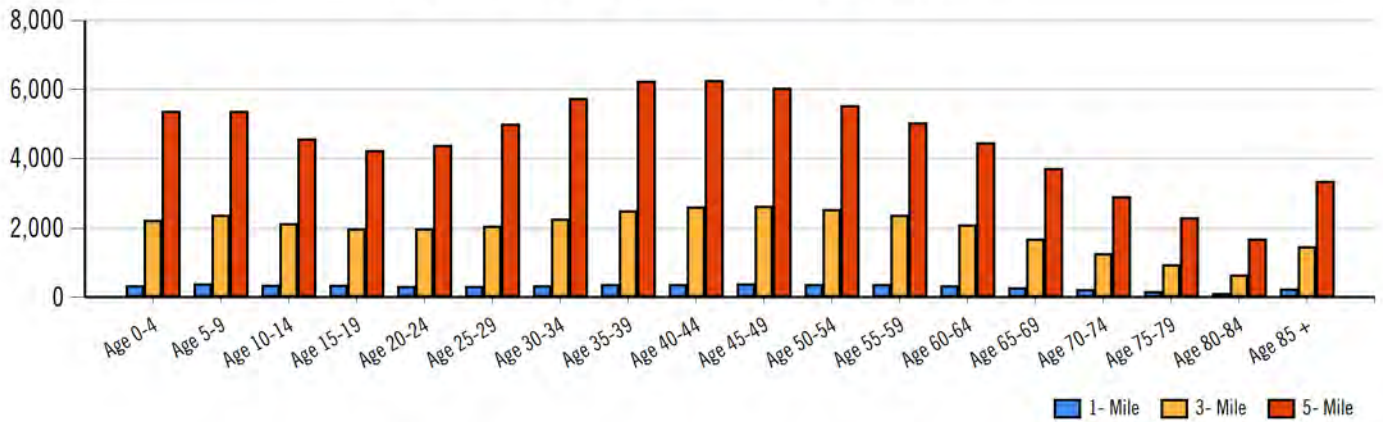


## Red Barn

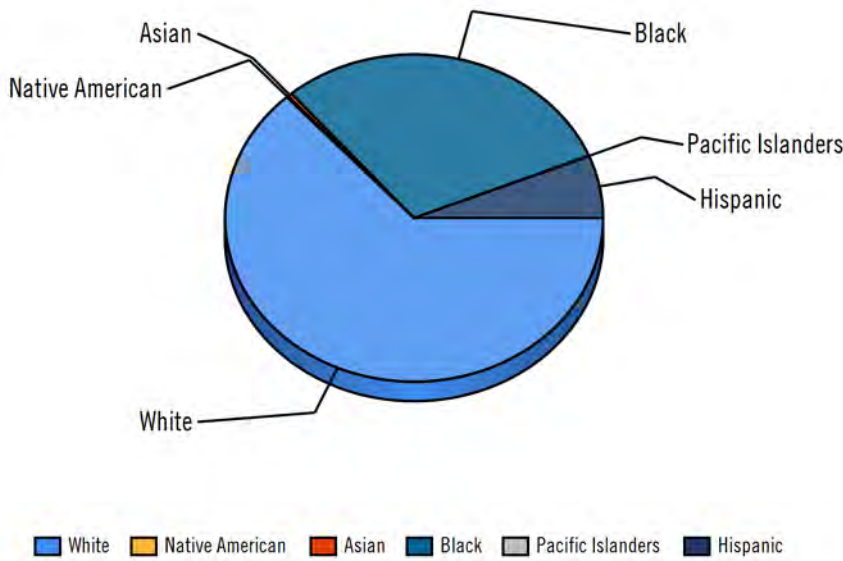
### Population

Distance	Male	Female	Total
1- Mile	2,631	3,136	5,768
3- Mile	16,933	19,040	35,973
5- Mile	39,099	43,266	82,365

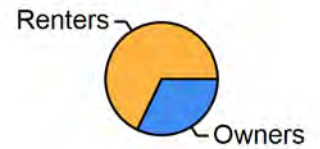
## Population by Distance and Age (2015)



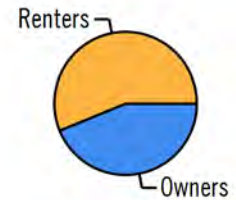
## Ethnicity within 5 miles



### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



## Employment by Distance

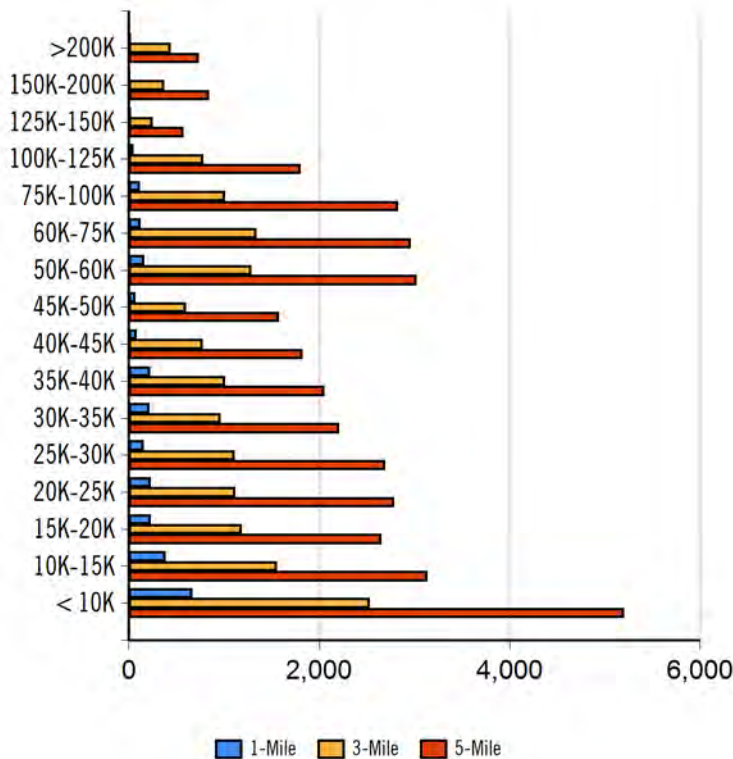
Distance	Employed	Unemployed	Unemployment Rate
1-Mile	2,333	324	7.65 %
3-Mile	16,538	1,447	9.43 %
5-Mile	39,506	3,691	9.62 %

# Red Barn

## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	4	0	293	183	62	260	22	29	240	606	326	45	146
3-Mile	54	0	1,569	1,094	421	1,894	517	540	2,005	4,541	2,330	416	1,437
5-Mile	131	0	3,340	2,648	856	4,845	1,237	1,153	4,282	10,431	6,151	1,058	3,549

## Household Income



Radius	Median Household Income
1-Mile	\$9,409.98
3-Mile	\$28,322.02
5-Mile	\$31,560.28

Radius	Average Household Income
1-Mile	\$12,690.97
3-Mile	\$35,826.91
5-Mile	\$38,741.33

Radius	Aggregate Household Income
1-Mile	\$82,626,840.08
3-Mile	\$776,794,613.39
5-Mile	\$1,762,442,207.48

## Education

	1-Mile	3-mile	5-mile
Pop > 25	4,006	25,445	58,981
High School Grad	1,085	6,084	14,517
Some College	812	5,443	13,471
Associates	232	1,532	4,037
Bachelors	424	5,070	12,001
Masters	110	1,096	3,134
Prof. Degree	21	485	1,001
Doctorate	27	151	276

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	67 %	102 %	95 %
Teen's	34 %	62 %	64 %
Expensive Homes	92 %	89 %	61 %
Mobile Homes	2 %	12 %	35 %
New Homes	7 %	54 %	119 %
New Households	55 %	96 %	119 %
Military Households	32 %	63 %	60 %
Households with 4+ Cars	6 %	26 %	36 %
Public Transportation Users	73 %	60 %	51 %
Young Wealthy Households	0 %	13 %	33 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

# Red Barn

## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	90,862,832		633,555,733		1,428,939,173	
<b>Average annual household</b>	38,145		40,265		40,736	
<b>Food</b>	5,197	13.62 %	5,452	13.54 %	5,508	13.52 %
Food at home	3,431		3,555		3,587	
Cereals and bakery products	478		496		501	
Cereals and cereal products	168		174		176	
Bakery products	310		322		325	
Meats poultry fish and eggs	728		751		754	
Beef	176		183		184	
Pork	134		138		139	
Poultry	138		142		142	
Fish and seafood	116		120		120	
Eggs	54		55		56	
Dairy products	346		361		365	
Fruits and vegetables	664		689		696	
Fresh fruits	103		107		107	
Processed vegetables	128		132		133	
Sugar and other sweets	125		129		131	
Fats and oils	104		108		109	
Miscellaneous foods	639		663		670	
Nonalcoholic beverages	309		317		319	
Food away from home	1,766		1,896		1,921	
Alcoholic beverages	276		295		299	
<b>Housing</b>	14,305	37.50 %	14,961	37.16 %	15,087	37.04 %
Shelter	8,597		9,026		9,103	
Owned dwellings	4,720		5,080		5,168	
Mortgage interest and charges	2,375		2,571		2,621	
Property taxes	1,487		1,600		1,628	
Maintenance repairs	857		909		919	
Rented dwellings	3,335		3,338		3,321	
Other lodging	541		607		614	
Utilities fuels	3,476		3,577		3,603	
Natural gas	350		364		367	
Electricity	1,419		1,449		1,455	
Fuel oil	129		135		137	
Telephone services	1,072		1,105		1,116	
Water and other public services	504		522		526	
<b>Household operations</b>	870	2.28 %	931	2.31 %	943	2.31 %
Personal services	245		268		274	
Other household expenses	614		654		661	
Housekeeping supplies	508		531		536	
Laundry and cleaning supplies	140		143		144	
Other household products	279		294		297	
Postage and stationery	88		94		94	
Household furnishings	853		894		901	
Household textiles	56		61		61	
Furniture	153		158		157	
Floor coverings	6		6		6	
Major appliances	126		128		129	
Small appliances	78		82		82	
Miscellaneous	432		458		465	
<b>Apparel and services</b>	1,176	3.08 %	1,222	3.03 %	1,234	3.03 %
Men and boys	233		246		250	
Men 16 and over	187		197		201	
Boys 2 to 15	46		49		48	
Women and girls	452		477		480	

# Red Barn

Women 16 and over	375	398	400
Girls 2 to 15	77	78	79
Children under 2	83	85	85

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	90,862,832		633,555,733		1,428,939,173	
<b>Average annual household</b>	38,145		40,265		40,736	
<b>Transportation</b>	5,149	13.50 %	5,367	13.33 %	5,434	13.34 %
Vehicle purchases	911		939		957	
Cars and trucks new	134		139		140	
Cars and trucks used	730		755		771	
Gasoline and motor oil	1,823		1,886		1,909	
Other vehicle expenses	2,068		2,156		2,179	
Vehicle finance charges	158		165		168	
Maintenance and repairs	669		709		718	
Vehicle insurance	869		902		916	
Vehicle rental leases	265		286		292	
Public transportation	347		384		388	
<b>Health care</b>	3,077	8.07 %	3,220	8.00 %	3,272	8.03 %
Health insurance	1,864		1,938		1,965	
Medical services	574		608		625	
Drugs	335		351		357	
Medical supplies	97		102		103	
<b>Entertainment</b>	2,145	5.62 %	2,272	5.64 %	2,313	5.68 %
Fees and admissions	374		421		430	
Television radios	868		893		903	
Pets toys	711		751		767	
Personal care products	492		521		527	
Reading	56		60		61	
Education	890		977		979	
Tobacco products	370		373		376	
<b>Miscellaneous</b>	619	1.62 %	665	1.65 %	669	1.64 %
<b>Cash contributions</b>	1,120		1,190		1,201	
<b>Personal insurance</b>	3,473		3,904		3,991	
Life and other personal insurance	159		169		170	
Pensions and Social Security	3,313		3,734		3,820	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2000	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2015	9,059	8,593	1.78 %	3,119	5,106	4,729	4,330	1,913
3-Mile	2015	27,177	25,404	3.88 %	9,709	14,284	13,080	14,097	4,557
5-Mile	2015	49,240	44,618	7.54 %	17,647	25,333	23,785	25,455	6,367
1-Mile	2020	9,713	8,593	8.60 %	3,311	5,514	5,074	4,639	2,427
3-Mile	2020	29,287	25,404	11.45 %	10,390	15,445	14,068	15,219	5,891
5-Mile	2020	53,542	44,618	16.48 %	19,151	27,540	25,817	27,725	8,259