

4,000 SF +/- Retail Space for Lease on N. College Road, Next to Costco

423 N College Rd, Wilmington, NC 28405



Listing ID: 30295270
Status: Active
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Free-Standing Building, Retail-Pad
Contiguous Space: 4,000 SF
Total Available: 4,000 SF
Lease Rate: \$15 PSF (Annual)
Base Monthly Rent: \$5,000
Lease Type: NNN
Loading: 1 Door
Ceiling: 9 ft.

Overview/Comments

4,000+/- sq ft Building, former Hardware and Pawn shop. Excellent visibility and road frontage. Obvious easy access to Interstate 40, and Martin Luther King Blvd. into downtown Wilmington.

The property is available for lease, sale or BTS depending on the user and offer. The .31 acres is situated next to a fuel retailer and auto supply center. In addition to being Shadow Anchored by Costco.

Traffic counts are in the 45,000-50,000 CPD range. The property has utilities. Highest and Best use may be for a tear down and redevelop.

Shared access to the rear of the property with an easement from the auto user.

Current Layout is a L shape with a sales counter area, restrooms and secure storage area. Parking wraps the facility. The space is mostly wide open and ready for business.

General Information

Tax ID/APN:	R04900-001-013-007	Building/Unit Size (RSF):	4,000 SF
Retail-Commercial Type:	Free-Standing Building, Retail-Pad	Usable Size (USF):	4,000 SF
Zoning:	CS	Land Area:	0.31 Acres
Gross Building Area:	4,000 SF		

Available Space

Suite/Unit Number:	0	Space Description:	Open 4,000 square foot interior in good condition. L shaped layout. Floor plan coming soon.
Suite Floor/Level:	4000	Space Type:	Relet
Space Available:	4,000 SF	Date Available:	03/28/2017
Minimum Divisible:	4,000 SF	Lease Rate:	\$15 PSF (Annual)
Maximum Contiguous:	4,000 SF	Lease Type:	NNN
Space Subcategory 1:	Free-Standing Store		
Space Subcategory 2:	Office Showroom		

Area & Location

Retail Clientele:	General, Business	Traffic/Vehicle Count:	75,000
Property Located Between:	Ringo and Market	Highway Access:	Direct to I-40 (N College road, right in right out.)
Largest Nearby Street:	N College Road	Airports:	ILM
Feet of Frontage:	882	Site Description:	Building with highway frontage



**Eastern Carolinas
Commercial**
REAL ESTATE

LANDMARK DRIVE, UNIT 4 WILMINGTON, NC 28412

WWW.ECCRENC.COM

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F: 910.399.4675

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 Description High traffic corridor into Wilmington from Interstate 40, as well as Intersecting Martin Luther King Blvd, into Downtown Wilmington, and Eastwood Rd. Market Street exit 0.3 miles South of this parcel.

Building Related

Total Number of Buildings:	1	Ceiling Height:	9
Number of Stories:	1	Loading Doors:	1
Property Condition:	Fair	Loading Docks:	0
Year Built:	1977	Passenger Elevators:	0
Year Renovated:	1985	Freight Elevators:	0
Construction/Siding:	Brick	Sprinklers:	None
Total Parking Spaces:	10	Heat Type:	Electricity
Parking Type:	Surface	Heat Source:	Ceiling Units, Heat Pump
Parking Description:	The parking lot is a u shape, with two entrances to the building.	Air Conditioning:	Other
		Internet Access:	Cable

Exterior Description Brick Single story building with concrete addition added in the mid 80's. This use to be a hardware store, then was a pawn shop. There are metal bars on the windows and doors; due to the value of retail items sold in the past.

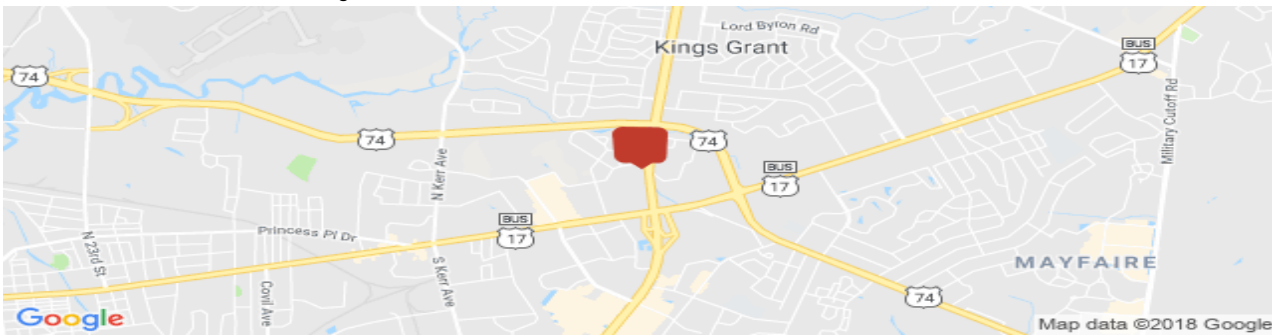
Interior Description Interior is dated, but well kept and maintained for the age of the building. Minor repairs to the ceiling inside, and flooring needing buffed and cleaned. All of the walls are shelved and have peg board for displaying tools and other merchandise.

Land Related

Zoning Description:	Commercial	Sewer Type:	Municipal
Lot Frontage:	88.2	Easements Description:	easement behind the rear of the building, used as another access point to parcel.
Lot Depth:	151.7	Legal Description:	(0.31 ACRES) PT ELM GROVE
Water Service:	Municipal		

Location

Address: 423 N College Rd, Wilmington, NC 28405
County: New Hanover
MSA: Wilmington



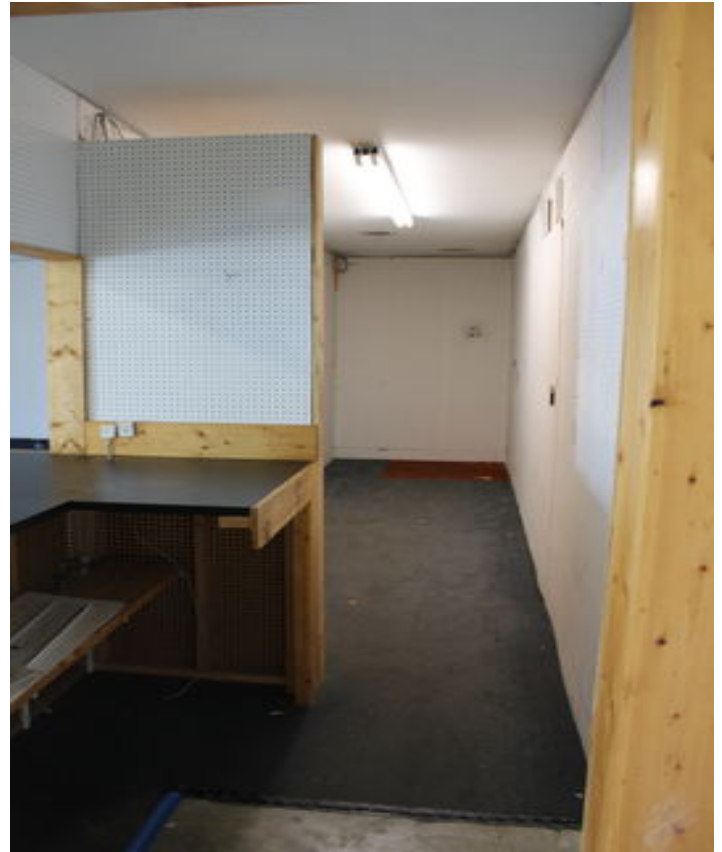
Property Images



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