

OFFICE
RETAIL

FOR LEASE
\$15.25 PSF NNN



SUNCOAST

Bright Ideas. Brighter Solutions.



PROPERTY INFORMATION

Property Description: 1,241 SF of retail space in Cross Creek Commons. This ground floor unit, located on US Highway 17, boasts a daily traffic count of over 45,000 vehicles. Building & marquee signage is available. This complex is located directly in front of the Walmart Supercenter & between the communities of Waterford, Magnolia Greens & Brunswick Forest. Tenant pays TICAM of \$4.03 PSF/Year plus Water, Sewer, Electric, Communications & Janitorial.

SF:	1,241 +/-
Lease Rate:	\$15.25 PSF/Year NNN
TICAM:	\$4.03 PSF/Year
Zoning:	LE-C2

1107 New Pointe Blvd, B-8, Leland, NC 28451
CROSS CREEK COMMONS

For More Information Contact:

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Coldwell Banker Commercial SunCoast

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Wilmington, NC 28403

www.cbcsuncoast.com

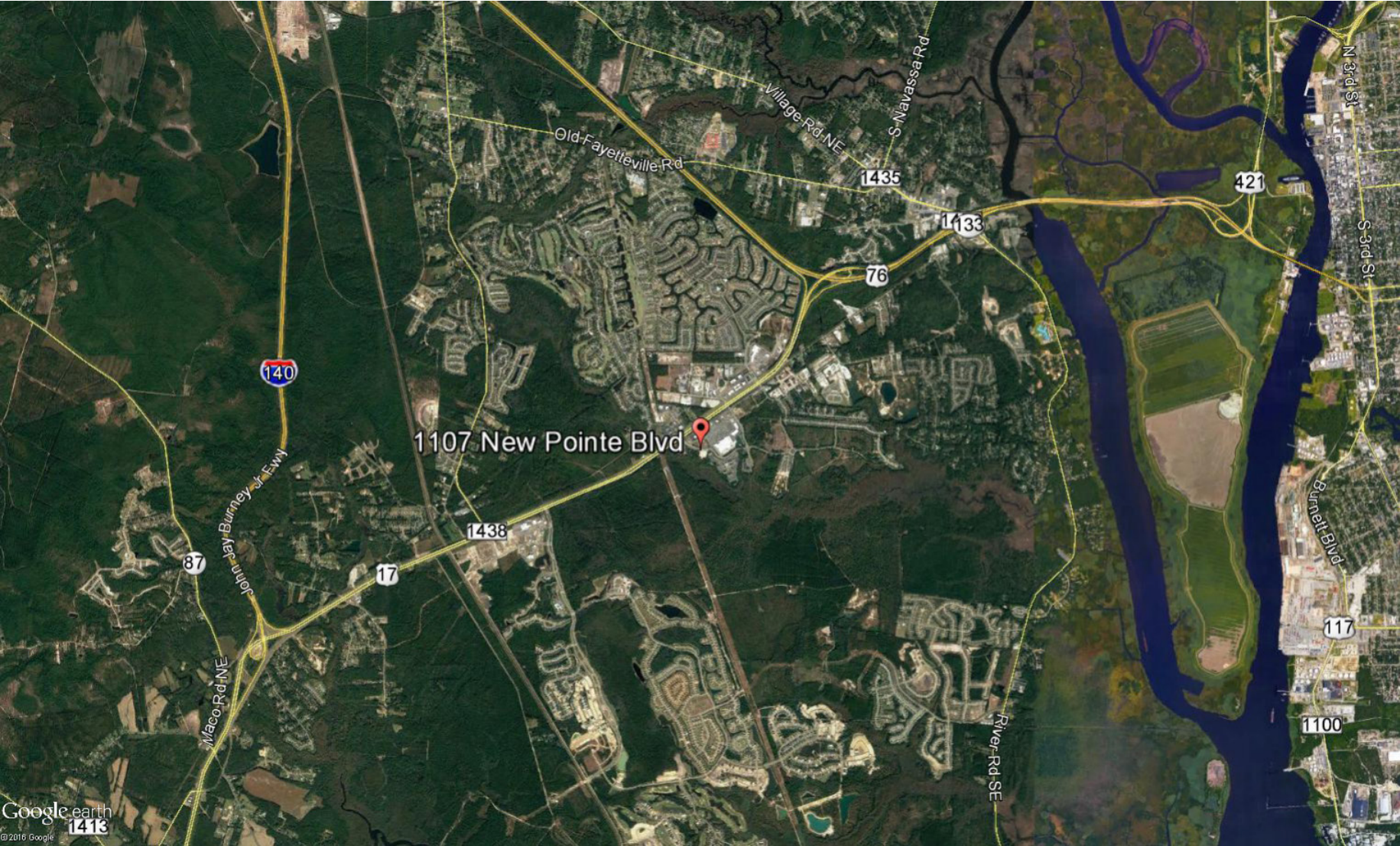
T: 910-350-1200 F: 910-350-0925

AERIAL MAP



COLDWELL
BANKER
COMMERCIAL

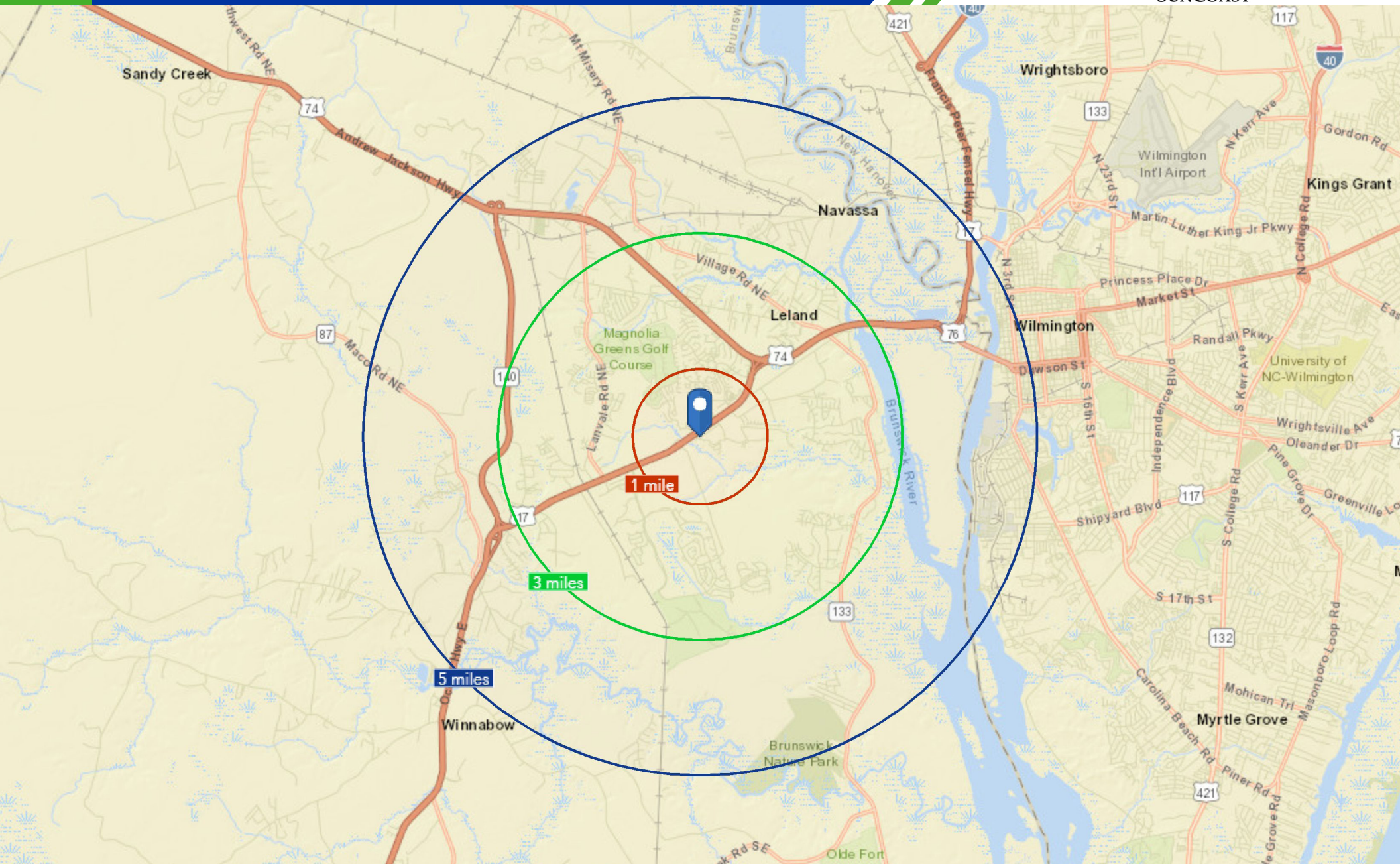
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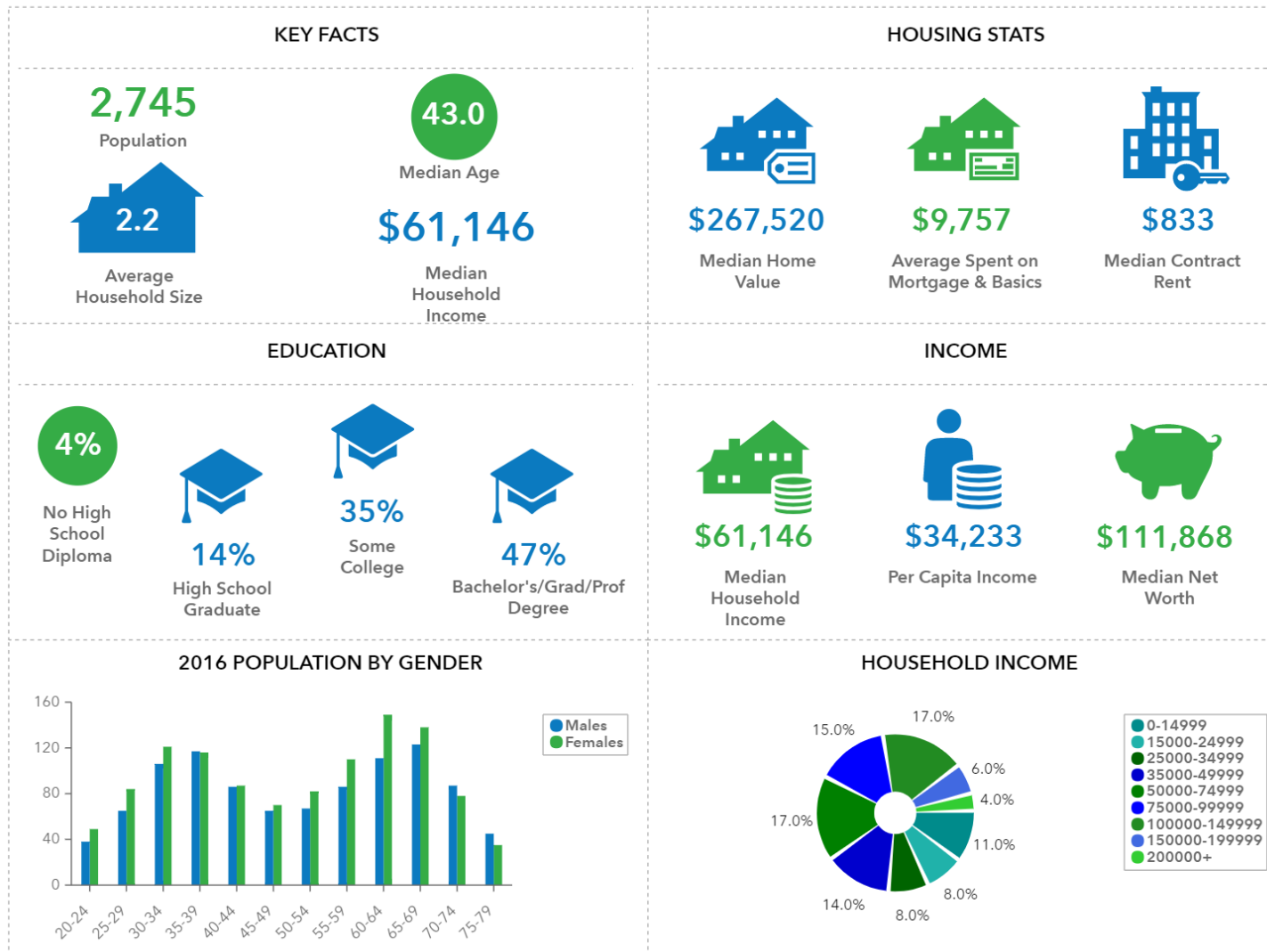
I-3-5 MILE RING MAP



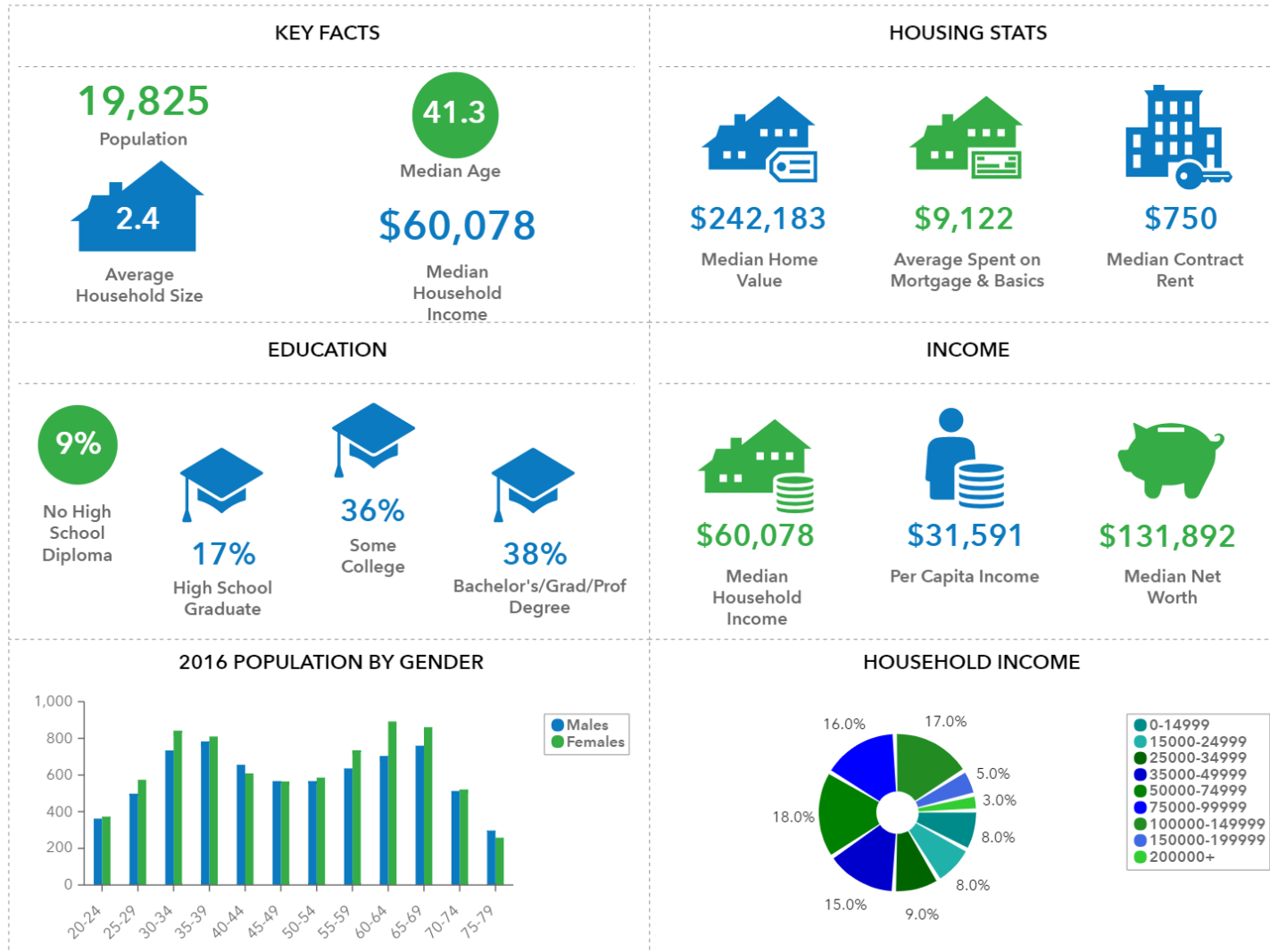
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DEMOGRAPHICS-ONE MILE



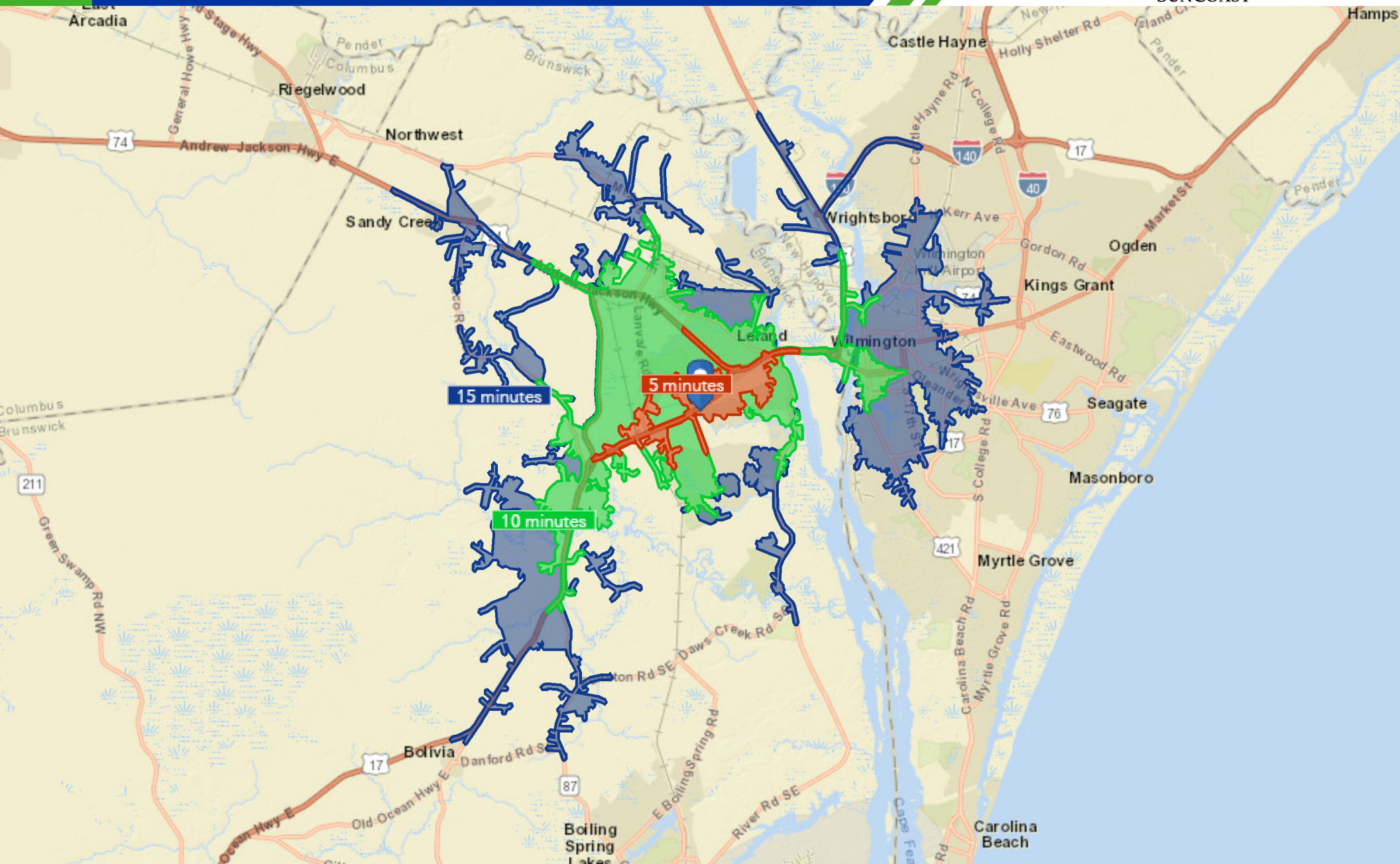
DEMOGRAPHICS-THREE MILES



DRIVE TIME MAP



SUNCOAST



5 MINUTE DRIVE TIME AREA



10 MINUTE DRIVE TIME AREA

