

CROSSROADS CENTER

890 & 894 S. Kerr Avenue
Wilmington, NC 28403



PRESENTED BY:

Tyler Pegg :: tyler.pegg@cbcsuncoast.com :: 910.512.3550
Cody Cress :: cody.cress@cbcsuncoast.com :: 910.409.8421
Chuck Lydon :: chuck.lydon@cbcsuncoast.com :: 910.233.8030

1430 Commonwealth Drive Suite 102
Wilmington, NC 28403
Main Office: 910.350.1200 Fax: 910.350-0925

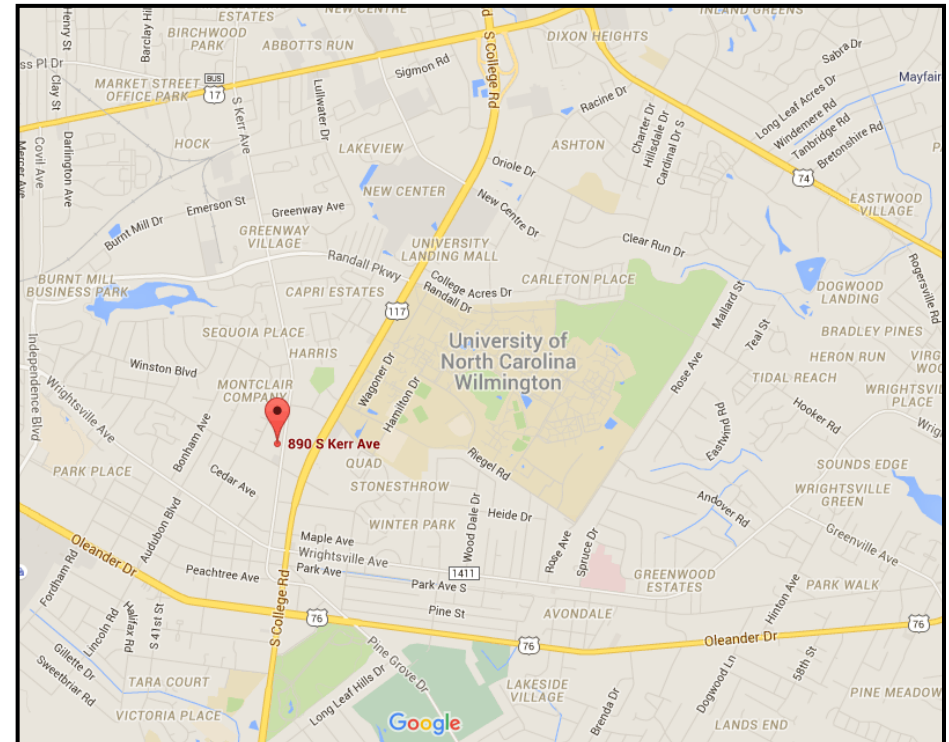
Coldwell Banker Commercial SunCoast

www.cbcsuncoast.com

PROPERTY OVERVIEW



SUNCOAST



Retail and Office units available for lease at Crossroads Center. Located at the signalized high traffic intersection of Wilshire Blvd. and South Kerr Ave. This property offers an abundance of parking, rear access to some of the units, proximity to the University of North Carolina at Wilmington and plenty of visibility. Second floor office suites are also available.

Directions: NW Intersection of South Kerr Avenue and Wilshire Blvd. On the first floor in Crossroads Center.

Tyler Pegg :: tyler.pegg@cbcsuncoast.com :: 910.512.3550
Cody Cress :: cody.cress@cbcsuncoast.com :: 910.409.8421
Chuck Lydon :: chuck.lydon@cbcsuncoast.com :: 910.233.8030

1430 Commonwealth Drive Suite 102
Wilmington, NC 28403
Main Office: 910.350.1200 Fax: 910.350-0925

Coldwell Banker Commercial Sun Coast

www.cbcsuncoast.com

PROPERTY DETAILS



SUNCOAST



Available SF: 3,000 Total

Zoning: CB



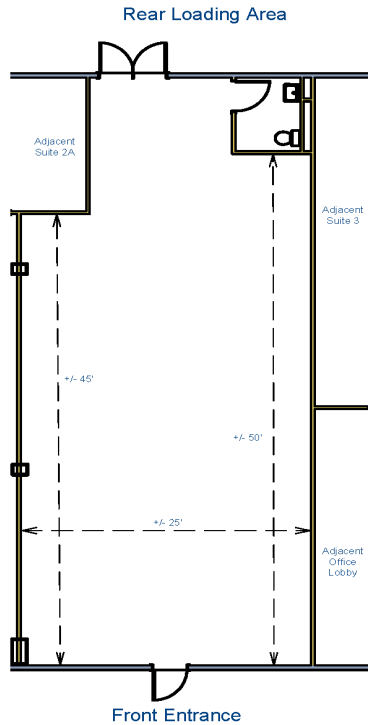
RETAIL/OFFICE UNITS	SF	BASE RENT	CAM	MONTHLY RENT
890-2B	1,500	\$13.25/SF	\$2.75/SF/yr	\$2,000
894-1A	1,500	\$13.15/SF	\$2.75/SF/yr	\$1,988

Tyler Pegg :: tyler.pegg@coldwellbanker.com :: 910.512.3550
 Cody Cress :: cody.cress@coldwellbanker.com :: 910.409.8421
 Chuck Lydon :: chuck.lydon@coldwellbanker.com :: 910.233.8030

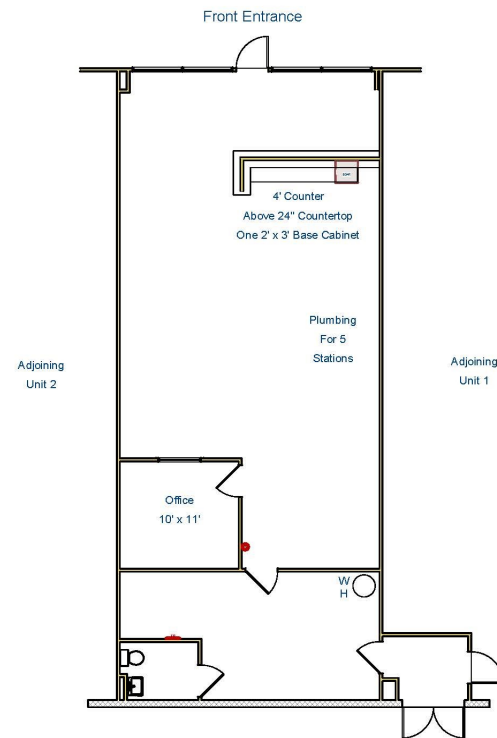
1430 Commonwealth Drive Suite 102
 Wilmington, NC 28403
 Main Office: 910.350.1200 Fax: 910.350-0925

FLOOR PLANS

890-2B S Kerr Ave
Crossroads Center
+/-1,500 Rentable Sq.Ft.



894-1A S Kerr Ave
Crossroads Center
+/-1,500 Rentable Sq.Ft.



SUNCOAST

KERR-WILSHIRE MARKET AREA



SUNCOAST



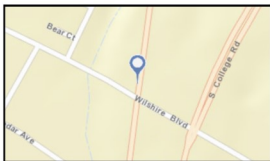
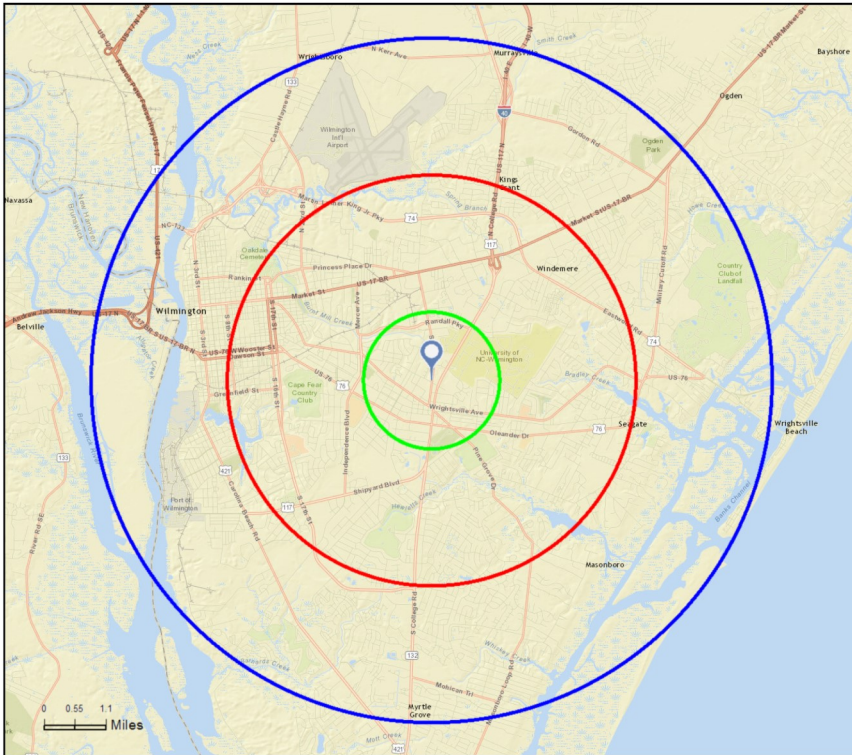
KERR-WILSHIRE MARKET AREA



Site Map

890 S Kerr Ave, Wilmington, North Carolina, 28403
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.21962
Longitude: -77.88664



	1 MILE	3 MILES	5 MILES
POPULATION	10,639	72,953	136,448
HOUSEHOLDS	4,729	31,960	59,777
AVERAGE HOUSEHOLD INCOME	\$40,795	\$56,729	\$64,632

New Hanover County Population

(Per New Hanover County Planning & Zoning Division)

- Current Population: 214,000
- Projected by 2040: 337,000

Largest Area Employers

- New Hanover Health Network (New Hanover Regional Medical Center)
- New Hanover County Schools
- The Shaw Group
- New Hanover County Government
- Cellco Partnership
- PPD Development, LP
- Wal-Mart Stores
- Cape Fear Community College
- Corning Incorporated
- City of Wilmington
- GE Hitachi Nuclear Americas

January 26, 2016



SUNCOAST

CROSSROADS CENTER

890 & 894 S. Kerr Avenue, Wilmington, NC 28403



SUNCOAST



PRESENTED BY:

Tyler Pegg :: tyler.pegg@cbcsuncoast.com 910.512.3550

Cody Cress :: cody.cress@cbcsuncoast.com 910.409.8421

Chuck Lydon :: chuck.lydon@cbcsuncoast.com 910.233.8030

© 2015 Coldwell Banker Real Estate LLC, dba Sun Coast Partners. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Sun Coast Partners fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, Sun Coast Partners. 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.

1430 Commonwealth Drive Suite 102
Wilmington, NC 28403
Main Office: 910.350.1200 Fax: 910.350-0925

Coldwell Banker Commercial Sun Coast

www.cbcsuncoast.com