



**COLDWELL  
BANKER  
COMMERCIAL**

SUN COAST PARTNERS

# BRIDGE BARRIER STATION

1360 Bridge Barrier Road

Carolina Beach, NC 28428

AVAILABLE SPACE

1,300 - 6,500 SF

AREA

Located at Snows Cut Crossing next to Food Lion and Walgreens. The property is on the right at the first traffic light as you cross into Carolina Beach from Snows Cut Bridge.



## CONTACT INFO

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FOR LEASE

CBCSUNCOAST.COM



# BRIDGE BARRIER STATION

1360 Bridge Barrier Road, Carolina Beach, NC 28428

LEASE



## PROPERTY DESCRIPTION

Bridge Barrier Station is a proposed 5 unit retail and/or single tenant build to suit opportunity located on the highly sought after HWY 421 corridor within Carolina Beach. The commercial project offers one multi-tenant retail building consisting of approximately 6,500 SF with plenty of parking. Unit sizes are equally distributed at 1,300 SF per unit and end cap units may offer outdoor patio seating. The landlord will provide a Tenant Improvement Allowance up to a certain dollar amount depending on lease terms. The site is located next to Food Lion and Walgreens at the first traffic light crossing over the bridge into Carolina Beach, NC.

## OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
CAM Charges:	\$4.50 PRSF/yr (Estimate)
Available SF:	1,300 - 6,500 SF
Lot Size:	0.97 Acres
Building Size:	6,500 SF
Zoning:	HB (Highway Business)

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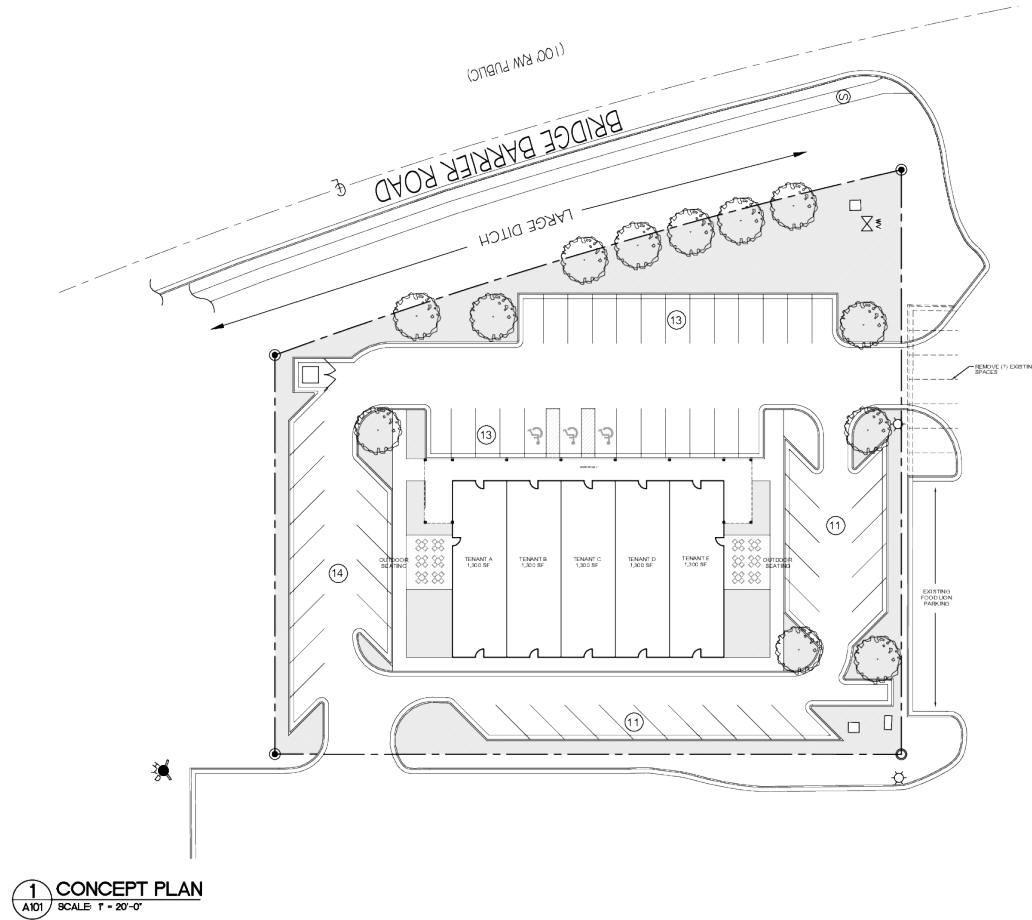




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**BECKER** ARCHITECTURE  
PLANNING  
WILMINGTON, NC

1360 BRIDGE BARRIER ROAD

THIS DOCUMENT IS NOT FOR CONSTRUCTION PURPOSES.

PROJECT NUMBER: 2018047.00

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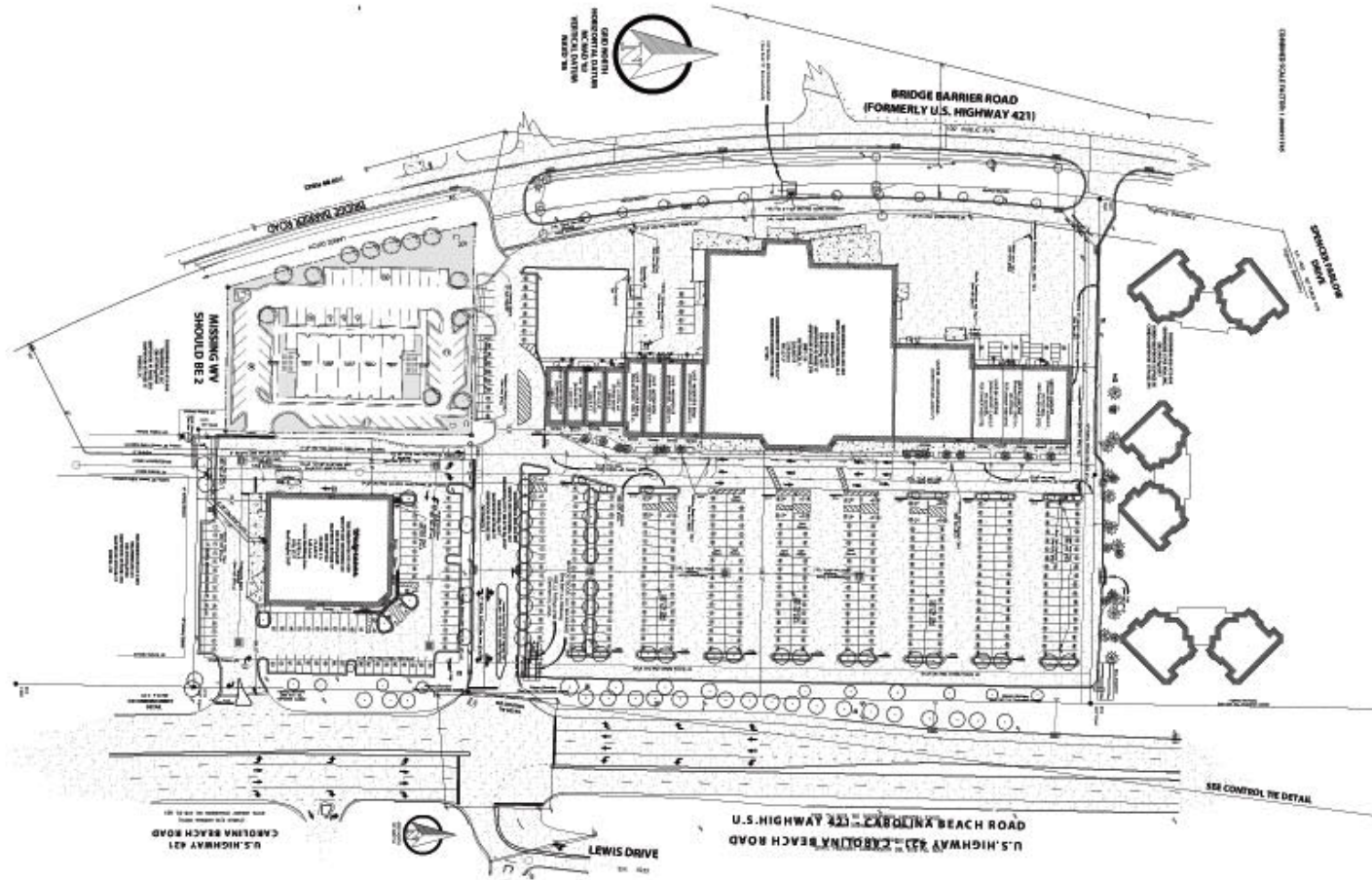
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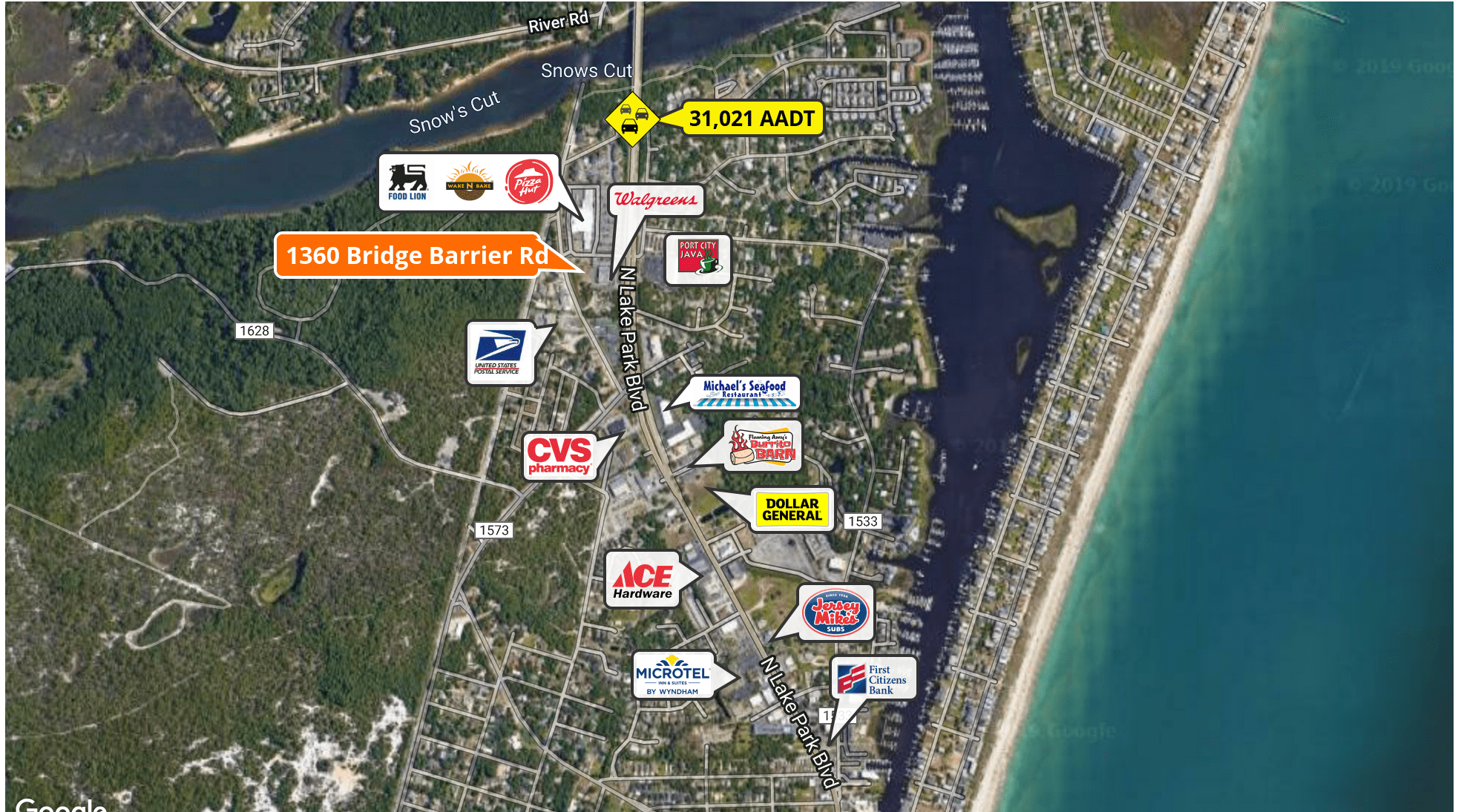




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Google

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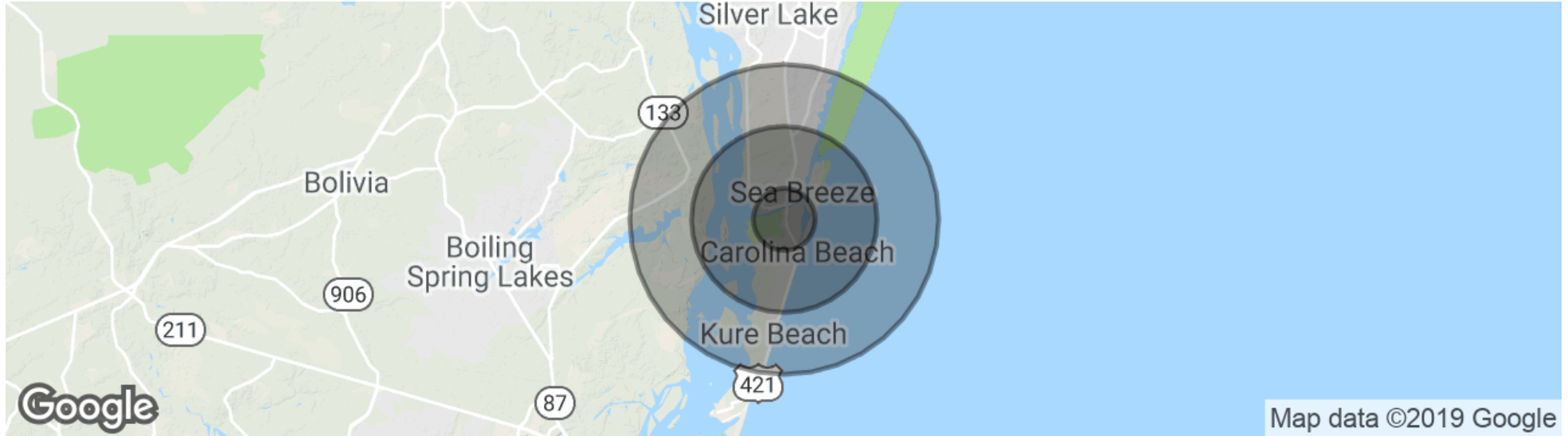




## BRIDGE BARRIER STATION

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### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,061	15,025	25,255
Median age	41.4	40.9	41.2
Median age (Male)	39.7	39.9	40.2
Median age (Female)	41.9	41.5	41.8

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,447	6,515	10,729
# of persons per HH	2.1	2.3	2.4
Average HH income	\$72,348	\$73,663	\$78,910
Average house value	\$375,676	\$368,691	\$349,252

\* Demographic data derived from 2010 US Census

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