

# FOR LEASE

### **NEW GROCERY ANCHORED RETAIL - WILMINGTON, NC** INTERSECTION OF 17TH ST & COLLEGE RD | WILMINGTON, NC 28412





<b>DEMOGRAPHICS (2016)</b>	5 MIN	10 MIN
POPULATION	64,303	165,439
AVERAGE HH INCOME	\$70,580	\$69,152
MEDIAN HH INCOME	\$54,078	\$52,920
BUSINESS ESTABLISHMENTS	3,667	10,157
DAYTIME EMPLOYMENT	36,030	98,059

#### **LEASING INFORMATION**

SPACE AVAILABLE:	Up to 10,000 SF Available
LEASE RATE:	Please Call
CAM:	\$2.70 / SF
TAX:	\$0.85 / SF
INS:	\$0.30 / SF

#### **PROPERTY HIGHLIGHTS**

- Anchored by new 36,000 SF LIDL grocery store
- High traffic volume
- Located along main commute into downtown Wilmington
- Signalized access



1616 Camden Rd. Suite 550 | Charlotte, NC 28203 | Phone (704) 644-4595 | Fax (704) 973-0737Wes Thurmond | wthurmond@providencegroup.com | www.providencegroup.com

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#### **TRAFFIC COUNTS 2016 (NCDOT)**

• 19,000 VPD on S 17th St • 36,000 VPD on College Rd

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