



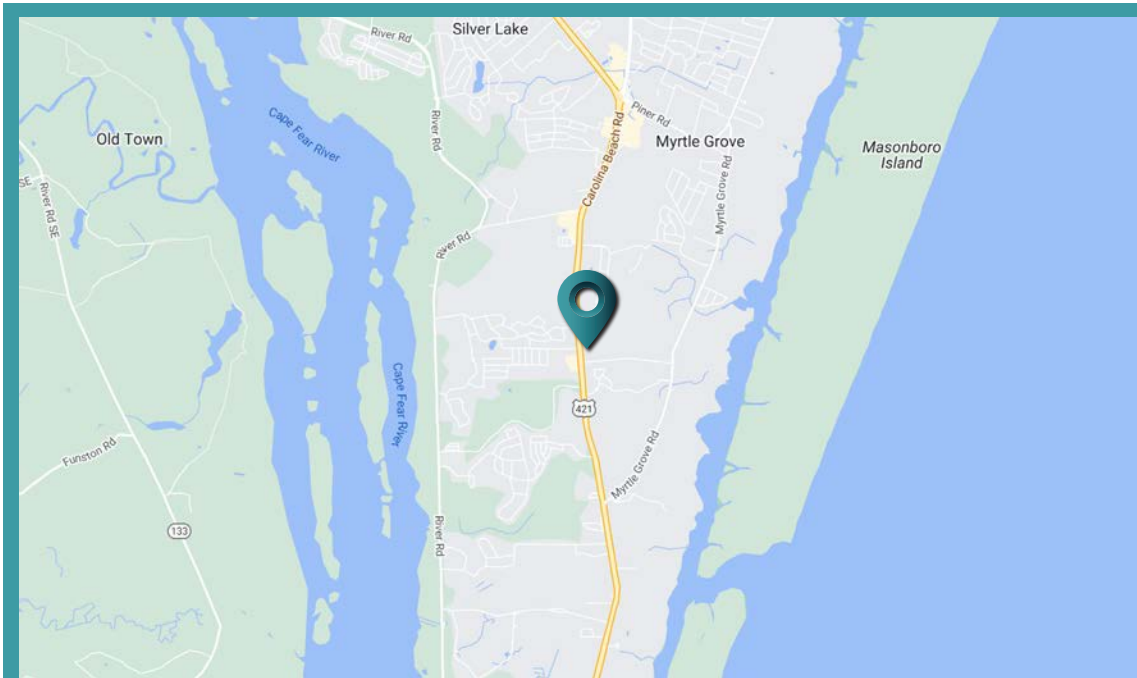
9,000 +/- SF OF RETAIL SPACE AVAILABLE FOR LEASE

MASON WATKINS
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FOR LEASE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
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 **Sun Coast
Partners**
COMMERCIAL



6331 Carolina Beach Road Wilmington, NC 28412

AVAILABLE SPACE*	9,000 SF
LEASE RATE	\$12.00 Annual/SF
LEASE TYPE	Modified Gross
ZONING	B-2

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

9,000 +/- SF of front row retail space available for lease. Located on Carolina Beach Rd., this retail unit is comprised of a large showroom, storage area, 3 private offices, and 2 restrooms. **Ready for immediate occupancy.** Zoned B-2 by New Hanover County, this property can support a wide variety of uses.

Contact agent to set up a showing.

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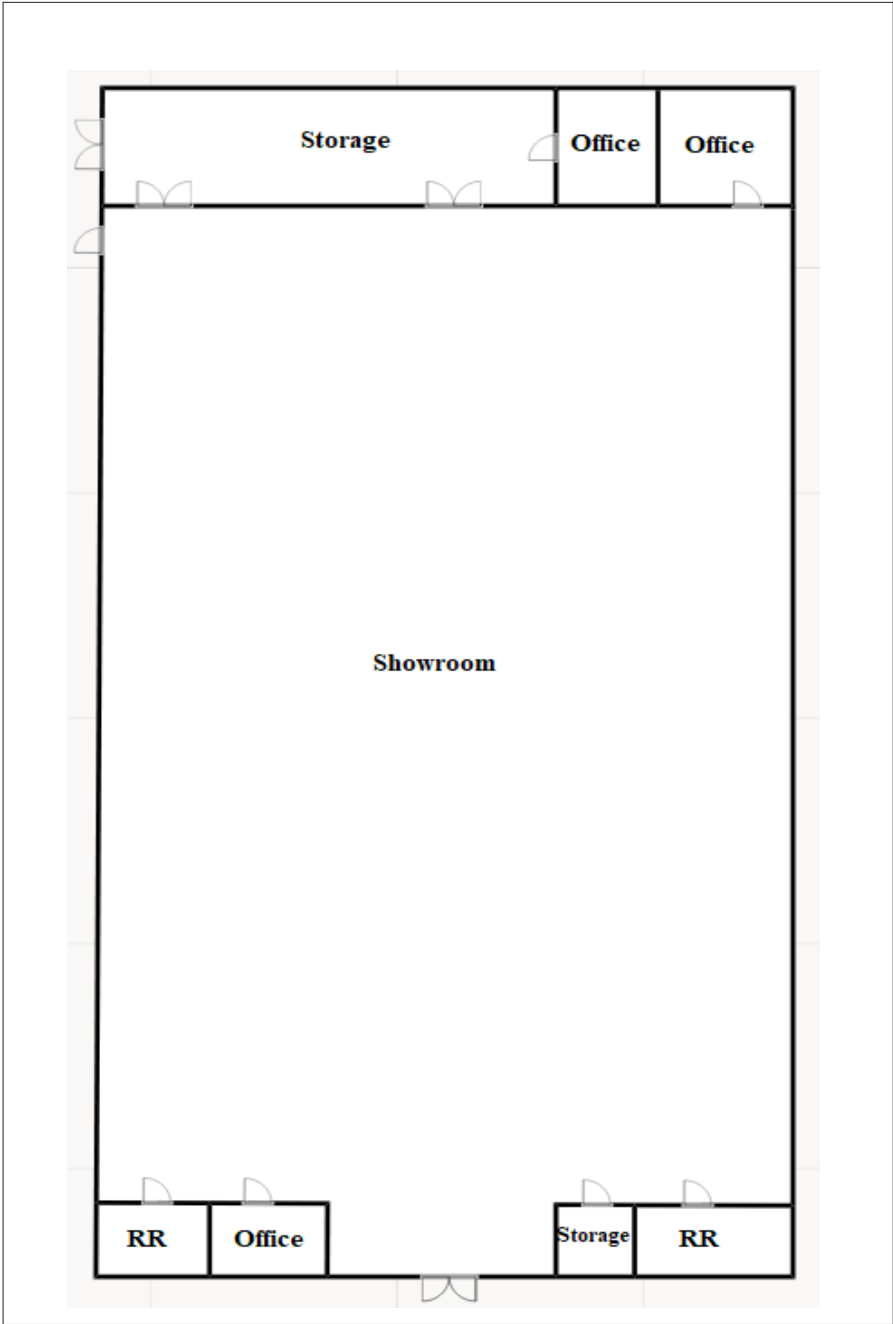




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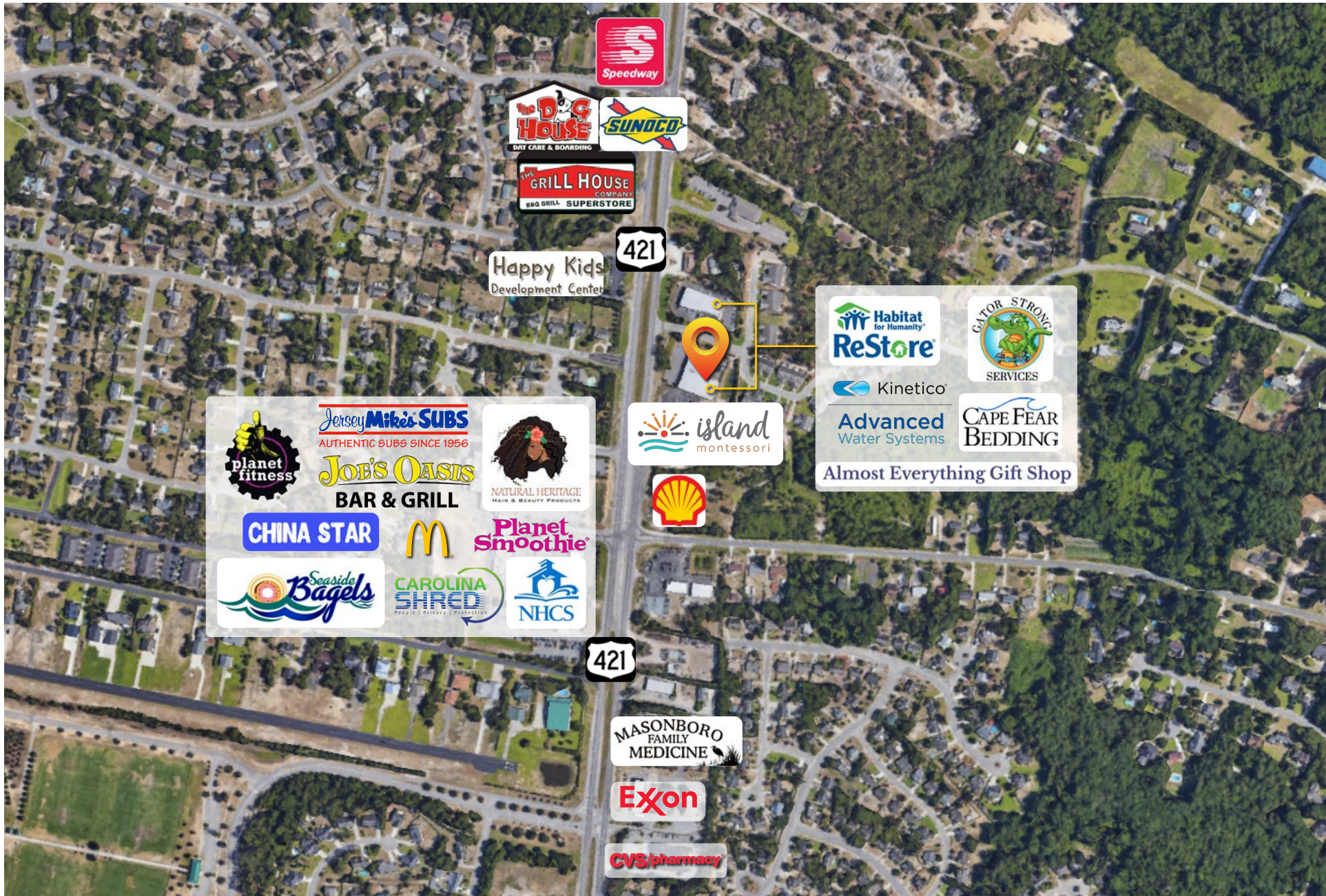


FLOORPLAN - NOT TO SCALE

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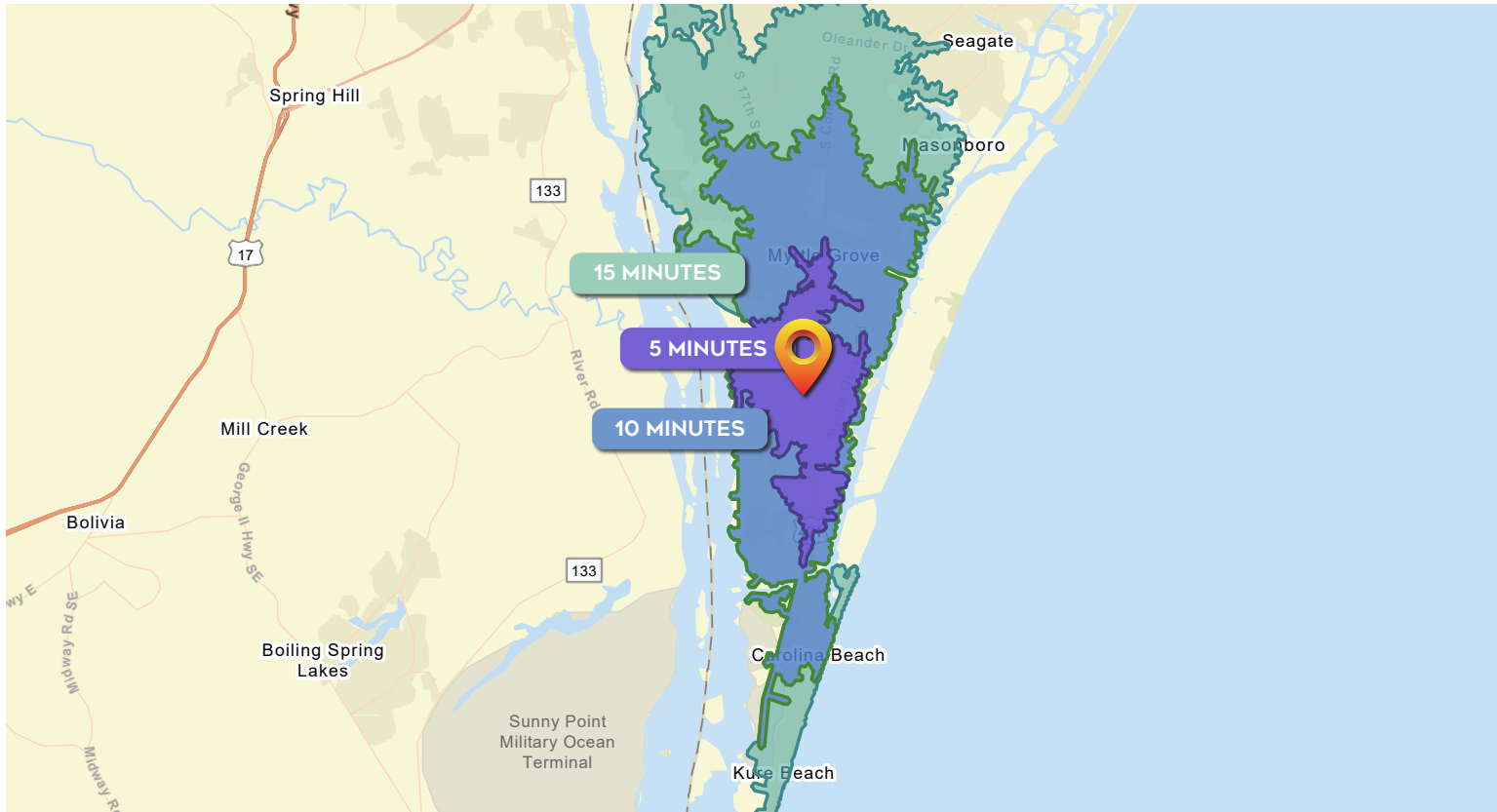




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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	14,266	58,099	99,523
Average Age	43.1	43	43.2
Households	5,621	25,135	43,497
Average HH Size	2.52	2.30	2.24
Median HH Income	\$76,192	\$73,341	\$72,135
Average HH Income	\$101,821	\$101,244	\$108,690
Per Capita Income	\$40,735	\$43,922	\$48,023

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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