

Snows Cut Crossing Shopping Center Lease Options

1401 North Lake Park Boulevard, Carolina Beach, NC 28428

Listing ID: 29901186
Status: Active
Property Type: Shopping Center For Lease
Retail Type: Grocery-Anchored, Neighborhood Center
Contiguous Space: 1,200 - 8,000 SF
Total Available: 16,200 SF
Lease Rate: \$14 - 20 PSF (Annual)
Base Monthly Rent: \$1,800 - 11,666
Lease Type: NNN
Ceiling: 16 ft.



Overview/Comments

Snows Cut Crossing shopping center is currently the only Grocery Anchored Center on "the Island" as locals refer to Carolina Beach. The Parking lot was recently sealed and re-stripped. This center features one of the top Food Lions in North Carolina with sales at \$23M+. Year Round population swells in the summer time with tourism growth.

We have:

- 1,200 square feet Available September 1st \$18.00 PSF + NNN
- 7,000 square feet Build To Suit behind Bryant Realty facing Walgreens and Dow Road. \$18 to \$20 PSF
- 8,000 square feet former Dollar General Box \$14.00 PSF+NNN

Food Lion Anchor, Co- Tenants Include: Bryant Real Estate, Spectrum, Charlie Grainger's, Pizza Hut, Nails & Spa, Chinese Restaurant, Vape Hut, Wake & Bake Donuts, Spectrum Paint, Salty Chic Boutique, and New Hanover County Public Library

General Information

Taxing Authority:	New Hanover	Building Name:	Snows Cut Crossing
Tax ID/APN:	R08800-005-002-001	Gross Building Area:	75,000 SF
Retail Type:	Grocery-Anchored, Neighborhood Center, Strip Center	Building/Unit Size (RSF):	16,200 SF
Zoning:	CAROLINA BEACH: HB	Land Area:	7.53 Acres

Available Space

Space Available: 7,000 SF
Lease Rate: \$18 - 20 PSF (Annual)
Lease Type: NNN

Space Description Snows Cut Crossing - Expansion Area Space. Can build up to 7,000 sf of space at the center behind Bryant Real Estate.

Available Space

Suite/Unit Number: 20
Space Available: : 1,200 SF
Lease Rate: \$18 PSF (Annual) CAM Expenses: \$3.15 PSF (Annual)

Space Description 1,200 SF End Cap for lease has great visibility, signage, and access located at the far end just as you enter Snows Cut Crossing from the traffic signalized intersection. Plenty of parking and anchored by Food Lion features of the space include an open layout with 2 offices, bathroom, and kitchen. Plenty of room for cubicles or showroom space. Dimensions are 20' x 60'. This space is available September 1st.



**Eastern Carolinas
Commercial**
REAL ESTATE

432 LANDMARK DRIVE, UNIT 4 WILMINGTON, NC 28412

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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.

Available Space

Suite/Unit Number: 64
Space Available: 8,000 SF
Lease Rate: \$14 PSF (Annual) CAM Expenses: \$3.15 PSF (Annual)

Space Description Former Dollar General Box - 8,000 +/- SF Available for Lease. Dimensions 100' x 80'. Features of this space include 2 Bathrooms and an office. The back access has 2 double doors, tall ceilings, and concrete floors. TI allowance can be negotiable.

Area & Location

Retail Clientele:	General, Family, Traveler, Tourist, Recreation	Feet of Frontage:	600
Property Located Between:	Snows Cut Crossing	Traffic/Vehicle Count:	42,000
Property Visibility:	Excellent	Highway Access:	Direct access to N Lake Park or Hwy 421, controlled by Stoplight.
Largest Nearby Street:	Hwy 421		

Area Description Located off N. Lake Park Blvd (US HWY 421) the primary commercial corridor through Carolina Beach. The surrounding land uses consist predominantly of commercial retail, business and office-institutional type uses along the frontage of Lake Park Boulevard, with residential uses generally located along the secondary, interior road areas.

Building Related

Number of Stories:	1	Parking Description:	Common Parking field
Property Condition:	Good	Ceiling Height:	16
Year Built:	2001	Sprinklers:	Wet
Roof Type:	Flat	Heat Type:	Electricity
Construction/Siding:	Brick	Heat Source:	Central
Exterior Description:	Brick Facade	Air Conditioning:	Engineered System
Parking Type:	Surface	Internet Access:	Cable

Land Related

Zoning Description:	Highway Business	Easements:	Ingress/Egress
Water Service:	Municipal	Legal Description:	OUTPARCEL 1 SNOWS CUT MARKET PLACE
Sewer Type:	Municipal		

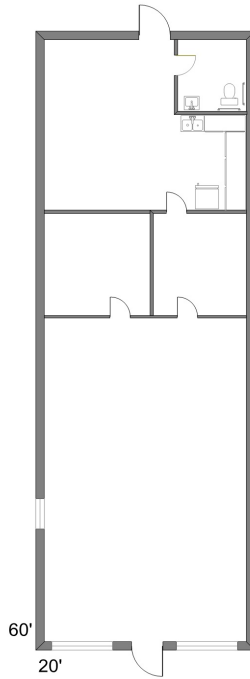


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Unit 20: 1,200 +/- SF



Unit 58: 8,000 +/- SF



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Contact for More
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