

4 Spaces @ Regional Power Center on S.College Road, Wilmington

312 South College Road, Wilmington, NC 28403

Listing ID: 29901221
Status: Active
Property Type: Shopping Center For Lease
Retail Type: Community Center, Fashion/Specialty
Contiguous Space: 2,400 - 22,500 SF
Total Available: 45,563 SF
Lease Rate: \$10 - 18 PSF (Annual)
Base Monthly Rent: \$3,600 - 18,750
Lease Type: NNN



Overview/Comments

University Centre - is the regional power center located at the end of I40 in Wilmington. Located at the Corner of S College RD and New Centre Drive, this center has many national, regional and local tenants creating a thriving Co-Tenancy Mix.

Several Options Exist in the Center.

1 Space at 22,500 sf +/-

1 Space at 12,320 sf +/-

1 Space at 8,343 sf +/-

1 Space at 2,400 sf +/-

This center is surrounded by Multi Family, Student Housing and Single family housing. This property has some of the highest trade area density when using radius rings as we are in the middle of the county. Easily accessible to everyone.

2017 Traffic Counts:

S. College Road 71,245 C

New Centre Drive 22,125 CPD

Sams Club, Lowes Home Improvement, Petco, Staples, Ross, Bed Bath and Beyond, Old Navy are just some of the national anchors we have at the center.

General Information

Taxing Authority: City Of Wilmington / New Hanover County
Tax ID/APN: 313708.98.3846.000
Retail Type: Community Center, Fashion/Specialty, Neighborhood Center, Power Center, Strip Center

Zoning: REGIONAL BUSINESS
Gross Building Area: 517,000 SF
Land Area: 30 Acres

Available Space

Suite/Unit Number: 28
Suite Floor/Level: 1
Space Available: 8,343 SF
Minimum Divisible: 8,343 SF
Maximum Contiguous: 8,343 SF
Space Subcategory 1: Power Center
Space Subcategory 2: Fashion/Specialty

Space Type: Relet
Date Available: 08/01/2017
Lease Rate: \$10 - 15 PSF (Annual)
Lease Type: NNN
Real Estate Taxes: \$1 PSF (Annual)
Operating Expenses: \$1 PSF (Annual)
CAM Expenses: \$1.15 PSF (Annual)



**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.

Space Description This is the Rue 21 space. They have filed for bankruptcy and anticipate recapturing the space in August. Waiting on Formal store closing announcements however Landlord has directed the space be marketed prior to recapture. This space is between Mariner Finance and Ross Dress for Less. Located on the main strip at University Centre facing Costco and over 600 parking spots. At 8434 square feet this unit can accommodate most uses. With various restrictions at the center uses need to be pre-checked by Landlords Legal Department.

Rent Concession Buildout Period is granted for remodel and store opening. Rent Commencement at earlier of opening for business or end of Buildout Period.

Available Space

Suite/Unit Number:	39A	Lease Rate:	\$10 PSF (Annual)
Space Available:	22,500 SF	Lease Type:	NNN
Minimum Divisible:	22,500 SF	Real Estate Taxes:	\$1 PSF (Annual)
Maximum Contiguous:	22,500 SF	Operating Expenses:	\$1 PSF (Annual)
Space Type:	Relet	CAM Expenses:	\$1.15 PSF (Annual)
Date Available:	12/15/2015	Rent Escalators Description:	Annual Rental Escalators

Space Description Former Babcock Furniture, space has standing short term lease with Spirit Halloween which can be vacated. The unit is in good condition.

Available Space

Suite/Unit Number:	54/55	Lease Rate:	\$18 PSF (Annual)
Space Available:	2,400 SF	Lease Type:	NNN
Minimum Divisible:	2,400 SF	Real Estate Taxes:	\$1 PSF (Annual)
Maximum Contiguous:	2,400 SF	Operating Expenses:	\$1 PSF (Annual)
Space Subcategory 1:	Power Center	CAM Expenses:	\$1.15 PSF (Annual)
Space Subcategory 2:	Neighborhood Center	Rent Escalators:	Percentage Lease
Space Type:	Relet	Rent Escalators Description:	4% annual increase sought
Date Available:	05/01/2018	Rent Concession:	three months rental abatement
Lease Term (Months):	60 Months	TI Allowance from Owner:	\$5

Space Description Unit 54/55 is currently occupied till May 1st. Tenant has decided to consolidate and not renew the lease after being in the center for six years. Space is in great condition. Brown/Dull bronze epoxy floors and dimensions of 40/60 feet. Rear wall for office areas at 50 ft deep or 10ft off the rear wall. Contact Broker for more details or to schedule showing.

Available Space

Suite/Unit Number:	61	Lease Rate:	\$13 PSF (Annual)
Suite Floor/Level:	1	Lease Type:	NNN
Space Available:	12,320 SF	Real Estate Taxes:	\$1 PSF (Annual)
Minimum Divisible:	12,320 SF	Operating Expenses:	\$1 PSF (Annual)
Maximum Contiguous:	12,320 SF	CAM Expenses:	\$1.15 PSF (Annual)
Space Subcategory 1:	Power Center	Rent Escalators:	Percentage Lease
Space Subcategory 2:	Neighborhood Center	Rent Escalators Description:	Annual 3%
Space Type:	Relet	Rent Concession:	Negotiable, as is the TI Allowance.
Date Available:	01/31/2018		

Space Description Current Tenant(s) lease is set to expire 1/31/18 and they do not plan to renew. Space will be available after that date. Located Directly next to Sams Club this opportunity will not last long

Area & Location

Retail Clientele:	General, Family, Business, Traveler, Tourist, Recreation	Traffic/Vehicle Count:	71,245
Property Located Between:	New Center and Randall Parkway	Area Description:	Surrounded by Multifamily, Hotel, Retail, Office and the University of North Carolina at Wilmington.
Property Visibility:	Excellent		
Largest Nearby Street:	S College Road		

Site Description Located in the University Area/District of Midtown Wilmington. The property is located at the start/end of I-40 and S. College Road. The center is in a prominent market position.



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Building Related

Total Number of Buildings: 4
Number of Stories: 1
Property Condition: Good
Parking Description: Open Common Parking Field. Restriction on Employees only.

Total Parking Spaces: 1,000
Loading Doors: 0
Loading Docks: 0
Passenger Elevators: 0
Freight Elevators: 0

Land Related

Water Service: Municipal
Sewer Type: Municipal

Location

Address: 312 South College Road, Wilmington, NC 28403
County: New Hanover
MSA: Wilmington



Available Spaces

- 1. Unit 61: 12,320 SF
- 2. Unit 54: 2,400 SF
- 3. Unit 39A: 22,500 SF
- 3. Unit 28: 8,343 SF



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For More Information Contact

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