

Retail: Now Preleasing 6,500 +/- SF Building with Drive Thru

1725 Dawson St, Wilmington, NC 28403



Listing ID: 30277235
Status: Active
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Car Wash, Free-Standing Building
Contiguous Space: 1,200 - 5,500 SF
Total Available: 9,100 SF
Lease Rate: \$35 - 45 PSF (Annual)
Lease Type: Ground Lease, NNN

Overview/Comments

Located at the intersection of Dawson Street and Oleander Drive, this site is all about maximum visibility and exposure. The site sits in midtown Wilmington, NC. The traffic counts on Dawson Street total 24,000 Cars Per Day (CPD) and on Oleander Street approximately 22,000 CPD.

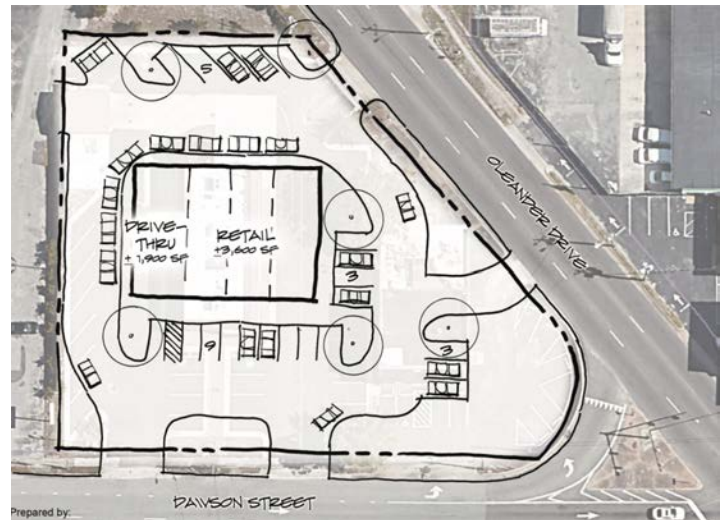
Area Demographics show the surrounding neighborhoods becoming younger with a heavy concentration of 30 somethings in a one mile radius and population of 12,004. Average income in the one mile radius is \$48,424.00

The area of the property is one of redevelopment with several new apartment, mixed use and retail projects under way.

The proposed conceptual layout showcases a 5,500 sf building which will have one 1,900 sf Drive Thru Restaurant space with exterior seating. And three 1200 sf units we are projecting the units to be 24 feet by 50 feet deep.

The spaces will be delivered in Vanilla Shell condition, depending on tenant use and Landlord work there is an Tenant Improvement Allowance however it depends on the delivery conditions of the space.

The current proposed site plan is working through the zoning process with the city and is subject to change.



General Information

Taxing Authority: New Hanover County / City of Wilmington
Tax ID/APN: R05411-014-002-000, R05411-014-003-000, R05411-014-004-000
Retail-Commercial Type: Car Wash, Free-Standing Building, Mixed Use, Restaurant, Retail-Pad, Service Station/Gas Station, Street Retail, Vehicle Related

Zoning: CS- COMMERCIAL SERVICE
Gross Building Area: 5,500 SF
Building/Unit Size (RSF): 5,500 SF
Usable Size (USF): 5,500 SF
Land Area: 0.84 Acres

Available Space

Suite/Unit Number: 1
Suite Floor/Level: 1
Space Available: 5,500 SF
Minimum Divisible: 1,200 SF
Maximum Contiguous: 5,500 SF
Space Subcategory 1: Strip Center
Space Subcategory 2: Free-Standing Store
Space Type: New
Date Available: 05/10/2018
Lease Term (Months): 120 Months

Lease Rate: \$35 - 45 PSF (Annual)
Lease Type: NNN, Ground Lease
Parking Spaces: 0
Rent Escalators: Other
Rent Escalators Description: Rental Escalators can be either fixed or annual depending on the terms and delivery conditions of the space
Rent Concession: Upfit Period of three to Six months post delivery based on the use and delivery conditions requested.



**Eastern Carolinas
Commercial**
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LANDMARK DRIVE, UNIT 4 WILMINGTON, NC 28412

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Space Description Unit 1 is a 1,900 sf space meant for a Drive Thru Restaurant User. Tenant to provide space layout for Landlord Review. Space dimensions are 38*50. The non kitchen area is budgeted or estimated to be 1,105 sf after kitchen and bathrooms are taken out.

Available Space

Suite/Unit Number:	2	Lease Type:	NNN
Space Available:	3,600 SF	Parking Spaces:	20
Minimum Divisible:	1,200 SF	Rent Escalators:	Other
Maximum Contiguous:	5,500 SF	Rent Escalators Description:	Rent can either be fixed or annual increases based on the delivery conditions of the space and terms of the lease.
Space Subcategory 1:	Strip Center		
Space Subcategory 2:	Neighborhood Center		
Space Type:	New	Rent Concession:	Build out period is provided based on the delivery conditions of the space
Date Available:	07/25/2018		
Lease Rate:	\$35 - 45 PSF (Annual)		

Space Description Three contiguous spaces of up to 3,600 sf are available. Each 1200 sf space will be 24*50 for space dimensions. The units will be delivered either per tenant specifications or delivered in Warm Vanilla Box condition or Cold Dark Shell. Lease Rate Pricing is determined based on delivery conditions of the units.

Area & Location

Retail Clientele:	General, Family, Business, Traveler, Tourist	Airports:	Wilmington International Airport
Property Located Between:	Dawson St & Oleander Dr	Site Description:	Site is level, hard corner at intersection of Dawson and Oleander.
Property Visibility:	Excellent		
Largest Nearby Street:	Oleander Drive	Area Description:	Mid Town Wilmington Site located at busy intersection of Oleander and Dawson Street
Traffic/Vehicle Count:	24,000		
Highway Access:	US-76, HWY- 17		

Building Related

Total Number of Buildings:	1	Loading Doors:	0
Number of Stories:	1	Loading Docks:	0
Typical SF / Floor:	5,500 SF	Passenger Elevators:	0
Property Condition:	Excellent	Freight Elevators:	0
Total Parking Spaces:	20	Interior Description:	Delivered in Warm Vanilla Box or per Tenant Spec Sheet. Rental Rate will reflect delivery conditions.
Parking Type:	Surface		
Parking Description:	See sit layout		

Land Related

Zoning Description: Commercial Services

Legal Description (0.50 ACRE) LOT RECOMBINATION ON DAWSON STREET, (0.27 ACRE) LOT RECOMBINATION ON DAWSON STREET, MISC. WOOSTER ST CNR 18TH & WM.

Location

Address: 1725 Dawson St, Wilmington, NC 28403
County: New Hanover
Wilmington



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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.

Property Images



For More Information Contact:
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