

Retail Units 1,200-22,000 +/- SF For Lease-

Wilmington Power Center

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: 1,200 - 22,500 SF
 Total Available: 26,100 SF
 Lease Rate: \$10 - 19 PSF (Annual)
 Base Monthly Rent: \$1,800 - 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 1,200 SF +/- -1 Space at 1,200 SF +/-

-1 Space at 1,200 SF +/- -1 Space at 22,500 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: 39A
 Space Available: 22,500 SF
 Minimum Divisible: 22,500 SF
 Maximum Contiguous: 22,500 SF
 Space Type: Relet
 Date Available: 12/15/2015

Lease Rate: \$10 PSF (Annual)
 Lease Type: NNN
 Real Estate Taxes: \$1 PSF (Annual)
 Operating Expenses: \$1 PSF (Annual)
 CAM Expenses: \$1.15 PSF (Annual)
 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.



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Commercial**
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432 LANDMARK DRIVE, UNIT 4 WILMINGTON, NC 28412
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Available Space

Suite/Unit Number:	54	Lease Type:	NNN
Space Available:	1,200 SF	Offices:	2
Minimum Divisible:	1,200 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
Lease Rate:	\$18 PSF (Annual)		

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. Space has two offices and 2 bathrooms. Contact Broker for more details or to schedule showing.

Available Space

Suite/Unit Number:	55	Date Available:	03/07/2019
Suite Floor/Level:	1	Lease Rate:	\$18 PSF (Annual)
Space Available:	1,200 SF	Lease Type:	NNN
Minimum Divisible:	1,200 SF	Real Estate Taxes:	\$2 PSF (Annual)
Maximum Contiguous:	2,400 SF	Operating Expenses:	\$0.15 PSF (Annual)
Space Subcategory 1:	Power Center	CAM Expenses:	\$1 PSF (Annual)
Space Subcategory 2:	Neighborhood Center	Rent Escalators:	Percentage Lease
Space Description:	Open Space that is being demised for two tenants.	Rent Escalators Description:	3%
Space Type:	Relet	TI Allowance from Owner:	\$5

Available Space

Suite/Unit Number:	57	Lease Type:	NNN
Suite Floor/Level:	1	Conference Rooms:	1
Space Available:	1,200 SF	Kitchen/Breakroom:	Yes
Minimum Divisible:	1,200 SF	Parking Spaces:	1,000
Maximum Contiguous:	3,600 SF	Real Estate Taxes:	\$3.15 PSF (Annual)
Space Type:	Relet	Rent Escalators:	Percentage Lease
Date Available:	08/05/2019	Rent Escalators Description:	4%
Lease Term (Months):	60 Months	Rent Concession:	Build out
Lease Rate:	\$19 PSF (Annual)		

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.

Building Related

Total Number of Buildings:	4	Total Parking Spaces:	1,000
Number of Stories: Property	1	Loading Doors:	0
Condition: Parking	Good	Loading Docks:	0
Description:	Open Common Parking Field. Restriction on Employees only.	Passenger Elevators:	0
		Freight Elevators:	0

Land Related

Water Service:	Municipal
Sewer Type:	Municipal



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Location

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



Property Images



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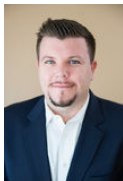
TENANT INDEX		
1	STAPLES	19,871
2	PETCO	16,145
4	PLAZA MARIACHI	4,000
6	LESUE'S SWIMMING POOL SUPPLIES	2,400
8	SOUTH COLLEGE SANDWICH SHOP	1,600
9	GAMESTOP	1,600
10	GIGI'S CUPCAKES	1,200
11	KWIK KUTS	1,200
14	AMERICA'S BEST CONTACTS & EYEGLASSES	3,048
18	KENDALL'S HALLMARK	5,377
20	CRICKET WIRELESS	1,500
22	SNOWDEN'S JEWELERS	3,000
23	OLD NAVY	20,015
25	BED BATH & BEYOND	30,405
27	ROSS DRESS FOR LESS	30,187
28	AVAILABLE	8,948
30	MARINER FINANCE	2,200
31	JO-ANN	14,000
33	OLLIE'S BARGAIN OUTLET	30,470
39A	AVAILABLE NOW	22,500
39B	HIBACHI GRILL SUPREME BUFFET	17,980
44	MYLES FAMILY DENTAL	7,125
50	WEIGHT WATCHERS	1,500
51	NAIL ART	900
52	COASTAL TUX/CAPE FEAR FORMAL WEAR	1,200
53	BEAUTIFUL BRIDE OF WILMINGTON	1,200
54	AVAILABLE	1,200
55	AVAILABLE	1,200
57	AVAILABLE	1,200
59	GNC	1,080
61	LEASED	12,980
70	ANYTIME FITNESS	7,200
72	BPL PLAZA	13,304
80	VERIZON WIRELESS	6,212
C	LOWE'S	125,357
U1	SAM'S CLUB	106,848

Contact Eastern Carolinas
Commercial Real Estate
for More Information:

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