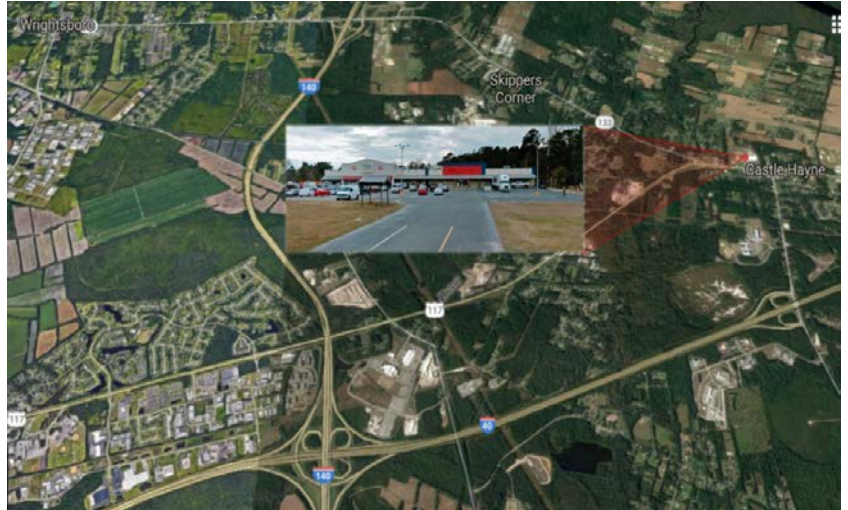


11,000 +/- SF Retail/Warehouse Space for Lease

5601 Castle Hayne Rd, Castle Hayne, NC 28429

Listing ID: 29931132
Status: Active
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Convenience Store, Day Care Facility



Contiguous Space: 3,522 - 11,035 SF
Total Available: 11,035 SF
Lease Rate: \$5 - 6 PSF (Annual)
Lease Type: NNN
Loading: 1 Dock, 1 Door
Ceiling: 12 ft.

Overview/Comments

11,035 +/- SF Retail + Warehouse Space For Lease. Generous paved parking in the front and back, building signage, and store front windows! This space is Grocery Anchored by IGA Fresh Foods, Co tenant is a 24 hr Elite Fitness Center. This property is located on the busy Castle Hayne Road. 2017 Traffic Count exceeds 19,524 Cars Per Day.

For Lease is Unit 2 with 7,513 +/- SF that features store front windows, 2 private offices, (2) bathrooms, and a secured room for storage. There is a 3,522 +/- SF warehouse connected in the back that features 15 Ft ceilings, two exterior doors, concrete floors, and one drive in door. See attached floor plan. Total 11,035 +/- SF Available For Lease. All dimensions should be remeasured for sq. ft.

This is located minutes from the new I-140 bypass which is a connector between Brunswick and Pender County. Castle Hayne is a short drive to downtown Wilmington. The new by pass is a huge benefit for travelers. They can reach Brunswick County and Pender County within 10 minutes. Located within 1 mile is middle and grade schools. There is a substantial growth area in New Hanover County (Castle Hayne). Nearly 15 new residential subdivisions are going up nearby. This location would be a prime spot for a variety of retail sales and service type businesses.

General Information

Taxing Authority: NHC
Tax ID/APN: 323217.11.5398.000
Retail-Commercial Type: Convenience Store, Day Care Facility, Garden Center, Post Office, Street Retail, Vehicle Related
Zoning: B-2 BUSINESS DISTRICT

Building Name: Hudson Hardware, Fresh Foods
Gross Building Area: 37,000 SF
Building/Unit Size (RSF): 11,035 SF
Usable Size (USF): 871,200 SF

Available Space

Suite/Unit Number: 2
Space Available: 11,035 SF
Minimum Divisible: 3,522 SF
Maximum Contiguous: 11,035 SF
Space Subcategory 1: Grocery-Anchored
Space Type: Retail
Date Available: 01/28/2016
Lease Rate: \$5 - 6 PSF (Annual)

Lease Type: NNN
Offices: 2
Parking Spaces: 0
CAM Expenses: \$1.37 PSF (Annual)
Rent Escalators: Step-Up Lease
Rent Escalators Description: 3% escalation per year
Rent Concession: Landlord will give TI depending on lease terms

Area & Location

Retail Clientele: General, Family, Business
Property Visibility: Excellent

Largest Nearby Street: Castle Hayne Road
Feet of Frontage: 600



**Eastern Carolinas
Commercial**
REAL ESTATE

4922 Randall Parkway Suite D Wilmington, NC 28403

WWW.ECCRENC.COM

O: 910.399.4602

F: 910.399.4675

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.

Building Related

Tenancy: Multiple Tenants
Number of Stories: 1
Property Condition: Good
Year Renovated: 2005
Roof Type: Flat
Construction/Siding: Block
Exterior Description: Block and frame
Total Parking Spaces: 140
Parking Type: Surface
Parking Description: lot in front of units

Ceiling Height: 12
Loading Doors: 1
Loading Docks: 1
Passenger Elevators: 0
Freight Elevators: 0
Sprinklers: None
Heat Type: Electricity
Heat Source: Heat Pump
Air Conditioning: Package Unit
Internet Access: Cable

Land Related

Lot Frontage: 600
Water Service: Well
Sewer Type: Municipal
Legal Description: (4.26 ACRES) JOSEPH L & BETTY HUDSON DIV

Zoning Description Retail: B-2 Highway Business District- The purpose of this district shall be to provide for the proper grouping and development of roadside business uses which will best accommodate the needs of the motoring public and businesses demanding high volume traffic. The district's principal means of ingress and egress shall be along collector roads, minor arterials, and/or major arterials as designated on the County's Thoroughfare Classification Plan.

Location

Address: 5601 Castle Hayne Rd, Castle Hayne, NC 28429
County: New Hanover
MSA: Wilmington



Property Images



**Eastern Carolinas
Commercial**
REAL ESTATE

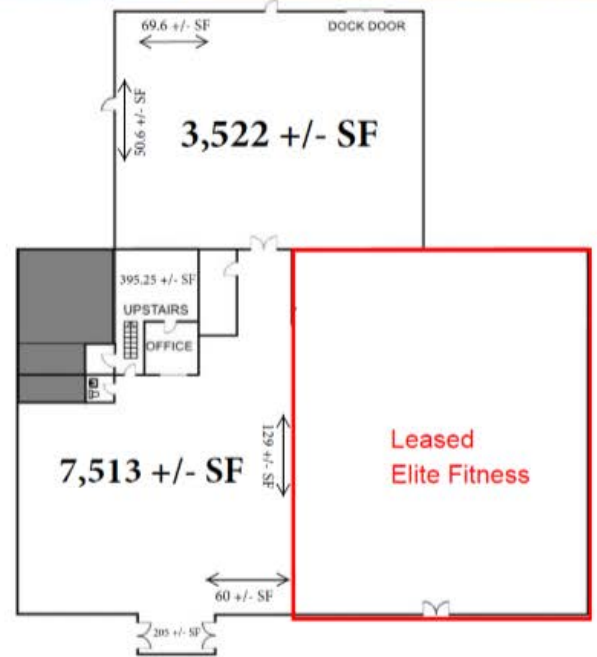
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Property Contacts



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