

Academy Sports Junior Box - 20,000 +/- SF Retail Building BTS



Gingerwood Drive, Wilmington, NC 28405-3505

Listing ID: 29901249
 Status: Active
 Property Type: Shopping Center For Lease
 (also listed as Retail-Commercial)
 Retail Type: Fashion/Specialty, Net Leased
 Contiguous Space: 5,000 - 20,000 SF
 Total Available: 25,000 SF
 Lease Rate: \$14 - 23 PSF (Annual)
 Base Monthly Rent: \$23,333 - 9,583
 Lease Type: NNN



Overview/Comments

Academy Sports Junior Box Space is pad ready!

This 90,000sf planned development in the heart of Wilmington's commercial district is anchored by Costco and a new Academy Sports which opened in 2017. The additional space could be available early Q3 2020.

Planned Dimensions are 100*200 but can be broken down into smaller bays of 50*100 if necessary. Potential for even small division exists on a case by case basis.

The Junior box space will be oriented facing Market Street and have signage on Market Street - HWY17 via pylon sign. An aerial tour of the site is available.

Positioned at the I-40 terminus at Wilmington this development offers visibility and accessibility to all incoming traffic from the Triangle as well as the heavy flow of daily commuter traffic through the city. Demographic data positions this site as one of the top in Southeastern North Carolina.

Come join one of the area's few remaining sites capable of accommodating this large of a footprint.

General Information

Taxing Authority:	City of Wilmington / New Hanover County	Zoning:	RB-REGIONAL BUSINESS
Tax ID/APN:	314813.03.0063.000	Gross Building Area:	20,000 SF
Retail Type:	Fashion/Specialty, Net Leased, Power Center, Other	Building/Unit Size (RSF):	20,000 SF
		Land Area:	4.55 Acres

Available Space

Suite/Unit Number:	002	Date Available:	01/01/2017
Space Available:	20,000 SF	Lease Term (Months):	180 Months
Minimum Divisible:	5,000 SF	Lease Rate:	\$14 - 18 PSF (Annual)
Maximum Contiguous:	20,000 SF	Lease Type:	NNN
Space Subcategory 1:	Power Center	Rent Escalators Description:	Negotiable based on Terms
Space Subcategory 2:	Fashion/Specialty	Rent Concession:	Negotiable Based on Terms
Space Type:	New		



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Space Description Unit(s) will face toward Costco and on Gingerwood Drive. Junior Box Space at Gingerwood Commons Shopping Center. The property has a 62,500 sf anchor tenant (NDA needs to be signed to release name of Anchor at this time), we are looking for tenants between 5,000 to 20,000 sf for Co-Tenancy at this center. Center Site plan has been reconfigured for the new anchor and the available space remaining for Co-Tenant. Delivery conditions will vary per negotiated terms.

Available Space

Suite/Unit Number:	003	Space Description:	BTS next to Academy Sports and Outdoors and Costco
Space Available:	5,000 SF	Space Type:	New
Minimum Divisible:	5,000 SF	Date Available:	07/25/2018
Maximum Contiguous:	20,000 SF	Lease Rate:	\$23 PSF (Annual)
Space Subcategory 1:	Power Center	Lease Type:	NNN
Space Subcategory 2:	Free-Standing Store		

Area & Location

Retail Clientele:	General, Family, Business, Traveler, Tourist, Recreation	Traffic/Vehicle Count:	47,985
Property Located Between:	Interstate 40 and HWY 17	Highway Access:	Direct
Property Visibility:	Good	Site Description:	Pad Site adjacent to Costco.
Largest Nearby Street:	Interstate 40	Area Description:	High Traffic; Heavy Retail Area

Building Related

Total Number of Buildings:	1	Parking Type:	Surface
Number of Stories:	1	Parking Description:	To be built 4 per thousand.
Property Condition:	Excellent	Interior Description:	Electric Provider: Duke Energy

Land Related

Zoning Description:	REGIONAL BUSINESS	Water Service:	Municipal
Lot Frontage:	520	Sewer Type:	Municipal
Lot Depth:	380	Legal Description:	(4.55 ACRES) TR 2 STOKLEY CENTRE DIVISION

Location

Address:	Gingerwood Drive, Wilmington, NC 28405-3505
County:	New Hanover
MSA:	Wilmington



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NOW LEASING BTS SPACE DELIVERABLE 2020

Academy Sports
Junior Box - 20,000
+/- SF Retail
Building BTS



Property Contacts



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