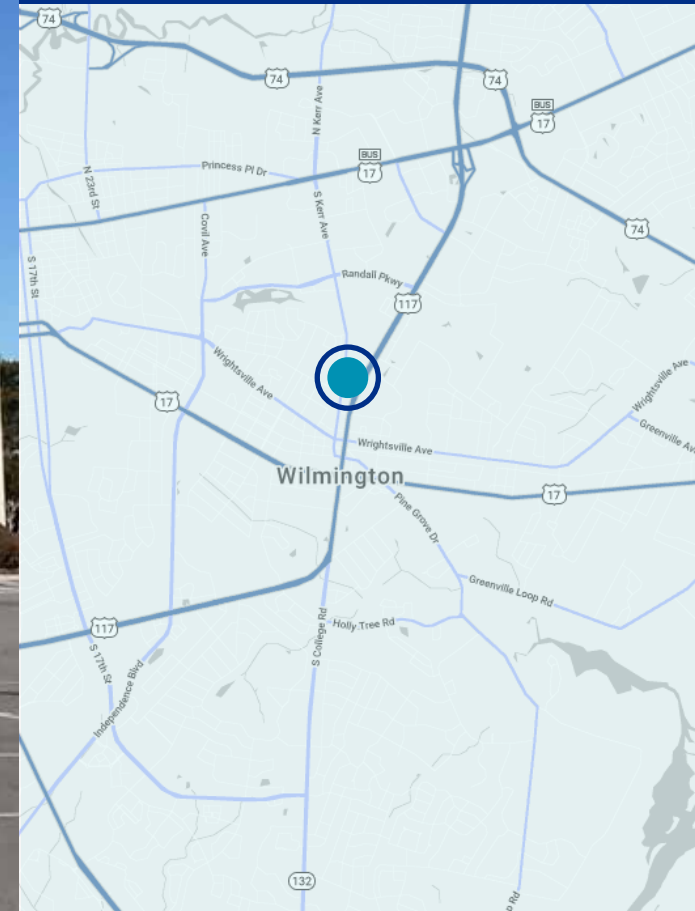


MULTIPLE SUBDIVISION OPTIONS AVAILABLE

816
S. COLLEGE ROAD
WILMINGTON, NC 28403



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1001 Wade Avenue, Suite 300

Raleigh, NC 27605

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ABOUT THE PROPERTY

- 51,270-SF free-standing building for lease
- Multiple subdivision options available, minimum of 11,045 SF
- Located on Wilmington's premier retail corridor and major thoroughfare, near UNCW
- 40,500 vehicles per day on S. College Road/US-117
- Property is situated on 4.12 acres
- Built in 1976, renovated in 1999
- 231 free surface parking spaces
- Available August 2021 with potential for earlier occupancy

LEASE RATE: \$15.00/SF, NNN



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OPTION 1



OPTION 2



BRIAN GRABOWSKI

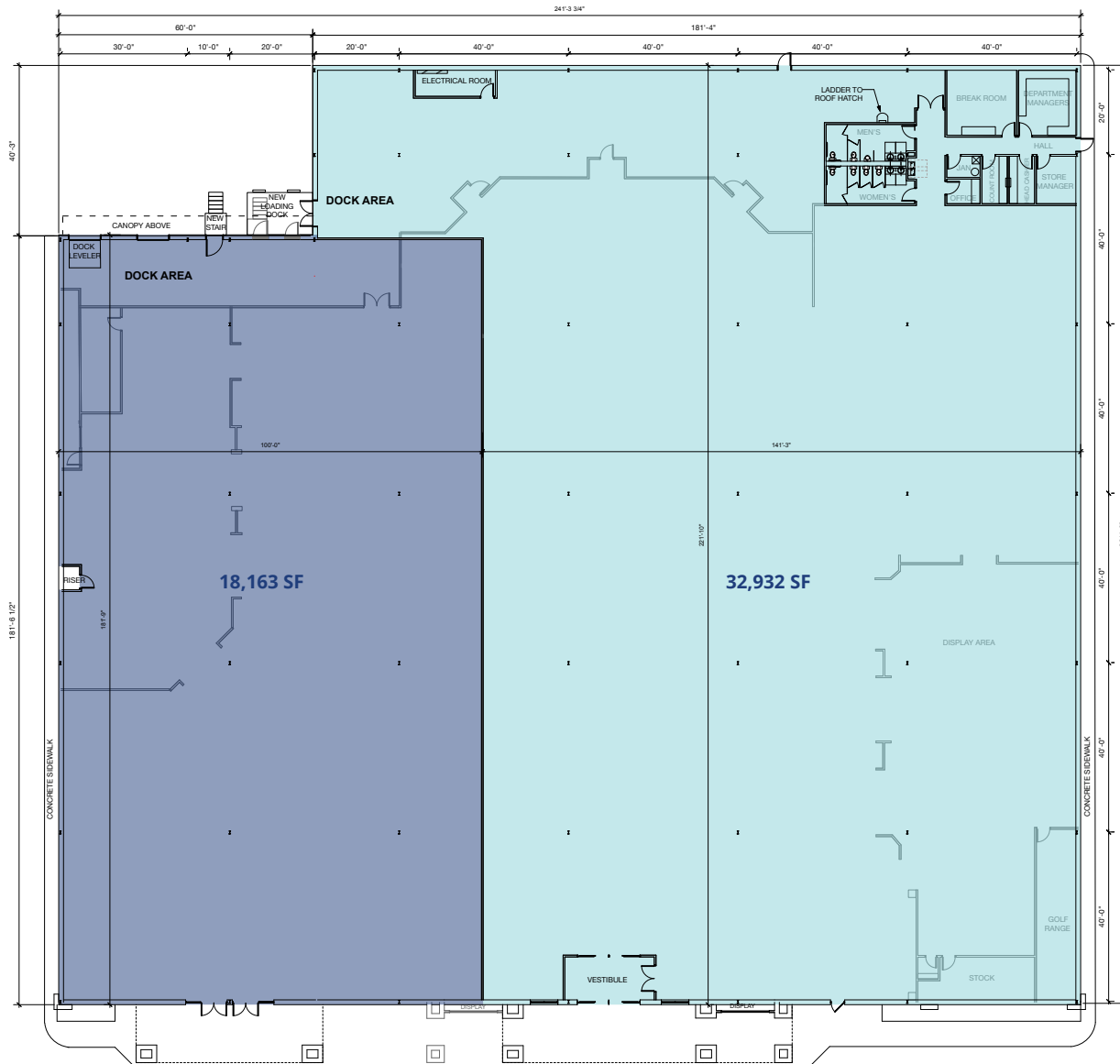
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OPTION 2



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RETAIL MAP



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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Estimated Population (2019)	11,309	64,822	70,993

Projected Population (2024)	11,993	68,757	76,822
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HOUSEHOLDS

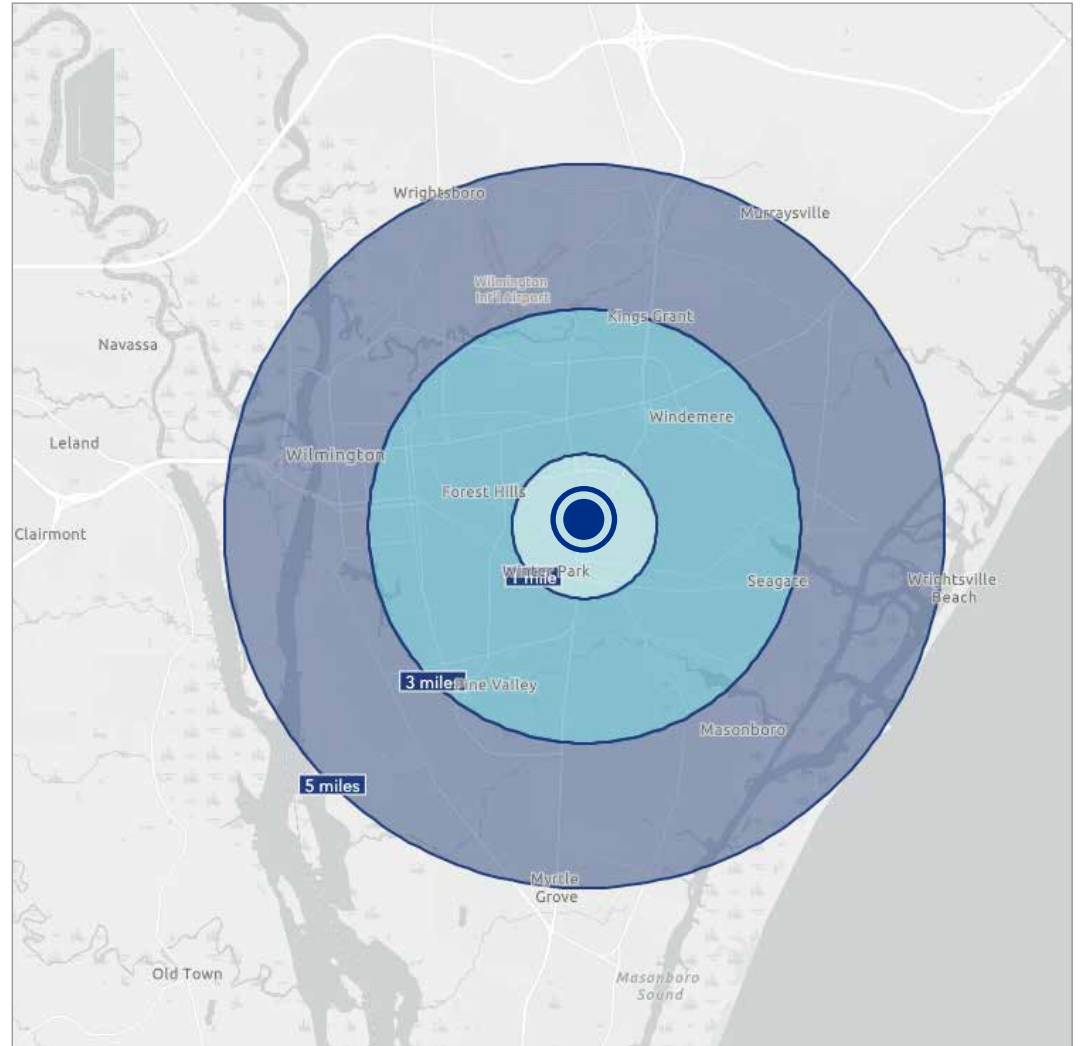
Estimated Households (2019)	5,053	28,164	31,001
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Projected Households (2024)	5,374	29,947	33,605
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AVERAGE HOUSEHOLD INCOME

Estimated Average Household Income (2019)	\$44,310	\$70,997	\$85,359
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Projected Average Household Income (2024)	\$50,814	\$81,372	\$97,953
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