COLDWELL BANKER COMMERCIAL
SUN COAST PARTNERS

FOR LEASE

CBCSUNCOAST.COM

5529 BUSINESS DRIVE

$17.00 SF/yr (MG)

5529 Business Dr
Wilmington, NC 28405

AVAILABLE SPACE
2,400 SF

AREA
5529 Business Drive is located at the prime intersection of Business Drive, North College Road and Exchange Drive with frontage on North College Road. It is in the Murrayville Station Business Park, which offers close proximity to Highway US-117 and I-40 in Wilmington, North Carolina.

CONTACT INFO

Cody Cress
Commercial Broker
910 409 8421
cody.cress@cbcsuncoast.com

Tyler Pegg
Commercial Broker
910 512 3550
tyler.pegg@cbcsuncoast.com

Will Daube
Commercial Broker
910 409 3605
will.daube@cbcsuncoast.com

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COLDWELL BANKER COMMERCIAL
SUN COAST PARTNERS
1430 Commonwealth Drive, Suite 102, Wilmington, NC 28403
910.350.1200

LEASE

MURRAYVILLE STATION BUSINESS PARK NEW CONSTRUCTION

5529 Business Dr, Wilmington, NC 28405

PROPERTY DESCRIPTION

5529 Business Drive is recently constructed and located at the prime intersection of Business Drive, North College Road and Exchange Drive with frontage on North College Road. This brand new building will be 7,200 SF with only one available unit left of 2,400 SF. The new building will feature signage on Business Drive and it will be designed for Retail, Office and Flex type businesses. The building will have 12'x14' drive in doors available on the rear of the unit(s) and the location will offer close proximity to Highway US-117 and I-40 in Wilmington, North Carolina. The rental rates are modified gross and include approximately 20% office/showroom build out. Please call listing agent for additional information.

LOCATION DESCRIPTION

5529 Business Drive is located at the prime intersection of Business Drive, North College Road and Exchange Drive with frontage on North College Road. It is in the Murrayville Station Business Park, which offers close proximity to Highway US-117 and I-40 in Wilmington, North Carolina.

OFFERING SUMMARY

Lease Rate:	$17.00 SF/yr (MG)
Available SF:	2,400 SF
Lot Size:	3.61 Acres
Building Size:	7,200 SF
Zoning:	CUD B-1

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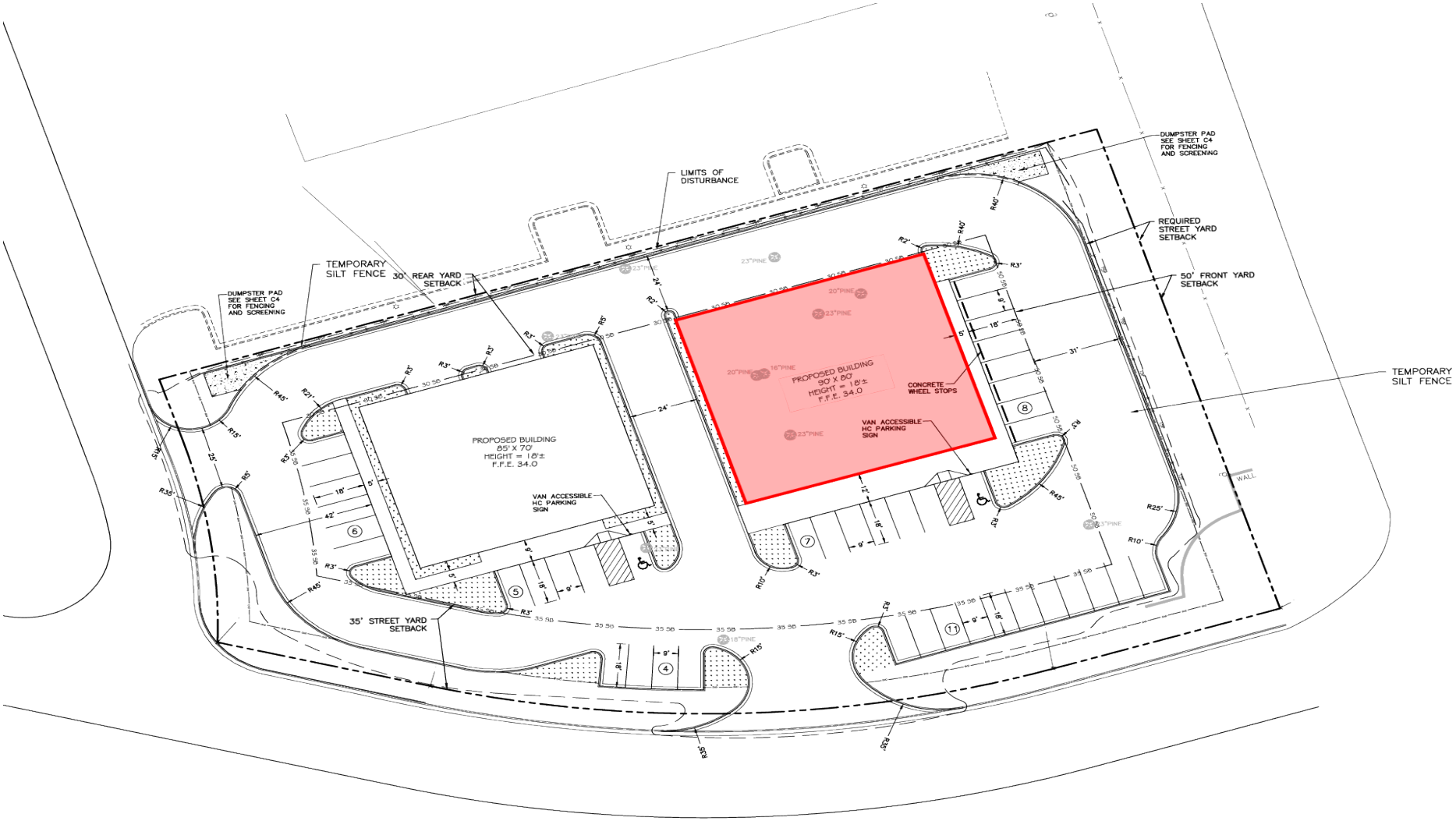

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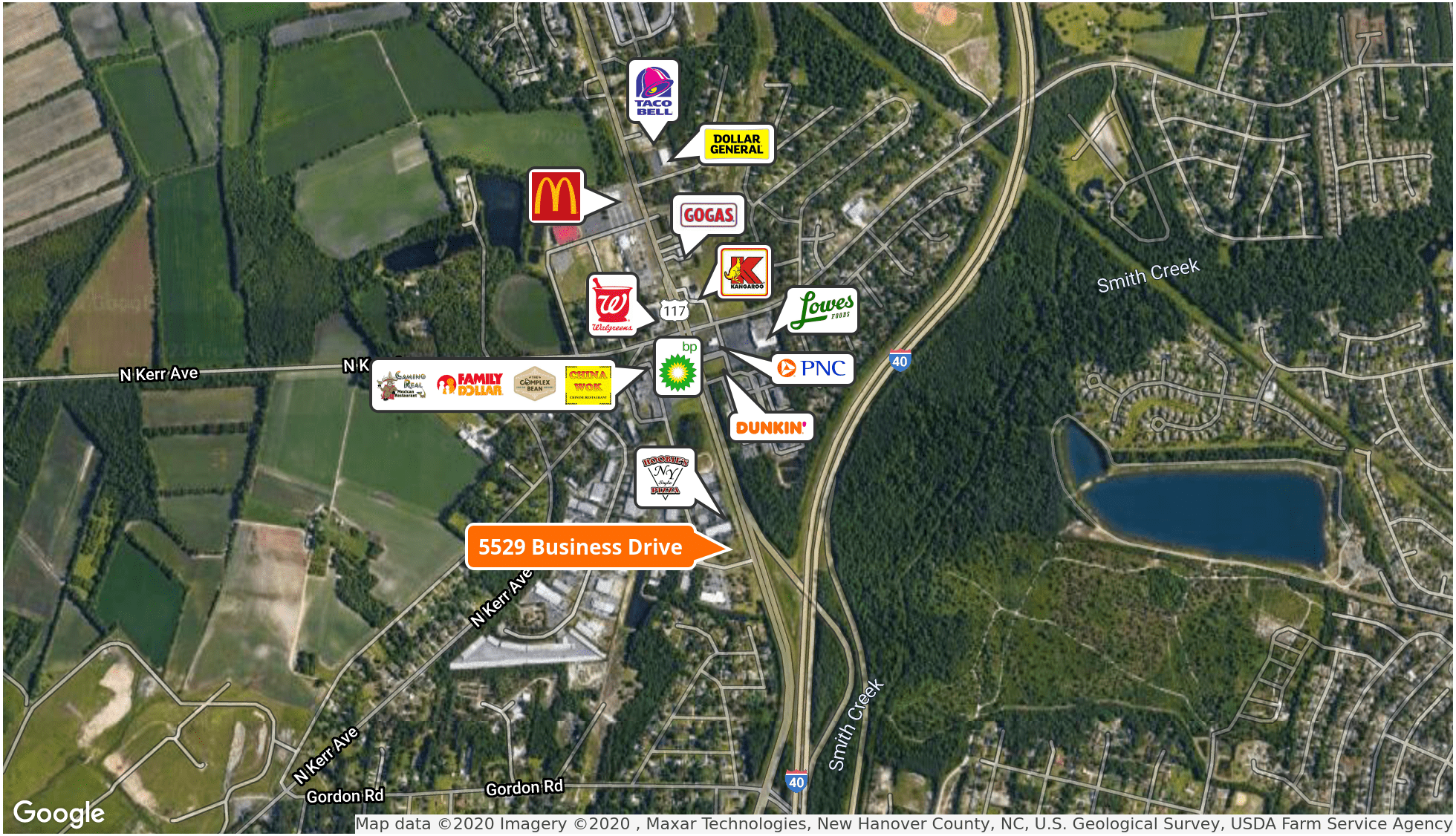

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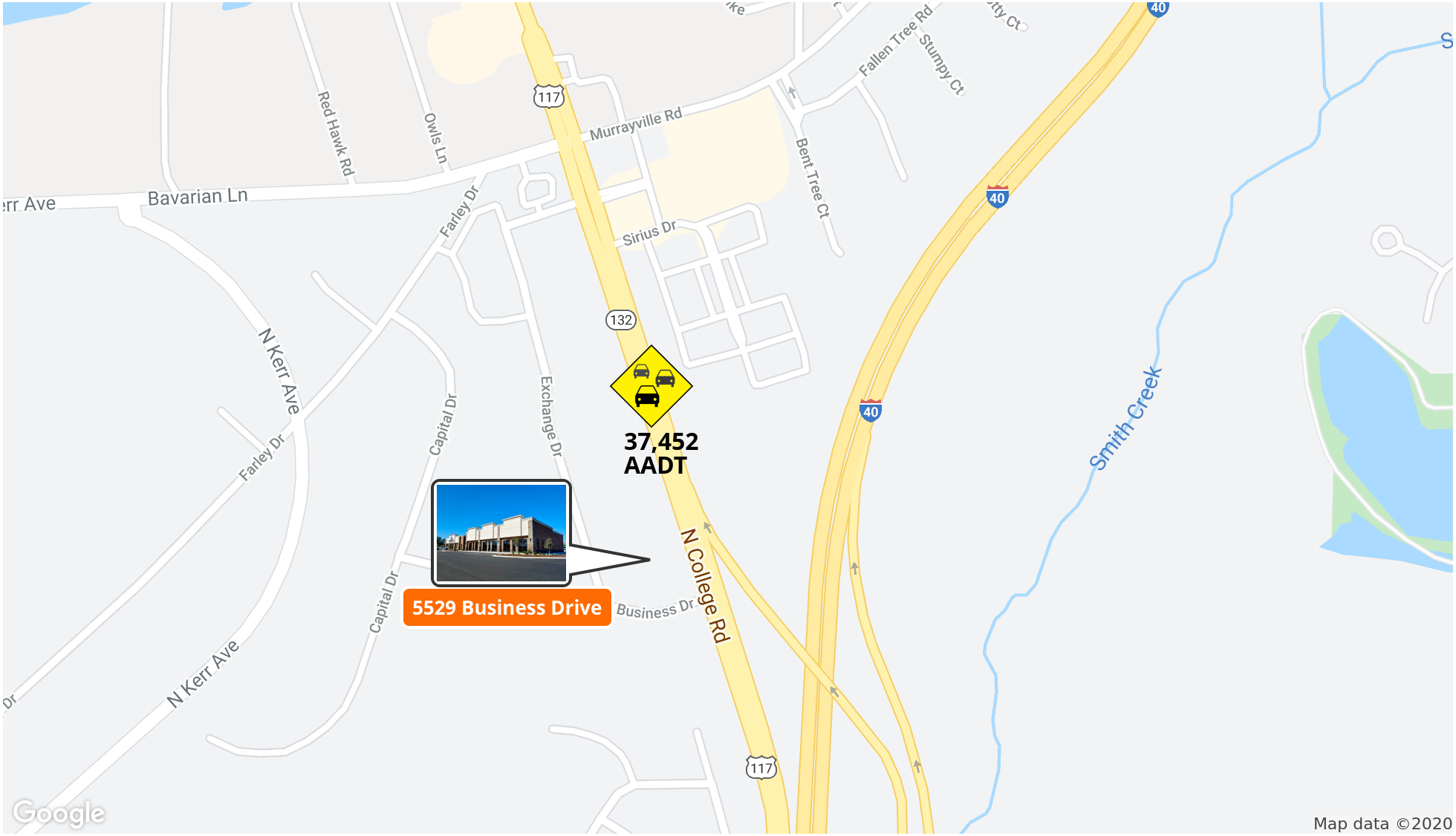

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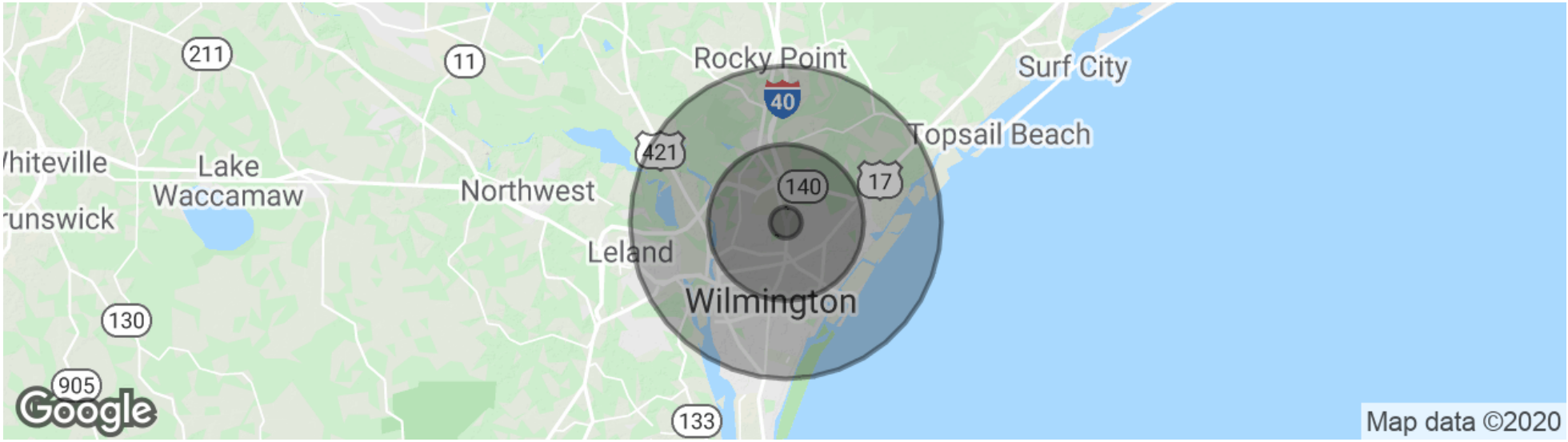

POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,009	83,712	215,091
Median age	38.2	33.0	36.8
Median age (Male)	36.1	32.4	35.9
Median age (Female)	40.7	33.9	38.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	817	35,546	90,972
# of persons per HH	2.5	2.4	2.4
Average HH income	$57,277	$56,239	$65,262
Average house value		$260,140	$305,569

** Demographic data derived from 2010 US Census*

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910.409.8421

cody.cress@cbcsuncoast.com

NC #252916

TYLER PEGG

Commercial Broker

910.512.3550

tyler.pegg@cbcsuncoast.com

NC #249446

WILL DAUBE

Commercial Broker

910.409.3605

will.daube@cbcsuncoast.com

NC #308018