



Each office independently owned and operated

KENNETH FISHER - RE/MAX COMMERCIAL

1650 Military Cutoff Rd | Ste 100

Wilmington, NC 28403

FOR LEASE

RETAIL PROPERTY

207 US HIGHWAY 117 BYP S

BURGAU, NC 28425



PRESENTED BY:

KENNETH FISHER

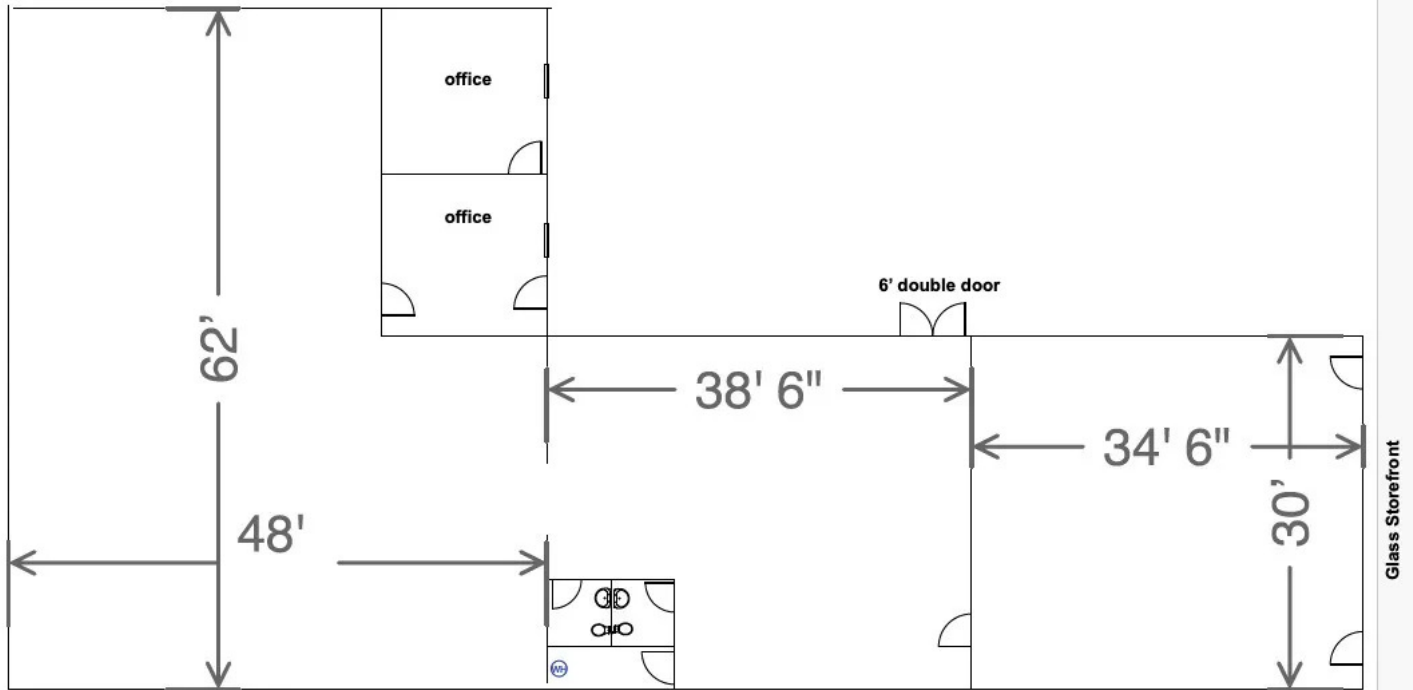
Broker / REALTOR

910.616.2123

NC #227264

207 US HIGHWAY 117 BYP S

BURGAW, NC 28425



PROPERTY DESCRIPTION

Versatile building for lease in the growing town of Burgaw, located on the major thoroughfare Highway 117, just over half a mile from the intersection of Hwy 53. B2 (Highway Business District) allows for a wide range of retail or service establishments. This property is the previous home of the Pender County ABC store and headquarters. It has a retail storefront area of approximately 1035 square feet, with sales counter in place. Behind the storefront/ showroom is open space, with two bathrooms, which is perfect for inventory storage, production space, or additional retail showroom area. Loading and unloading is convenient via the wide side door. Adjacent the open space in back, fronting the side parking lot are two offices with separate entrance. The building has two bathrooms. Visible from afar is a pylon sign and awning boxing over the storefront windows could also accommodate signage. Landlord plans to complete cosmetic improvements to both the interior and exterior including updating lighting, painting, replacing ceiling tiles and flooring. Upfit to suit tenant needs is also negotiable. Let's talk about your business in Burgaw.

OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (NNN)
Available SF:	5,568 SF
Lot Size:	12,920 SF
Building Size:	5,568 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	10	42	181
Total Population	36	146	571
Average HH Income	\$92,353	\$87,955	\$79,510



KENNETH FISHER - RE/MAX COMMERCIAL

Each office independently owned and operated

KENNETH FISHER

Broker / REALTOR

910.616.2123

kfisher@beachtownbrokers.com

NC #227264

1650 Military Cutoff Rd | Ste 100
Wilmington, NC 28403

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

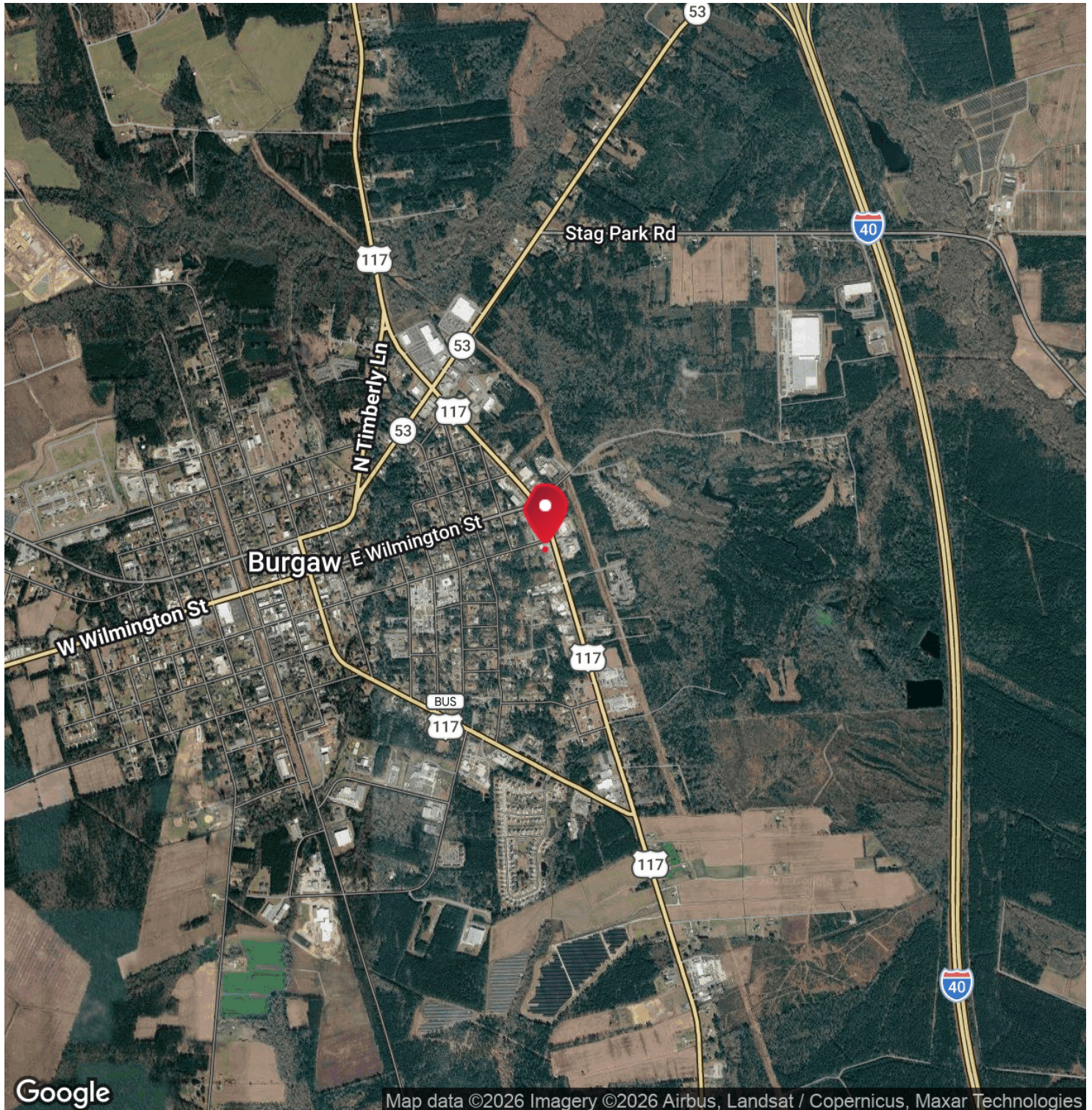
FOR LEASE

RETAIL PROPERTY

LOCATION MAP

207 US HIGHWAY 117 BYP S

BURGAU, NC 28425



KENNETH FISHER - RE/MAX COMMERCIAL

Each office independently owned and operated

KENNETH FISHER

Broker / REALTOR

910.616.2123

kfisher@beachtownbrokers.com

NC #227264

1650 Military Cutoff Rd | Ste 100

Wilmington, NC 28403

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated