

FOR LEASE: +/- 2,599 SF MEDICAL OFFICE

1328 NORTH LAKE PARK BOULEVARD

CAROLINA BEACH, NC | NEW HANOVER COUNTY





SUMMARY

Suite 103 located in The Pavilion in Carolina Beach is set up for an imaging center with 480 volts in the imaging room as well as a concrete pad and 480 electrical connections for a mobile MRI unit. The subject also offers an HVAC that is 5-tons in the imaging room and 5-tons in the balance of the office suite. The medical office space also offers a large reception area, two private bathrooms, a breakroom, and private patient rooms.

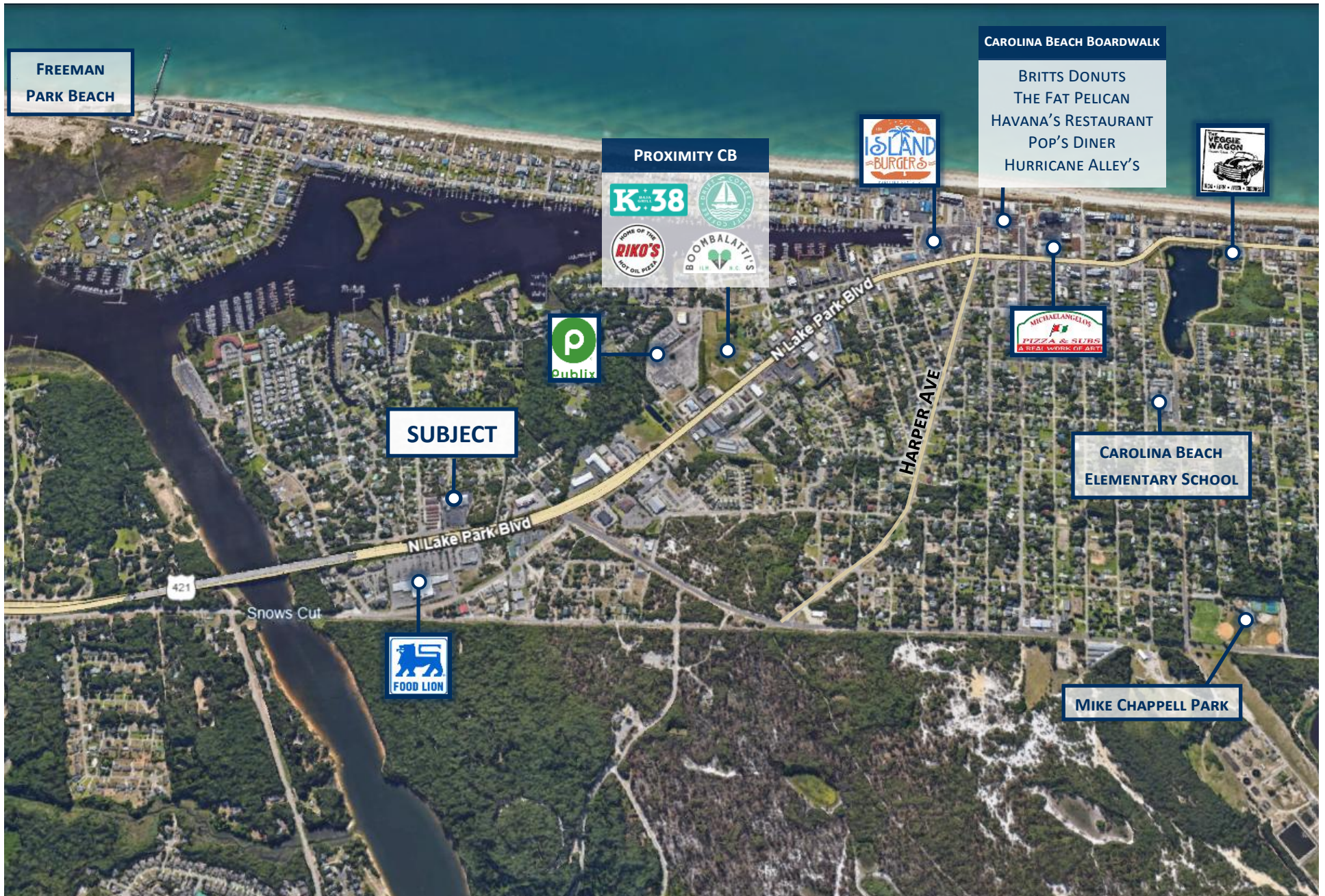
Located at the entrance to Carolina Beach, the subject has ample parking, large drop off and pickup canopy and is fully handicap accessible. Suite 103 benefits from a large roadside marquee sign for high visibility and being well situated on N Lake Park Blvd seeing over 25,705 Vehicles per day(2024 DOT).

ADDRESS	The Pavilion 1328 North Lake Park Boulevard , Suite 103 Carolina Beach, NC 28428 New Hanover County
AVAILABLE SF	± 2,599 SF
PARKING	134 marked spaces
UTILITIES	City water & sewer
PARCEL ID	R08810-004-027-000
ZONING	HB—Highway Business
LEASE RATE	\$31.00 PSF
COMMON AREA MAINTENANCE	\$3.71 for year 1
LEASE TYPE	NNN

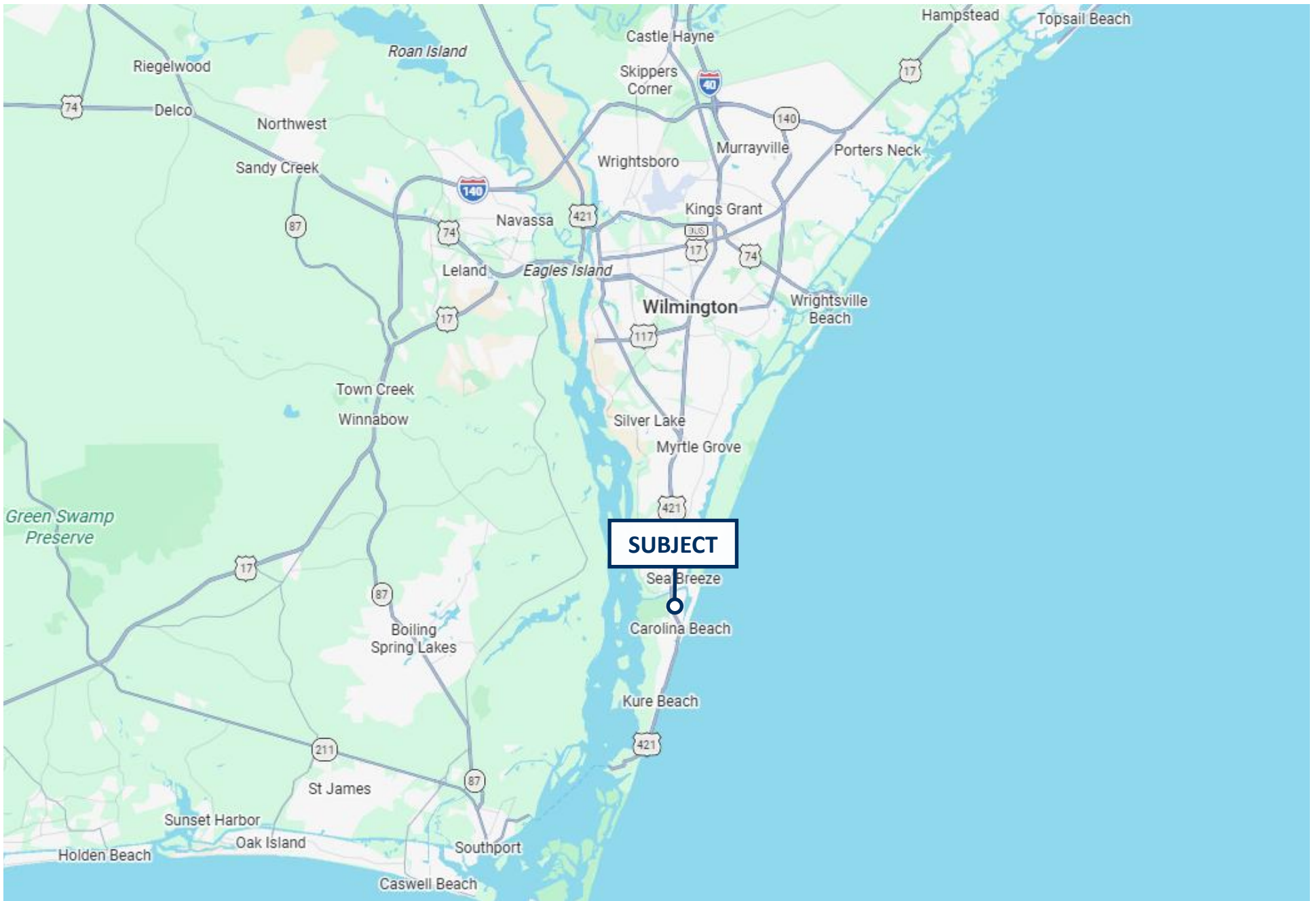
PHOTOS



AERIAL MAP



LOCATION MAP





DEMOGRAPHICS



27,223
POPULATION
WITHIN A 5-MILE RADIUS



\$136,618
AVERAGE HOUSEHOLD INCOME
WITHIN A 1-MILE RADIUS



.20%
EXPECTED POPULATION GROWTH BY 2029
WITHIN A 5-MILE RADIUS



Cape Fear Commercial

SPRUILL THOMPSON, SIOR
Senior Vice President
910.344.1012 direct
spruill@capefearcommercial.com



102 Autumn Hall Drive | Suite 210 | Wilmington, NC 28403
capefearcommercial.com

© 2023 Cape Fear Commercial, LLC. All rights reserved. The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Cape Fear Commercial and should not be made available to any other person or entity without the written consent of Cape Fear Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the Subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Cape Fear Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the Subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminate substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or the business prospects of any tenant's plans or intentions to continue its occupancy of the Subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Cape Fear Commercial has not verified, and will not verify, any of the information contained herein, nor has Cape Fear Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the Information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.