

# CAROLINA BEACH TROPHY

1204 N LAKE PARK BLVD, CAROLINA BEACH, NC 28428



**CAROLINA  
COMMERCIAL**  
INVESTMENT PROPERTIES  
COMMERCIAL REALTY ADVISORS

CAROLINA COMMERCIAL INVESTMENT PROPERTIES  
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# TABLE OF CONTENTS

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- 3 Executive Summary
- 4 Property Information
- 6 Property Photos
- 10 Demographics
- 11 Submarket Overview
- 12 Site Plans
- 14 Local Information
- 16 Contact Information

# EXECUTIVE SUMMARY



Positioned along the primary ingress and egress corridor to Carolina Beach and priced below replacement cost, 1204 N Lake Park Blvd represents a rare opportunity to acquire a true trophy asset in one of coastal North Carolina's most supply-constrained markets. This multi-tenant retail and office property benefits from unmatched visibility and daily traffic flow, capturing virtually all visitors traveling on and off the island.

Constructed to a high standard and maintained with exceptional care by ownership, the property exemplifies Class A quality—an increasingly scarce offering within the Carolina Beach submarket. The asset is fully leased to seven tenants across seven suites, providing stable in-place income with a diversified rent roll. Current ownership occupies one of the suites and has taken meticulous care of the building, resulting in strong physical condition and long-term durability.

The property generates a current NOI of \$248,600 annually, with several tenants operating under below-market lease rates. This creates a value-add component through future lease renewals and mark-to-market opportunities, with lease expirations staggered between December 2026 and April 2034.

With virtually no remaining commercial land available for development on the island—and significant barriers to replicating this quality, location, and scale—1204 N Lake Park Blvd offers investors a generational hold opportunity. This asset is ideally suited for buyers seeking long-term appreciation, income stability, and embedded upside in a high-demand coastal market.

# PROPERTY INFORMATION

## GENERAL PROPERTY INFORMATION

Listing ID:	44663126	Taxes:	\$16,945
Status:	For Sale	Investment:	Yes
Property Type:	Retail	Possession:	COE
Secondary Uses:	Office	Signage:	On Building & Free Standing
Total Available Space:	Unknown	Insurance:	\$8,000
Asking Price:	\$6,000,000	Tax Year:	2025
List Price/SF:	\$289.85	Owner Occupied	Yes

## LOCATION DETAILS

Address:	1204 N Lake Park Blvd	Parcels:	3130-39-7765.000
Zoning:	Carolina Beach: HB	Nearest MSA:	Wilmington
County:	New Hanover		

# PROPERTY INFORMATION

## AREA & LOCATION

Sub Type:	Warehouse/Office	Occupancy Type:	Multi Tenant
Building Status:	Existing	Dock High Doors:	1
Building Size:	20,700 SF	Grade Level Doors:	3
Land Size:	1.7 Acres	Rail Doors:	Not present
# of Buildings:	1	Water:	Yes
# of Floors:	2	Sanitary Sewer:	Yes
Year Built:	2005	Rail Service:	No
Primary Const. Type:	Block	LEED Level:	0

# PROPERTY PHOTOS



# PROPERTY PHOTOS



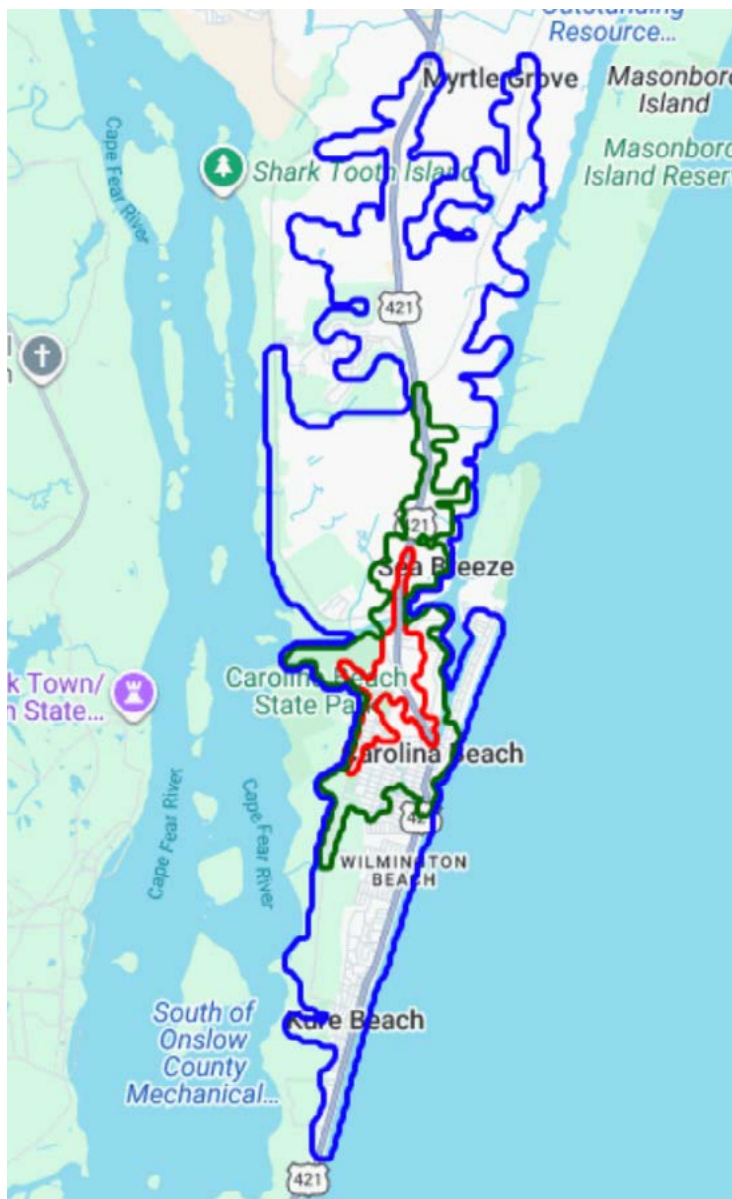
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# DEMOGRAPHICS



	3 MINUTE	5 MINUTE	10 MINUTE
ESTIMATED POPULATION	1,356	5,032	20,343
ESTIMATED HOUSEHOLDS	648	2,377	9,124
AVERAGE HH INCOME	\$67K	\$70K	\$74K
EMPLOYMENT	696	2,585	9,823

# RETAIL SUBMARKET OVERVIEW



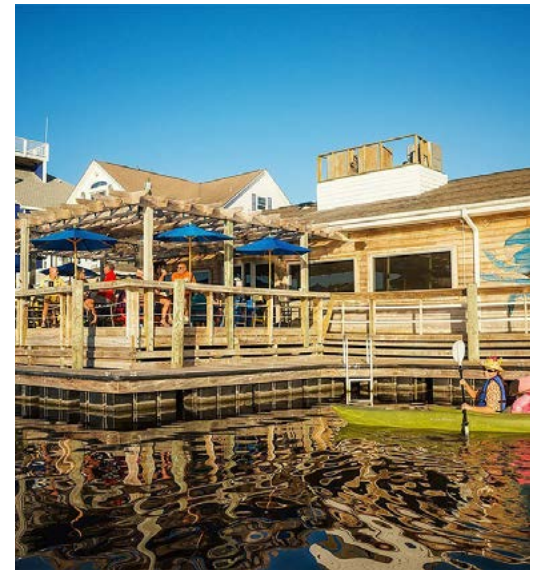


# FLOOR PLANS- SECOND FLOOR



# LOCAL INFORMATION

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## LOCAL INFORMATION

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Carolina Beach, North Carolina, is a coastal town in New Hanover County and part of the greater Wilmington metropolitan area. The local economy is primarily driven by tourism, hospitality, and service industries, with additional ties to Wilmington's broader commercial and industrial base. Its proximity to Wilmington allows access to regional labor and infrastructure while maintaining a coastal setting.

Located approximately 15 miles south of downtown Wilmington, Carolina Beach is accessible via U.S. Highway 421 and NC Highway 132. The town is about 20 miles from Wilmington International Airport and the Port of Wilmington, providing convenient connections to regional transportation networks.

Carolina Beach is known for its beaches, boardwalk, and outdoor recreation, including boating, fishing, and Carolina Beach State Park.



# CONTACT INFORMATION



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Carolina Commercial Investment Properties is a Certified Commercial Investment Member (CCIM) in the commercial and investment real estate industry.

