

FOR LEASE: +/- 4,800 SF OFFICE, SHOP AND WAREHOUSE SPACE

18 COVIL AVENUE

WILMINGTON, NC | NEW HANOVER COUNTY





SUMMARY

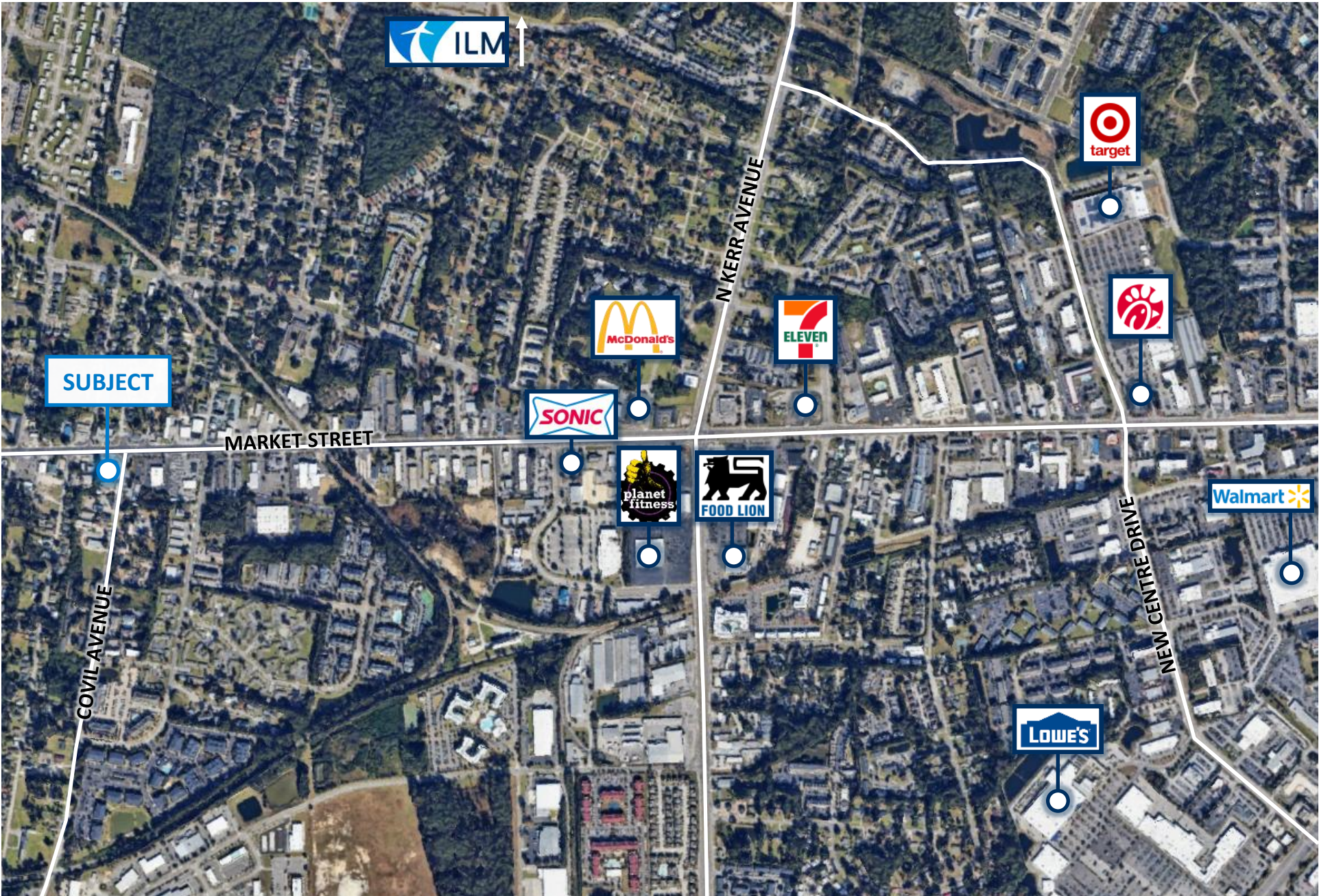
A 4,800 SF office/flex/industrial space is available for lease, featuring a small showroom, two private offices, ample warehouse workspace, and a roll-up door with dock-high loading. Positioned at a prominent, high-traffic intersection, the property offers excellent visibility and convenient access to major market hubs. This versatile space is ideal for businesses seeking a functional blend of office, retail, and industrial use in a highly desirable and accessible location.

ADDRESS	18 Covil Avenue Wilmington, NC 28403 New Hanover County
AVAILABLE SF	± 4,800 SF
PARCEL ID	R04913-012-001-000
ZONING	CS—Commercial Service (City of Wilmington)
LEASE RATE	\$5,200 per month, modified gross
LEASE EXPENSES	Tenant pays electricity, water/sewer & trash

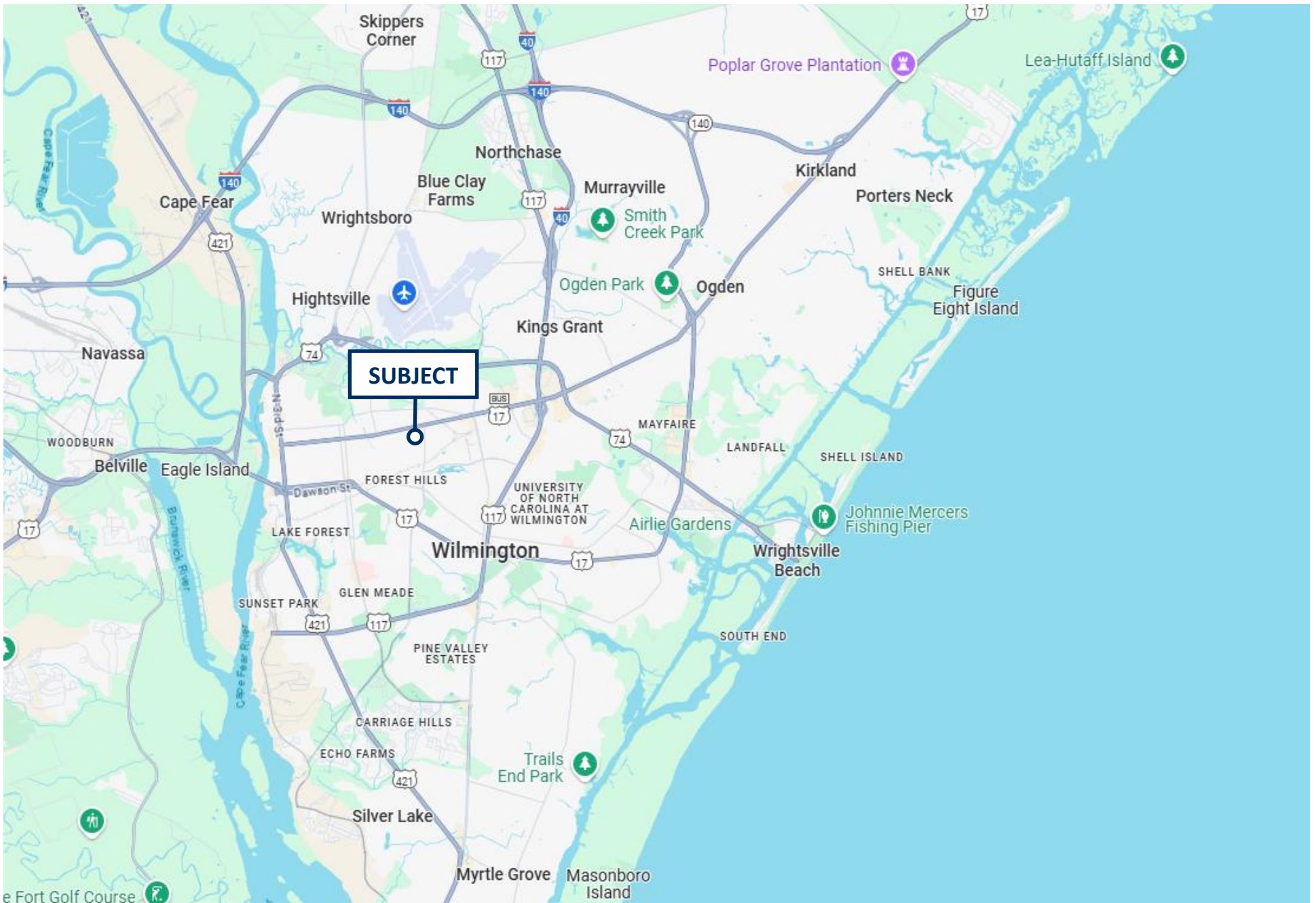
PHOTOS—18 COVIL AVENUE

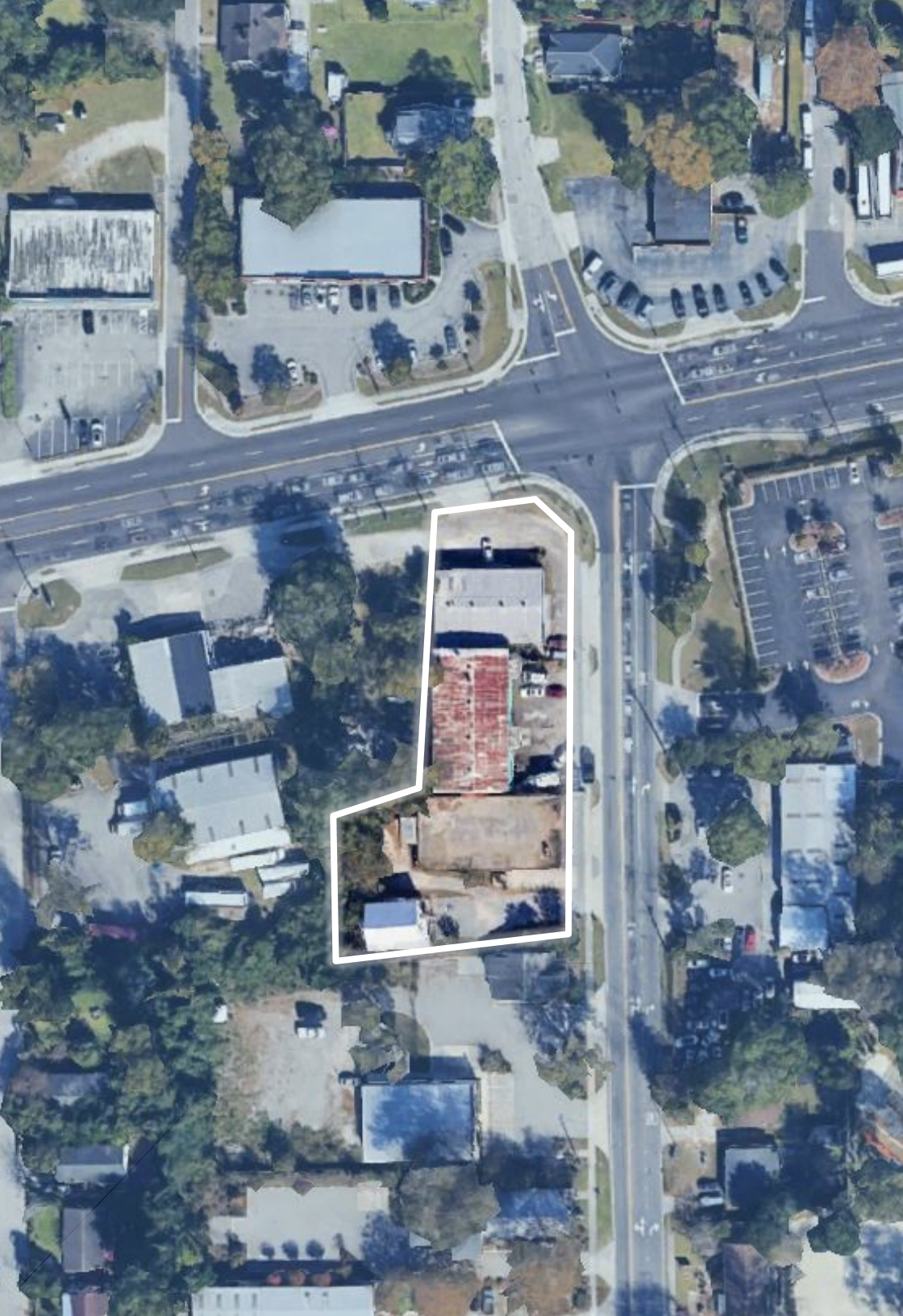


AERIAL MAP



LOCATION MAP





DEMOGRAPHICS



129,941
POPULATION
WITHIN A 5-MILE RADIUS



\$92,675
AVERAGE HOUSEHOLD INCOME
WITHIN A 5-MILE RADIUS



.95%
EXPECTED POPULATION GROWTH BY 2029
WITHIN A 5-MILE RADIUS



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