

RETAIL / OFFICE / FLEX SPACE FOR LEASE

5311 CASTLE HAYNE ROAD, CASTLE HAYNE, NC

PRIME OPPORTUNITY



THE CRESS GROUP
COMMERCIAL REAL ESTATE SITE SERVICES
WWW.THECRESSGROUP.COM



**Sun Coast
Partners**
COMMERCIAL



Prime opportunity to lease two flex buildings on a 1.22-acre parcel with frontage on Castle Hayne Road. The buildings were purpose-built in 1982 for the Castle Hayne Volunteer Fire Department and subsequently used by New Hanover County Emergency Services who relocated at the end of 2025.

Lease Rate – \$12,000 per Month + NNN

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FOR LEASE

CODY CRESS, SIOR
910 409 8421

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TYLER PEGG
910 512 3550

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PERMITTED USES UNDER CZD-B2 ZONING (NEW HANOVER COUNTY)

	Wholesale Nursery		Contractor Office		Equipment Rental and Leasing
	Community Center		Offices for Private Business and Professional Activities		Farm Implement Sales
	Food Pantry		Instructional Services and Studios		Vehicle Rentals
	Emergency Services Facility		Personal Services		Vehicle Sales
	Government Offices and Buildings		Retail Nursery		Vehicle Service Station, Minor
	Indoor Recreation Establishment		Retail Sales, Building and Construction Supplies		Warehousing
	Business Service Center		Retail Sales, General		Wholesaling
	Repair Shop		Boat Dealer		

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Lease Rate \$12,000 per Month + NNN

FRONT BUILDING

Total Building Size: ±6,954 SF

Features:

- Eight (8) 12'x12' electric grade-level drive-in doors provide drive-thru access
- Clear-span garage with 15' eave height and 23' at center
- Small office with additional large open meeting room and full-service kitchen
- 3 restrooms, one with shower
- Work out / storage area
- Additional rear corner kitchen with 3 compartment steel sinks
- Building dimensions are 114' Wide x 61' Deep

BACK BUILDING

Total Building Size: ±2,000 SF

Features:

- Three (3) 12'x12' electric grade-level drive-in front-loaded doors
- Clear-span heated garage with 14' eave height and 22' at center
- Building dimensions are 50' Wide x 40' Deep

Additional +/- 300 SF utility building houses additional space for storage of tools, smaller equipment, etc. It also has washer and dryer hook ups, Culligan water softener and designated air compressor closet.

Zoned: CZD B-2, conditional Highway Business District under New Hanover County Zoning.

The distance to I-40 is +/- 2.5 miles via Holly Shelter Road and Castle Hayne Road. I-140 interchange is also nearby, offering additional east-west connectivity and quick access to US-117 and NC-133 for local and regional travel.

+/- 2 acres located next door at 5307 and 5301 Castle Hayne Road could be also be leased in addition to this offering. All of the properties are also listed for sale.

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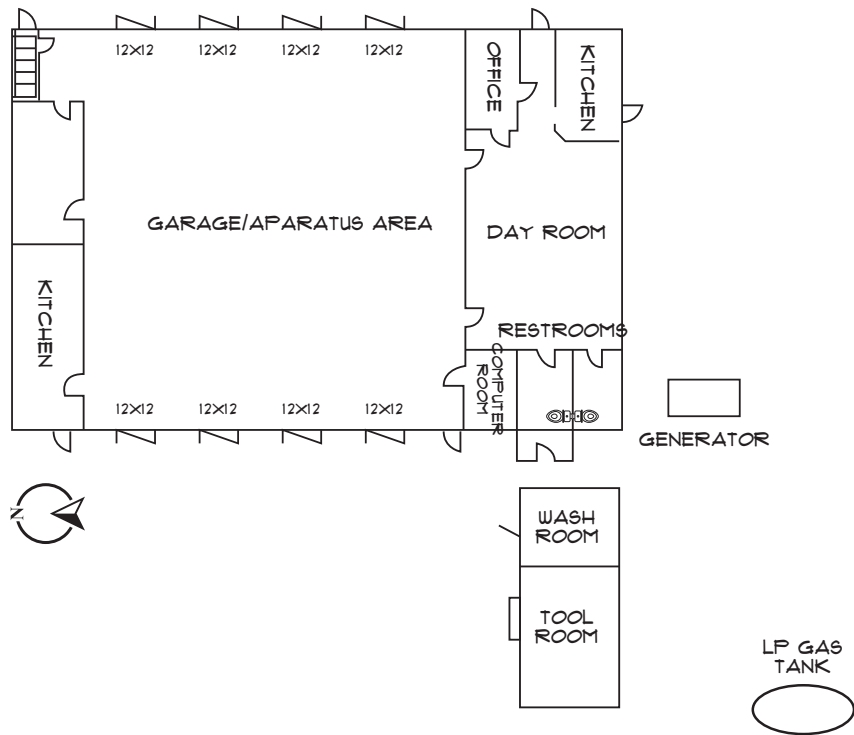
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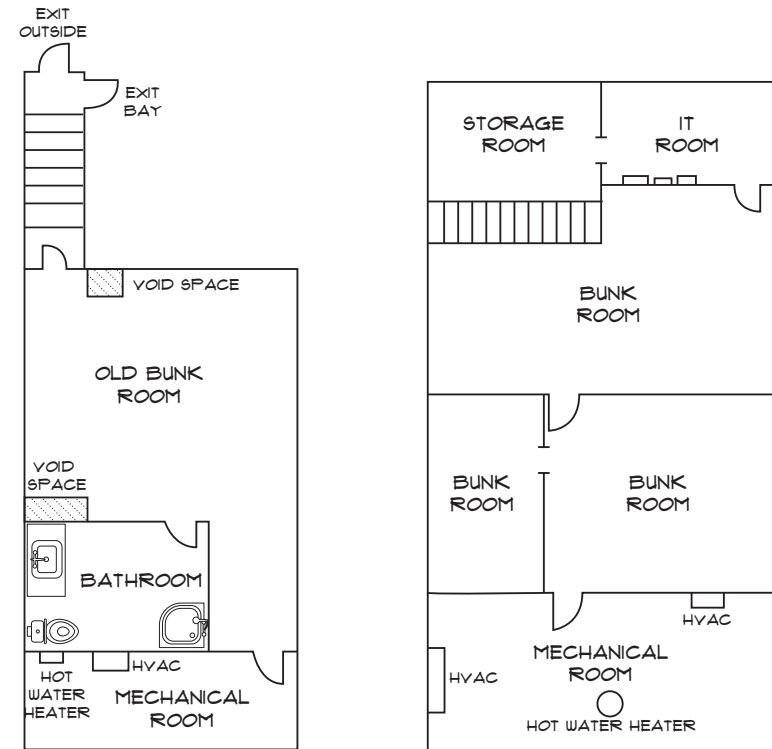
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FIRST FLOOR, FRONT BUILDING



SECOND FLOOR, FRONT BUILDING



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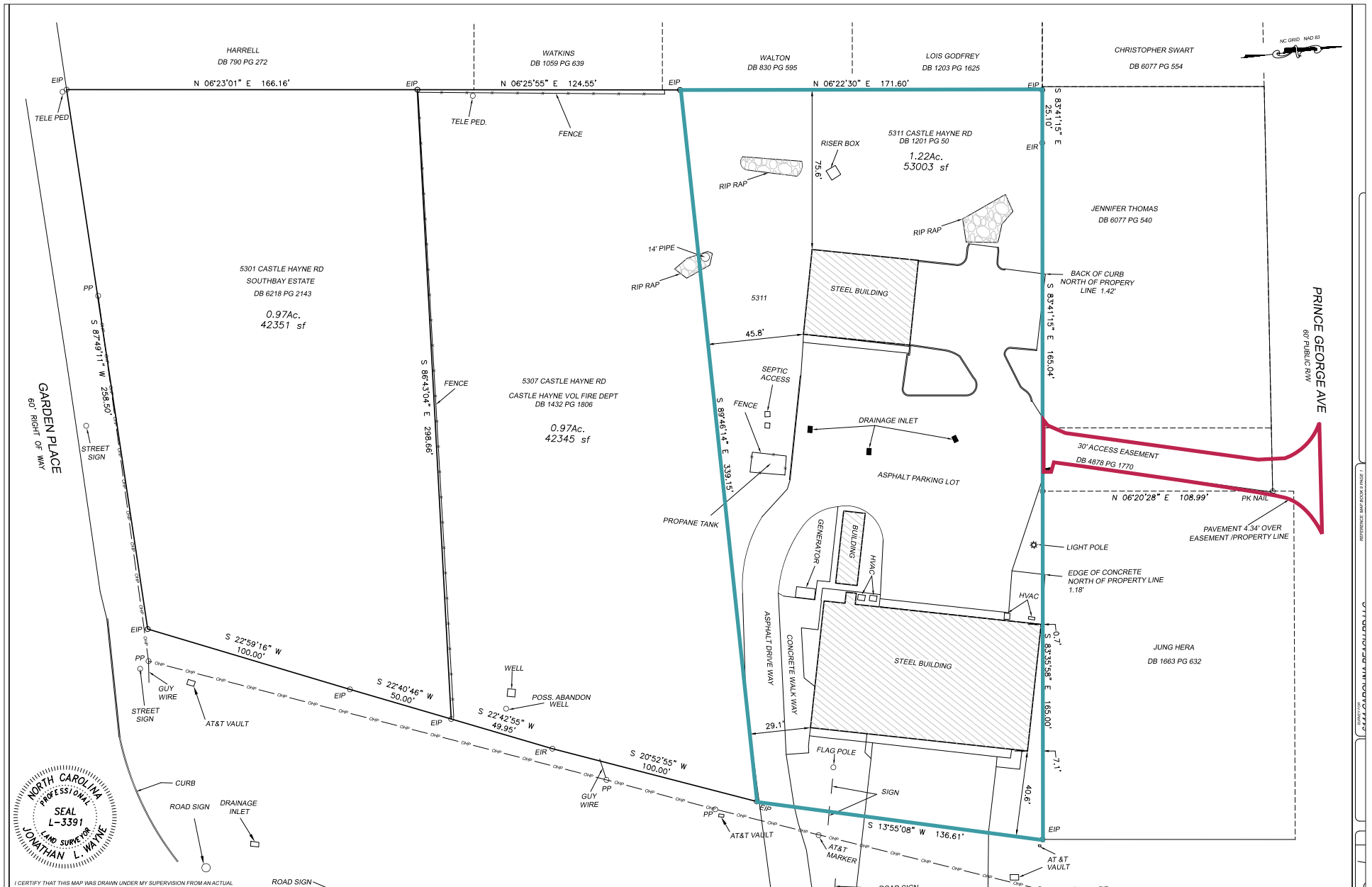
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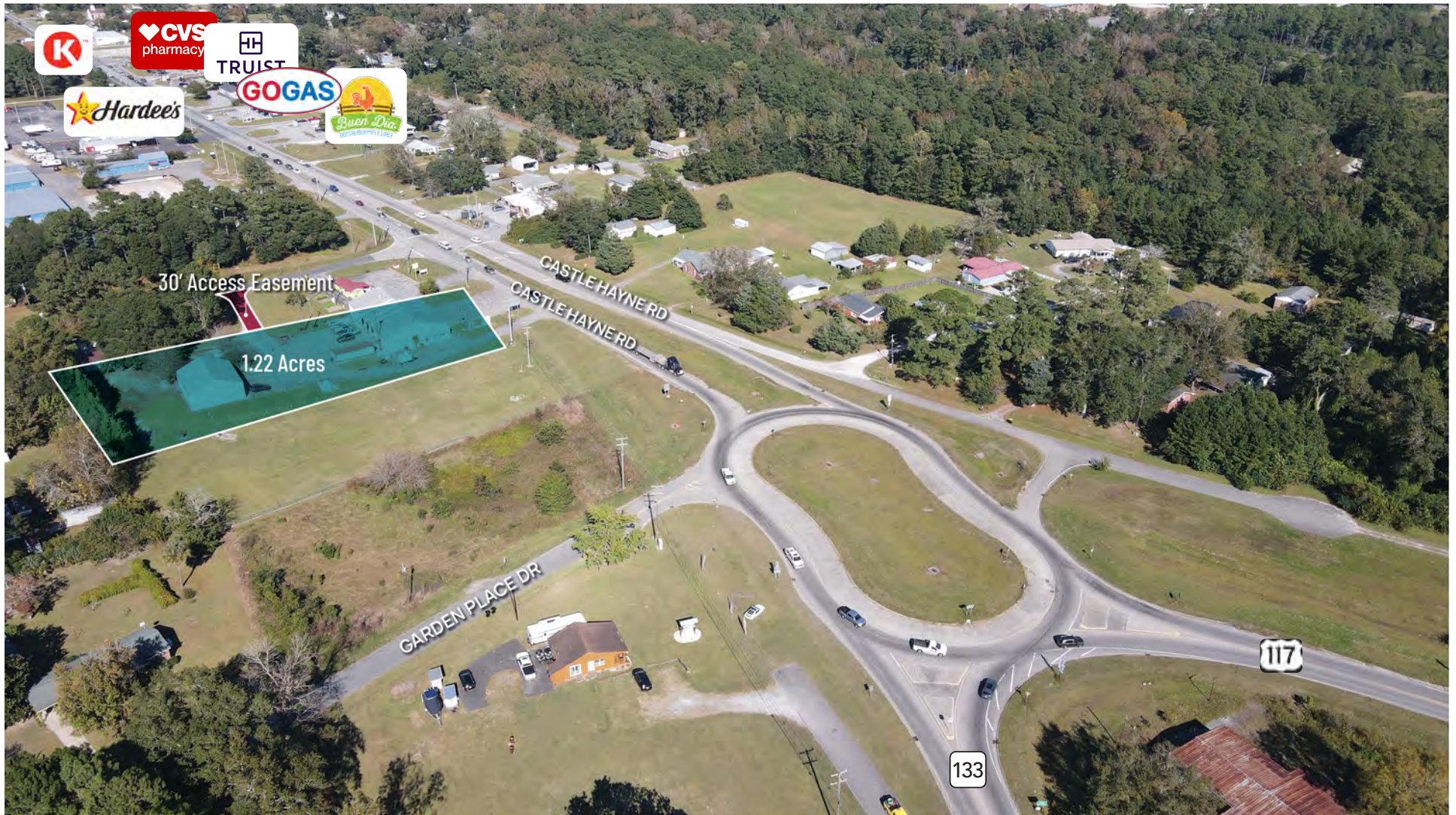
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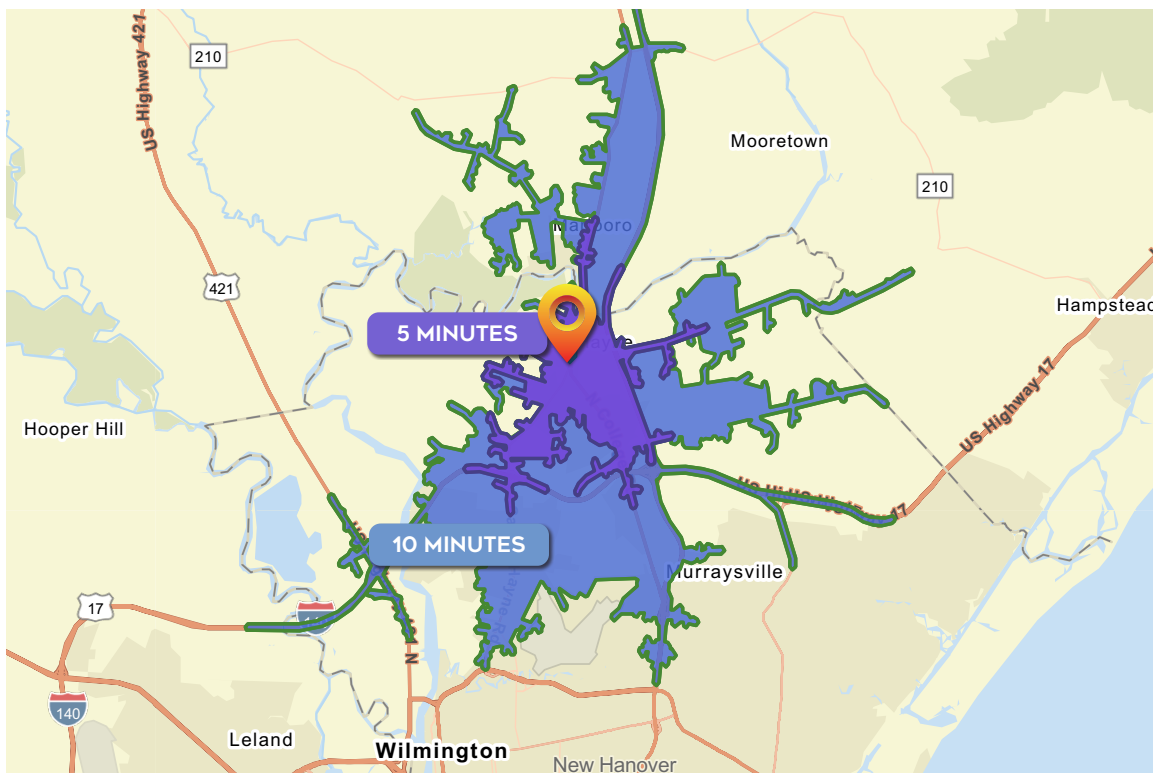
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DEMOGRAPHICS	5 MINUTES	10 MINUTES
Total Population	3,023	19,657
Average Age	43.4	41.7
Households	1,293	8,052
Average HH Size	2.21	2.35
Median HH Income	\$75,114	\$67,875
Average HH Income	\$93,206	\$83,910
Per Capita Income	\$38,627	\$35,333

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.