

FOR LEASE: +/- 5,500 SF OFFICE SPACE

MURRAYVILLE STATION BUSINESS PARK

5505 BUSINESS DRIVE | WILMINGTON, NC | NEW HANOVER COUNTY



HAE ELLIS

Senior Vice President

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SUMMARY

ADDRESS	Murrayville Station Business Park 5505 Business Drive Wilmington, NC New Hanover County
SQUARE FOOTAGE	Up to ± 5,500 SF of office space
LEASE RATE	\$20.00/SF NNN
DESCRIPTION	Strategically located off N. College/Interstate 40. Free-standing 5,500 SF office building on 1.24 acres. Existing floor plan includes 19 private offices, kitchen, conference room, 4 bathrooms, large reception, and 2 large, open training/classrooms. Ample parking (6.5 per 1000). Space can be subdivided. Upfit negotiable.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 POPULATION	3,773	37,602	105,678
AVG. HH INCOME	\$94,678	\$90,466	\$97,673
# OF HOUSEHOLDS	1,658	16,169	46,446

INTERIOR PHOTOS

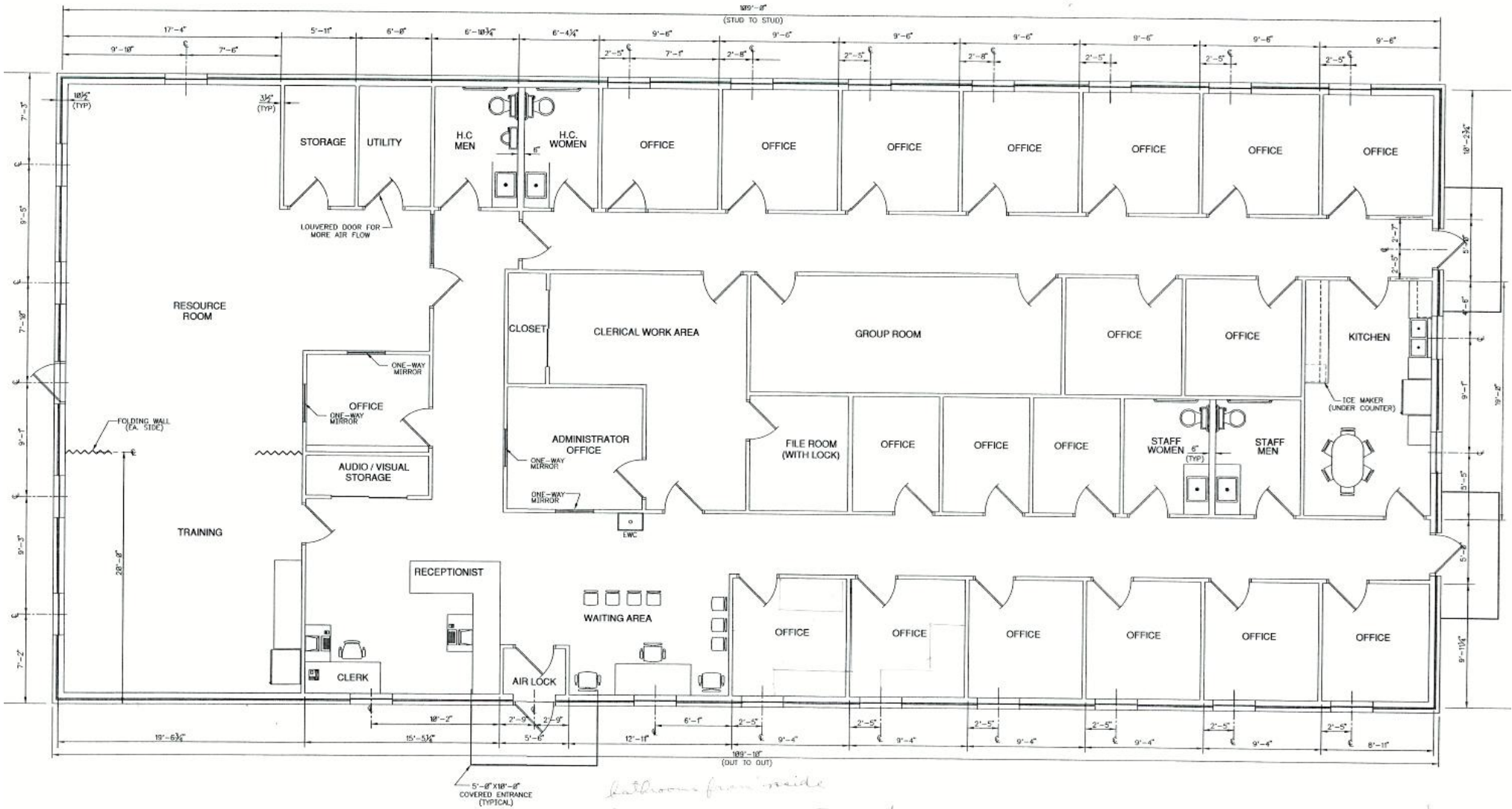


*Building is currently undergoing proposed improvements.

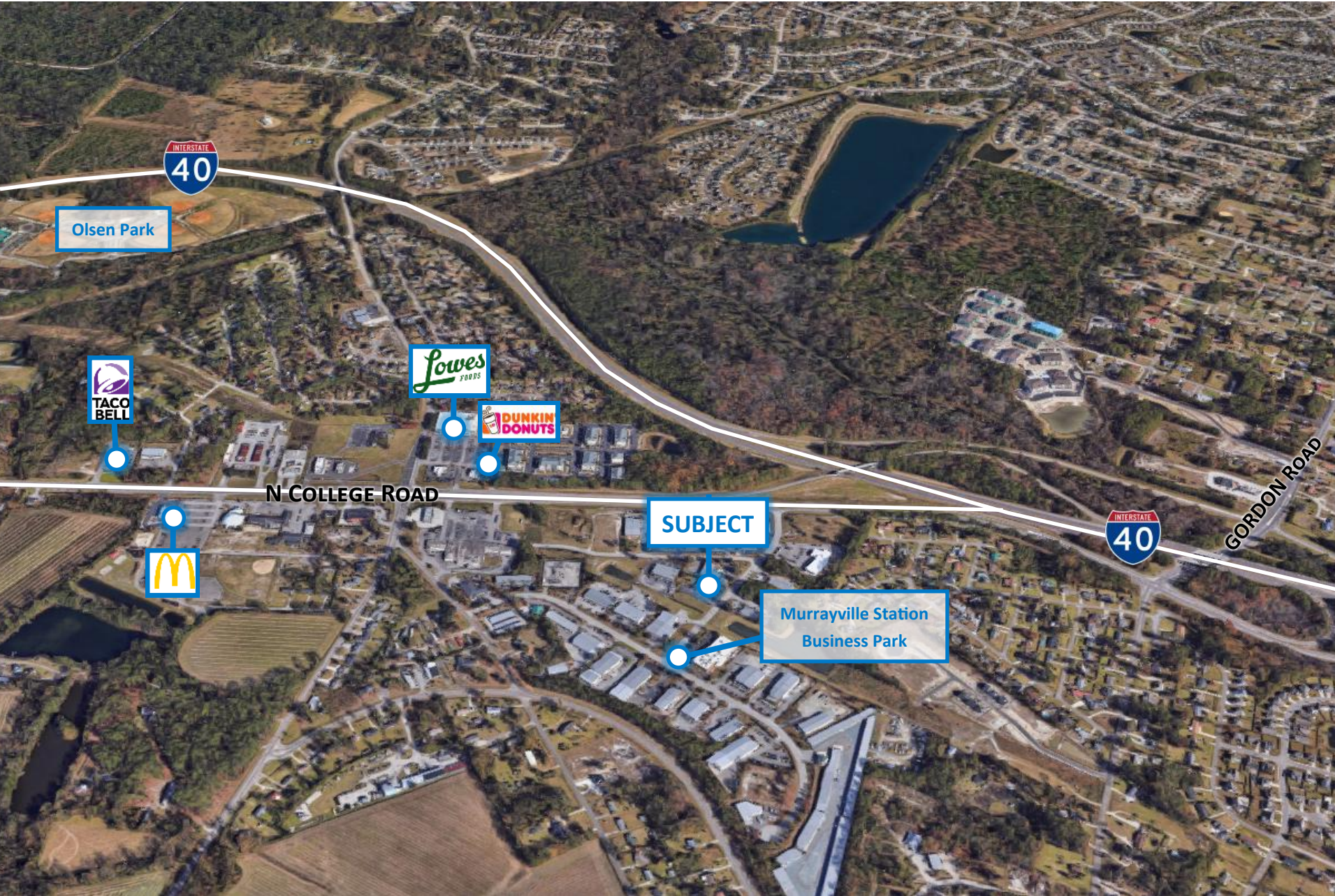
GIS AERIAL



FLOOR PLAN



AERIAL MAP



LOCATION MAP





Cape Fear Commercial

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