

RETAIL / OFFICE / FLEX SPACE FOR LEASE

5311 CASTLE HAYNE ROAD, CASTLE HAYNE, NC

PRIME OPPORTUNITY





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 now currently being used by New Hanover County Emergency Services who will be relocating at the end of 2025.

5311 CASTLE HAYNE ROAD | RETAIL/OFFICE/GARAGE FLEX SPACE IN CASTLE HAYNE, NC

FOR LEASE

CODY CRESS, SIOR
910 409 8421

cody.cress@scpcommercial.com

TYLER PEGG
910 512 3550

tyler.pegg@scpcommercial.com





Lease Rate
\$15.88 PSF
+ 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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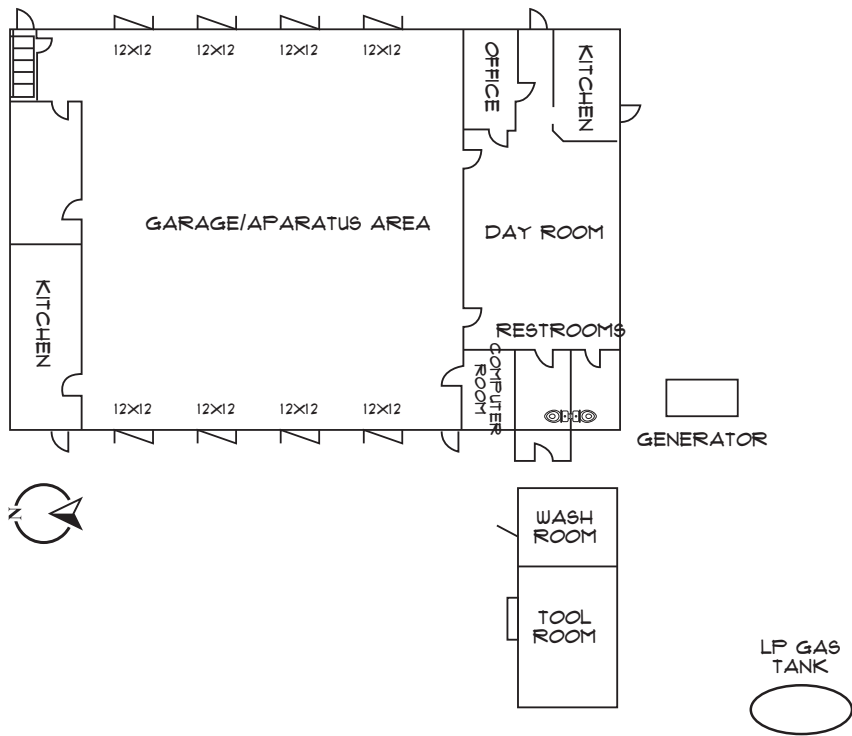
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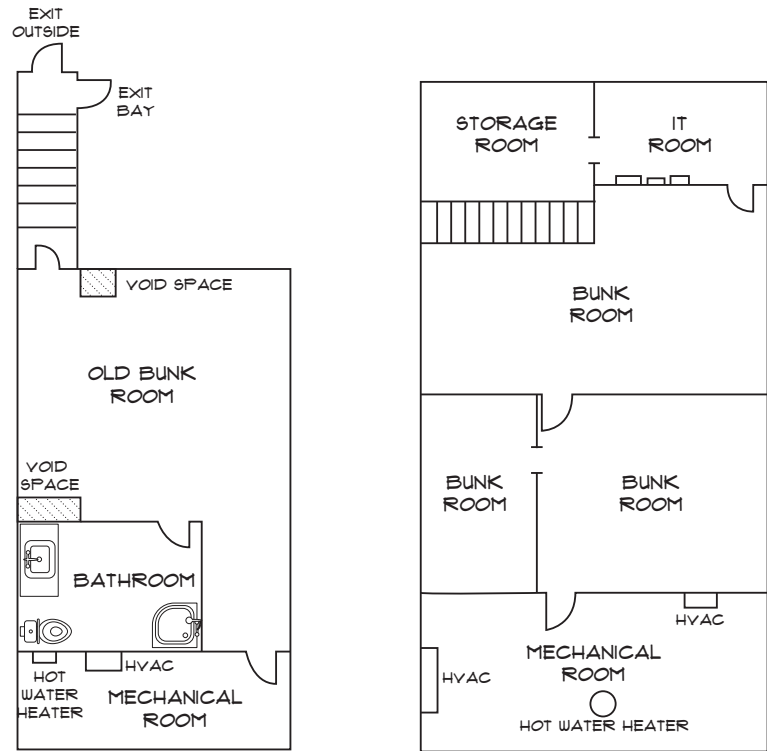
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FIRST FLOOR, FRONT BUILDING



SECOND FLOOR, FRONT BUILDING



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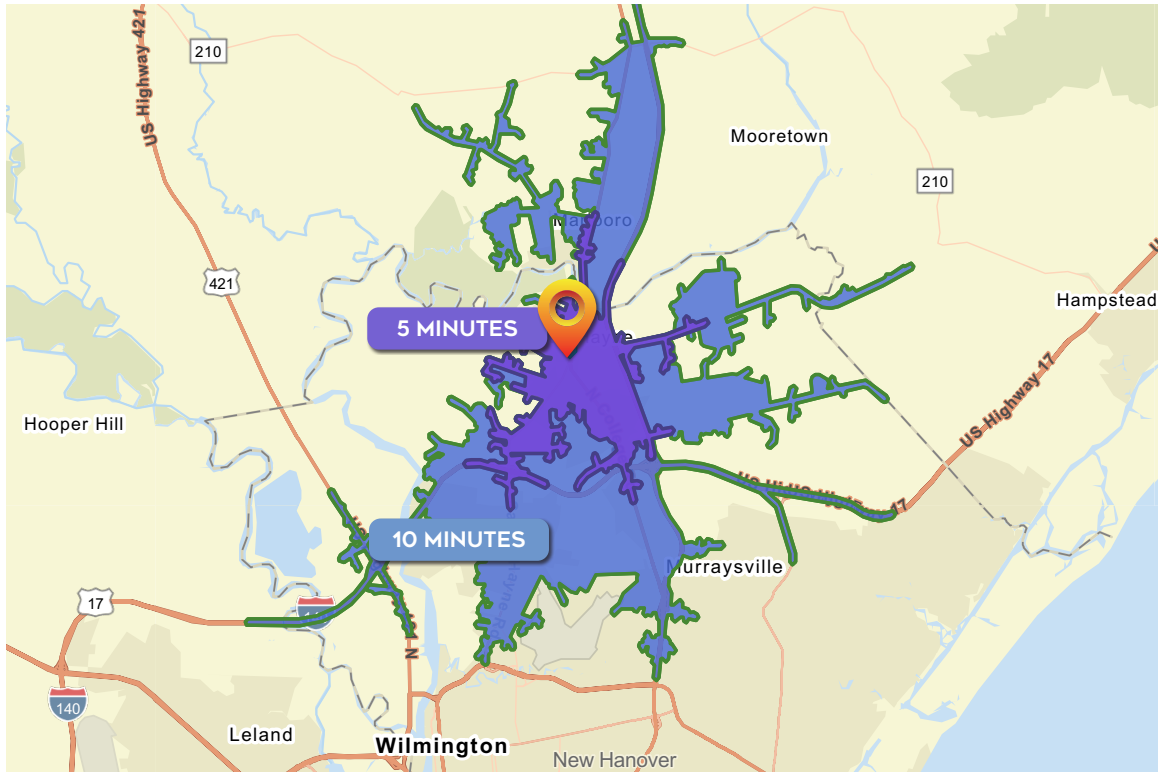
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DEMOGRAPHICS	5 MINUTES	10 MINUTES
Total Population	3,023	19,657
Average Age	43.4	41.7
Households	1,293	8,052
Average HH Size	2.21	2.35
Median HH Income	\$75,114	\$67,875
Average HH Income	\$93,206	\$83,910
Per Capita Income	\$38,627	\$35,333

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.

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