

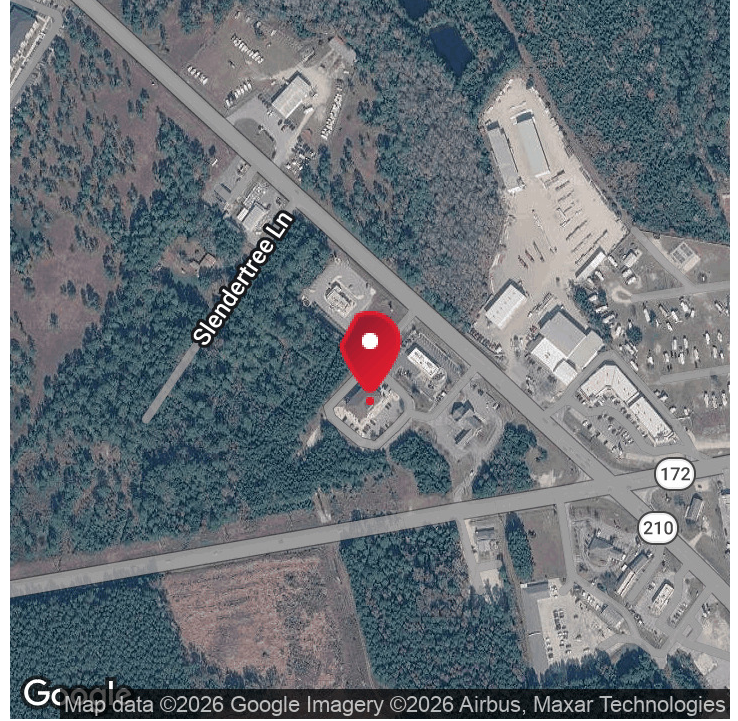
FOR LEASE

OFFICE SUITE FOR LEASE

AVAILABLE NOW

PORTSIDE STATION

200 CAPE FEAR CIRCLE, SNEADS FERRY, NC 28460



OFFERING SUMMARY

Base Lease Rate:	\$18.75/SF
TICAMs	\$7.54/SF
Total Monthly Rate:	\$3,805.42/month
Suite #:	7
Available SF:	1737 SF

PROPERTY OVERVIEW

Lease Opportunities Available Now. Office suites available in Sneads Ferry's premier professional office building, Portside Station. This stately brick office building is located at the intersection of HWY 210 and HWY 172. Benefit from visibility along HWY 210 with average daily traffic count of 16,000 and HWY 172 at the intersection (AADT 11,500). This location is perfect for a variety of office and professional services to cater to this growing population. The building features a welcoming lobby with warm wood and expansive windows, elevator access, fresh landscaping, and ample paved parking. The landlord has completed many facility upgrades over the past few years. TICAMs include power, water, sewer, trash, taxes insurance and common area maintenance.



KENNETH FISHER - COMMERCIAL

Each office independently owned and operated

KENNETH FISHER

Broker / REALTOR

910.616.2123

kfisher@beachtownbrokers.com

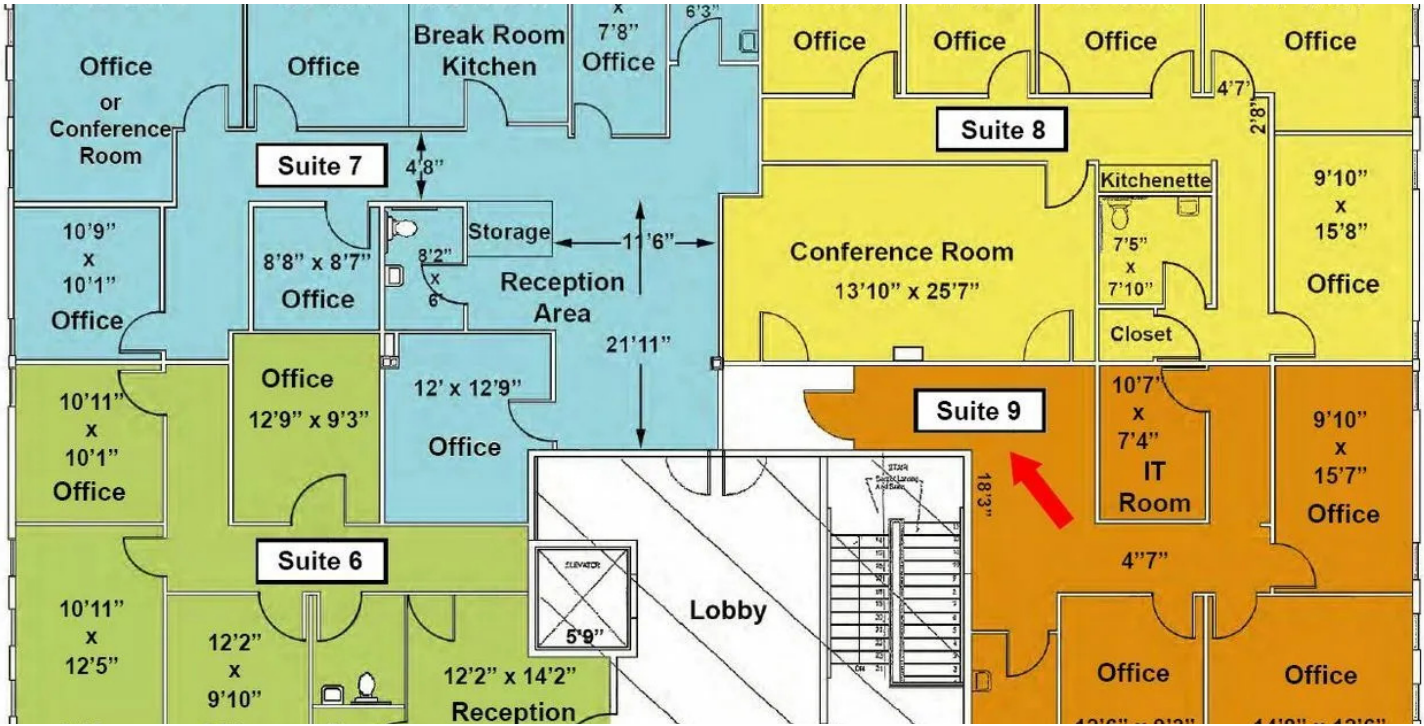
NC #227264

1650 Military Cutoff Rd, Ste 100, Wilmington, NC 28403

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,737 SF	Lease Rate:	\$18.75 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 7	Available	1,737 SF	NNN	\$18.75 SF/yr	Suite 7 is a 2nd floor corner office suite offering a welcoming reception area, 5 offices, a large conference or workroom, a break room with kitchenette, two restrooms, and a storage closet. TICAM fee includes power, water, sewer, trash, taxes insurance and common area maintenance. TICAM: \$7.54/SF



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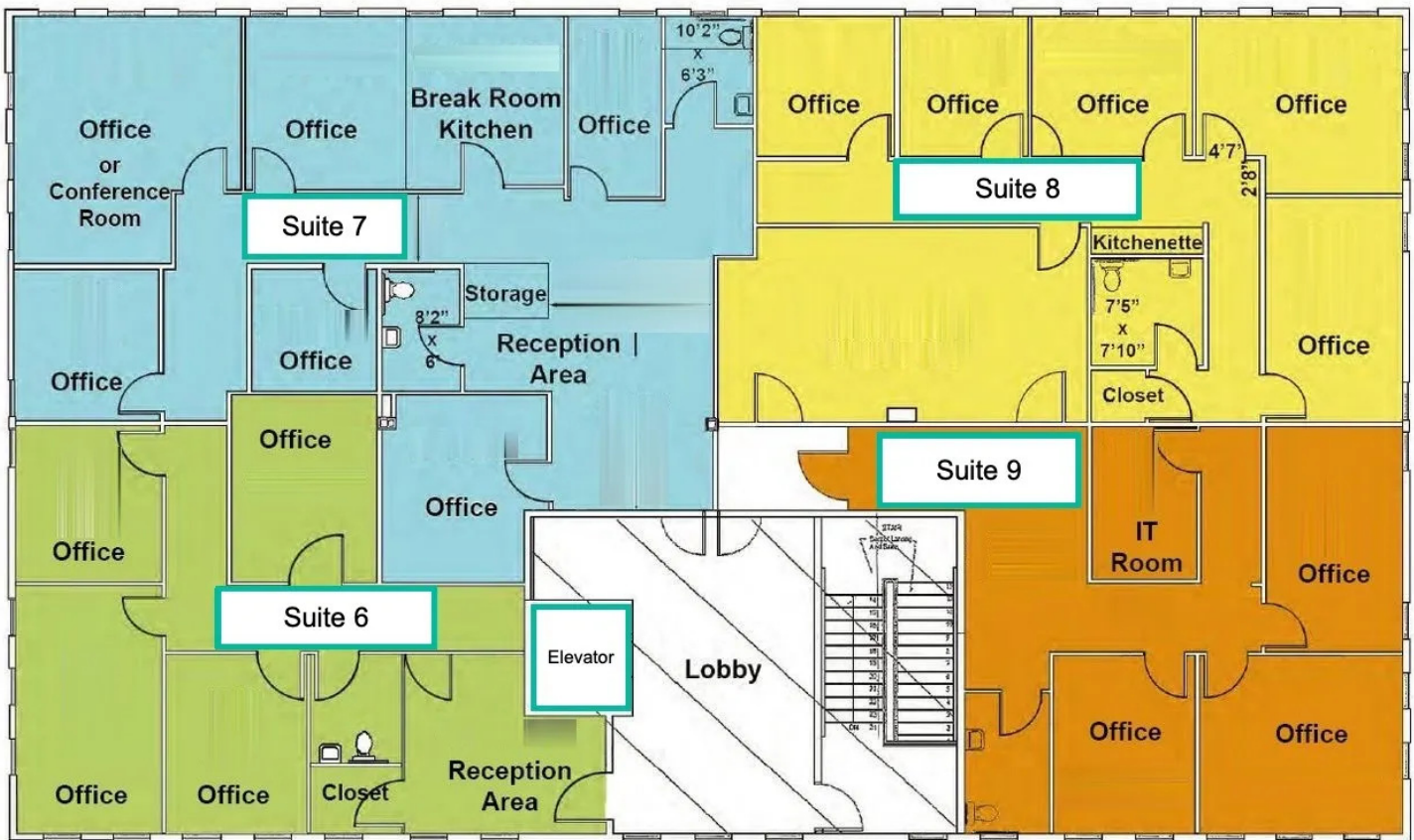
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SECOND FLOOR PLAN



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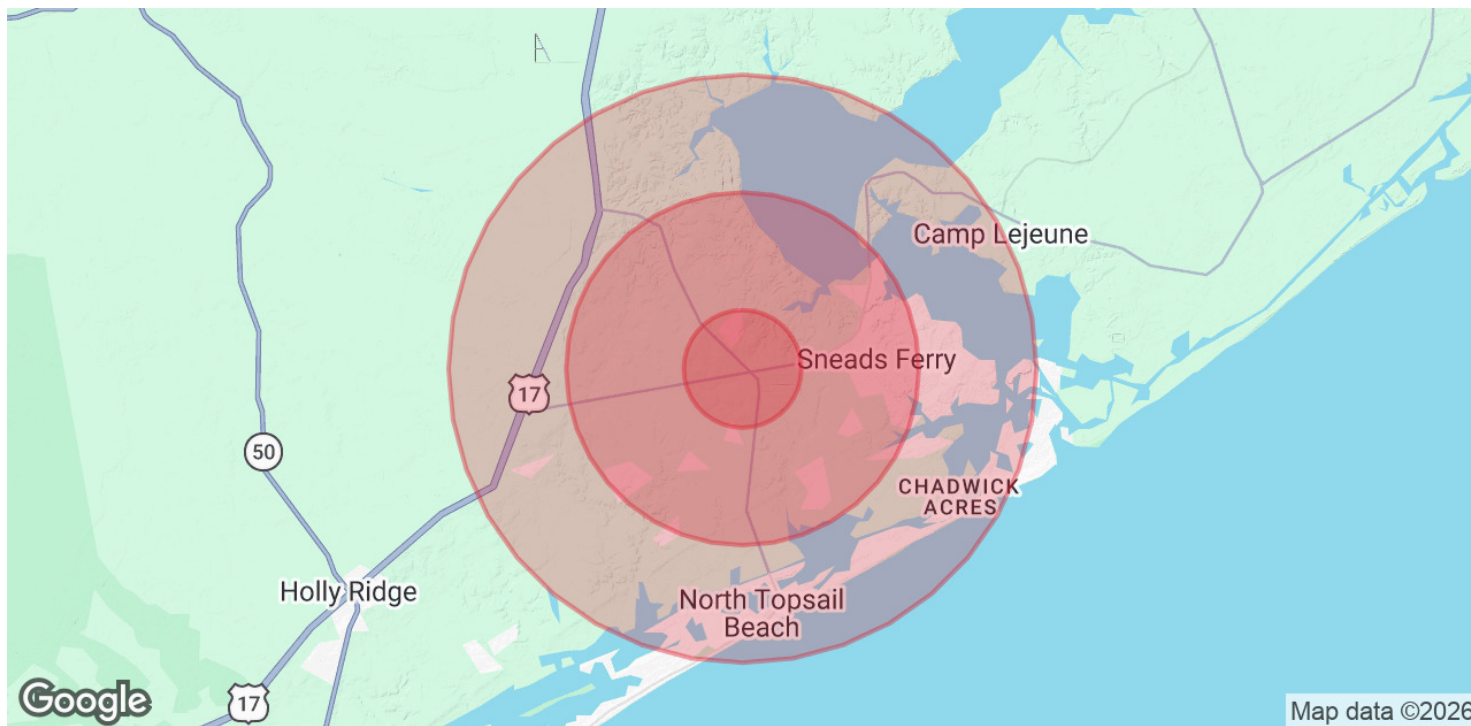
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,225	8,784	16,000
Average Age	27.3	30.2	33.2
Average Age (Male)	28.0	30.8	33.7
Average Age (Female)	24.9	30.4	34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	507	3,704	6,782
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$77,542	\$90,610	\$103,399
Average House Value	\$250,776	\$287,081	\$323,029

* Demographic data derived from 2020 ACS - US Census



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