

FOR LEASE

CBCSUNCOAST.COM



BARCLAY COMMONS

2520 Independence Blvd, Suite 202, Wilmington, NC 28412

\$24.00 PSF/yr (MG)

AVAILABLE SPACE: 3,650 SF*





BARCLAY COMMONS

2520 Independence Blvd, Suite 202, Wilmington, NC 28412

LEASE



ADDRESS	2520 Independence Blvd., Suite 202 Wilmington, NC 28412
CENTER NAME	Barclay Commons
SUITE	202
LEASE RATE	\$24.00 SF/yr
SPACE AVAILABLE	3,650 SF*
BUILDING SIZE	17,775 SF*
LEASE TYPE	Modified Gross
FLOOR	Second
PARKING	Surface, uncovered
AVAILABLE DATE	July 1, 2023

PROPERTY DESCRIPTION

2520 Independence Blvd Suite 202. Class A Office Space Available For Lease at Barclay Commons in Wilmington, North Carolina. This second-floor office suite consists of 3,650 SF and provides +/- eight well-appointed offices, breakroom, conference room, IT closet, reception area and work room. The building has elevator service and an abundance of parking.

Barclay Commons is home to Perry's Emporium, Henry's Restaurant, Poki Bowl Restaurant, Spruced, Edward Jones, Coldwell Banker Sea Coast Advantage and many other well-known names. In addition, the property is located within close proximity to the Cape Fear Country Club, Novant Hospital, Cameron Art Museum, Live Oak Bank's Campus, The Pointe at Barclay, UNCW and the NC Port of Wilmington.

This suite will be available in July 2023. Please call listing broker for more info and to schedule a tour.

CBCSUNCOAST.COM

Tyler Pegg
910 512 3550
tyler.pegg@cbcsuncoast.com

Cody Cress
910 409 8421
cody.cress@cbcsuncoast.com



BARCLAY COMMONS

2520 Independence Blvd, Suite 202, Wilmington, NC 28412

LEASE



CBCSUNCOAST.COM

Tyler Pegg
910 512 3550
tyler.pegg@cbcsuncoast.com

Cody Cress
910 409 8421
cody.cress@cbcsuncoast.com



BARCLAY COMMONS

2520 Independence Blvd, Suite 202, Wilmington, NC 28412

LEASE



CBCSUNCOAST.COM

Tyler Pegg
910 512 3550
tyler.pegg@cbcsuncoast.com

Cody Cress
910 409 8421
cody.cress@cbcsuncoast.com



BARCLAY COMMONS

2520 Independence Blvd, Suite 202, Wilmington, NC 28412

LEASE



CBCSUNCOAST.COM

Tyler Pegg
910 512 3550
tyler.pegg@cbcsuncoast.com

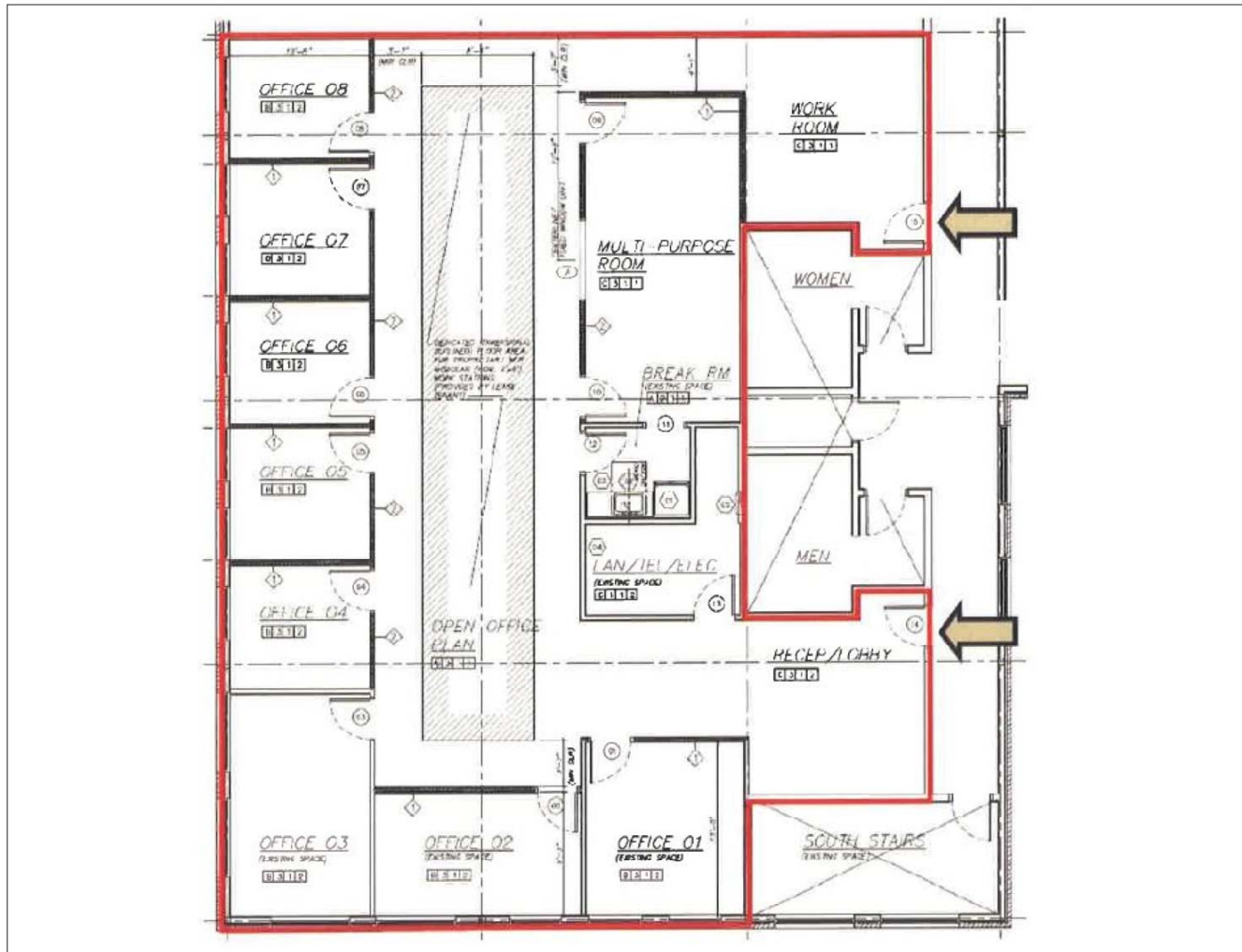
Cody Cress
910 409 8421
cody.cress@cbcsuncoast.com



BARCLAY COMMONS

2520 Independence Blvd, Suite 202, Wilmington, NC 28412

LEASE



CBCSUNCOAST.COM

Tyler Pegg
910 512 3550
tyler.pegg@cbcsuncoast.com

Cody Cress
910 409 8421
cody.cress@cbcsuncoast.com



BARCLAY COMMONS

2520 Independence Blvd, Suite 202, Wilmington, NC 28412

LEASE



CBCSUNCOAST.COM

Tyler Pegg
910 512 3550
tyler.pegg@cbcsuncoast.com

Cody Cress
910 409 8421
cody.cress@cbcsuncoast.com



BARCLAY COMMONS

2520 Independence Blvd, Suite 202, Wilmington, NC 28412

LEASE



CBCSUNCOAST.COM

Tyler Pegg
910 512 3550
tyler.pegg@cbcsuncoast.com

Cody Cress
910 409 8421
cody.cress@cbcsuncoast.com



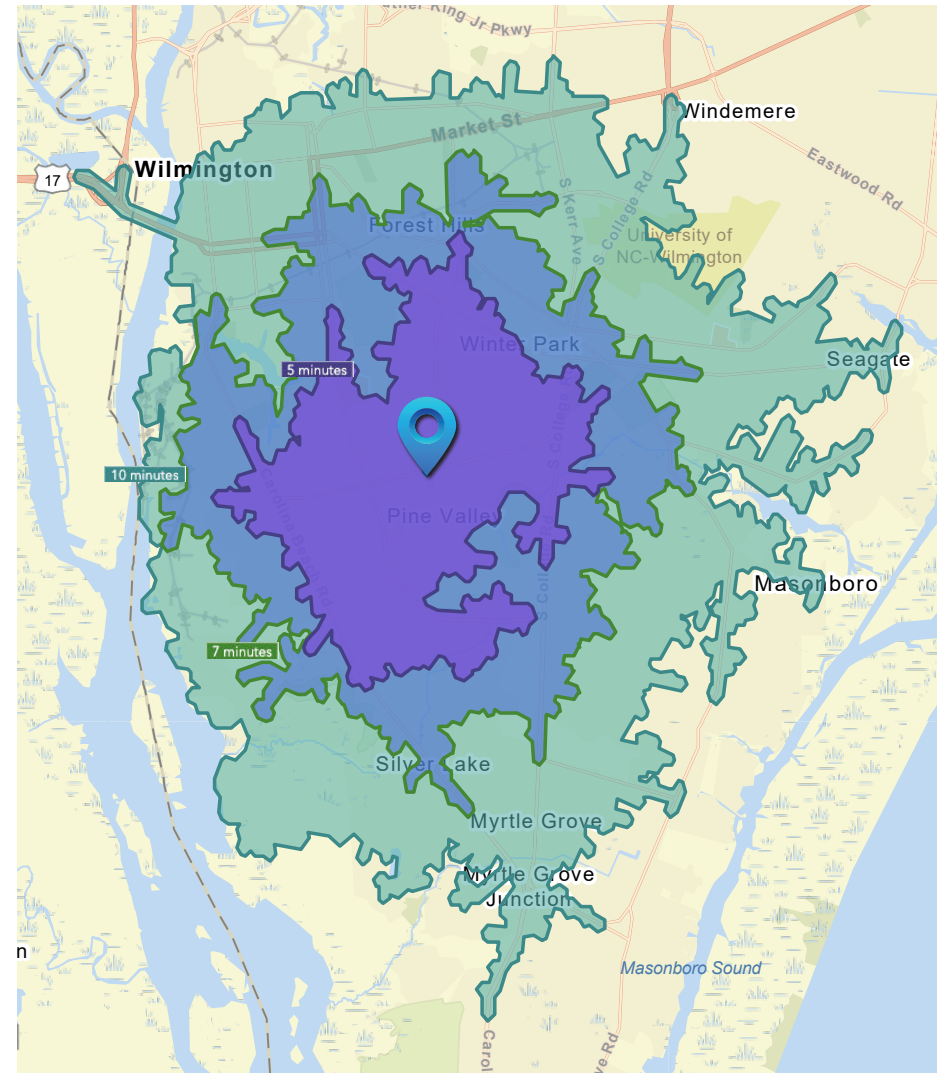
BARCLAY COMMONS

2520 Independence Blvd, Suite 202, Wilmington, NC 28412

LEASE

DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	15,897	42,455	87,097
Average Age	45.2	40.8	38.3
Households	7,683	20,075	40,475
Average HH Size	2.02	2.08	2.13
Median HH Income	\$66,039	\$64,059	\$61,893
Average HH Income	\$107,488	\$103,627	\$97,810
Per Capita Income	\$52,696	\$49,728	\$45,876

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



CBCSUNCOAST.COM

Tyler Pegg
910 512 3550
tyler.pegg@cbcsuncoast.com

Cody Cress
910 409 8421
cody.cress@cbcsuncoast.com



BARCLAY COMMONS

2520 Independence Blvd, Suite 202, Wilmington, NC 28412

LEASE

COMMERCIAL BROKER

Tyler Pegg

910 512 3550

tyler.pegg@cbcsuncoast.com

NC #249446

COMMERCIAL BROKER

Cody Cress

910 409 8421

cody.cress@cbcsuncoast.com

NC #252916

CBCSUNCOAST.COM



SUN COAST PARTNERS

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

*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.