

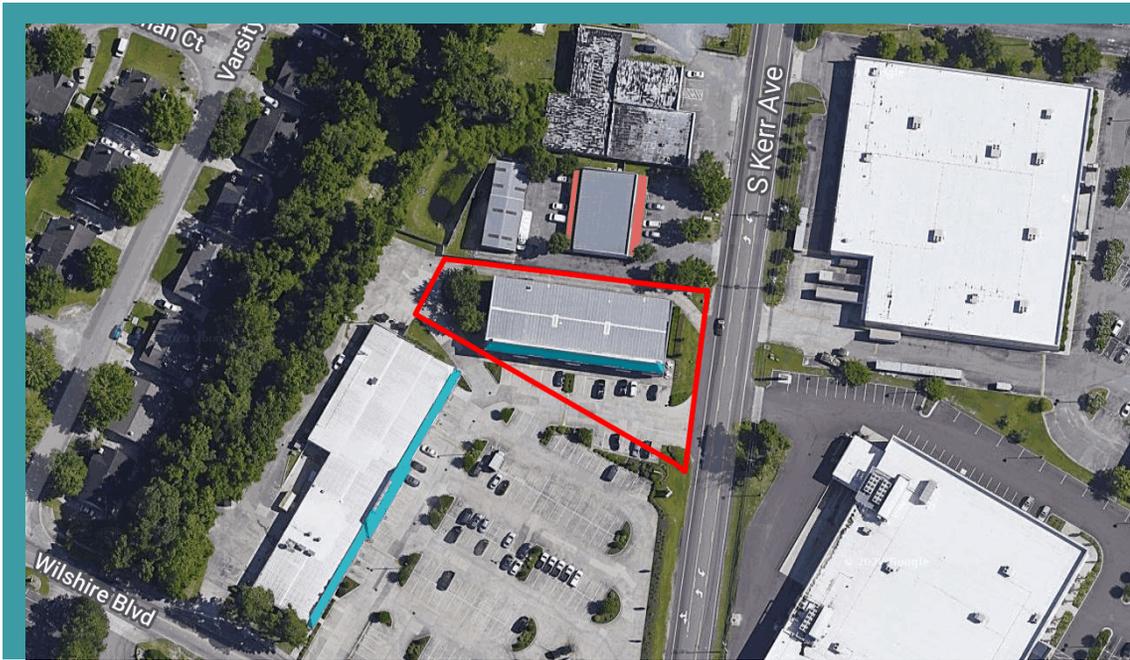


OFFICE SUITE NEAR UNCW | 890 S. KERR AVENUE | SUITE 225

FOR LEASE

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

 **Sun Coast
Partners**
COMMERCIAL



956± Square Foot Office Suite 225 available for Lease near UNCW at Crossroads Executive Offices

This prime location provides plentiful parking and close proximity to all conveniences. This suite offers one large open room. The building is served by common area restrooms and a modified gross rental structure. The office suite is located on the second floor of the building.

**890 S. Kerr Avenue
Suite 225
Wilmington, NC 28403**

COMPLEX NAME	Crossroads Executive Offices
SUITE AVAILABLE	225
AVAILABLE SPACE	956± SF
LEASE RATE	\$1,474 Monthly
LEASE TYPE	Modified Gross
PRIMARY USE	Office
BUILDING SIZE	24,022 SF*
ACREAGE	0.67 Acres*
ZONING	CB
YEAR BUILT	1989
NUMBER OF BUILDINGS	2
NUMBER OF FLOORS	2, Suite is on 2nd floor
SHOW INSTRUCTIONS	Call broker

*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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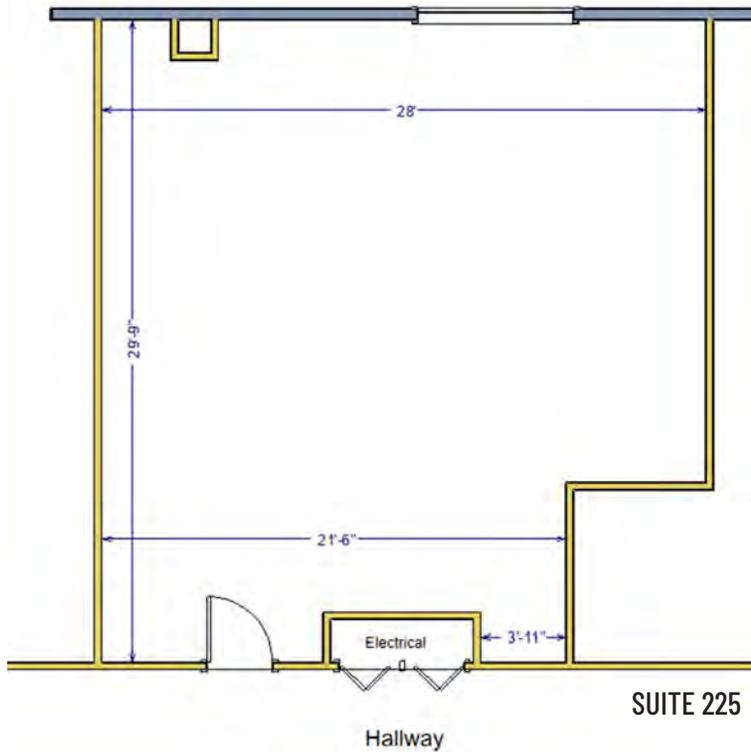
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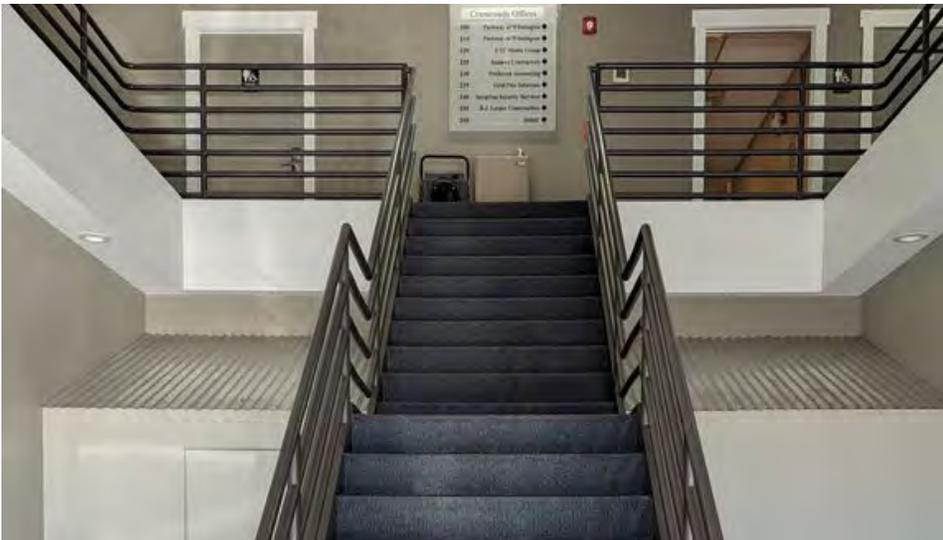
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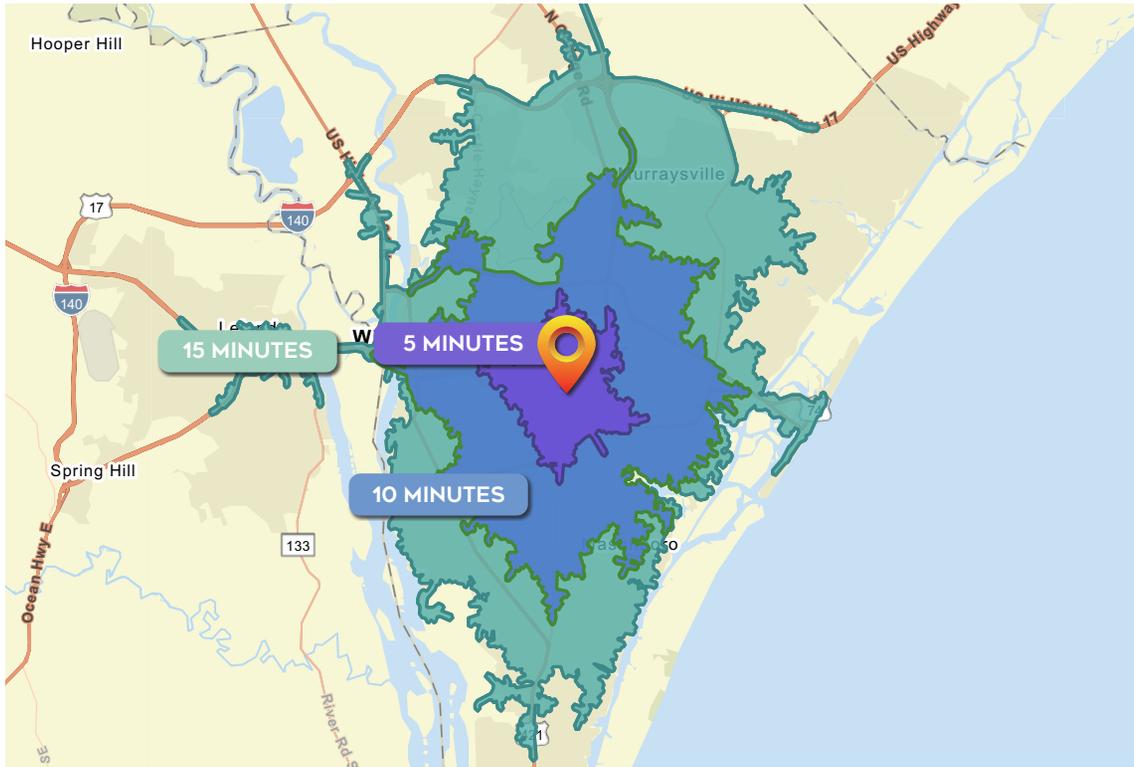
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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	18,447	96,984	178,312
Average Age	31.3	36.4	39.1
Households	9,504	46,093	79,635
Average HH Size	1.93	2.14	2.17
Median HH Income	\$50,449	\$61,318	\$68,275
Average HH Income	\$68,373	\$91,207	\$98,025
Per Capita Income	\$34,559	\$41,133	\$43,894

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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