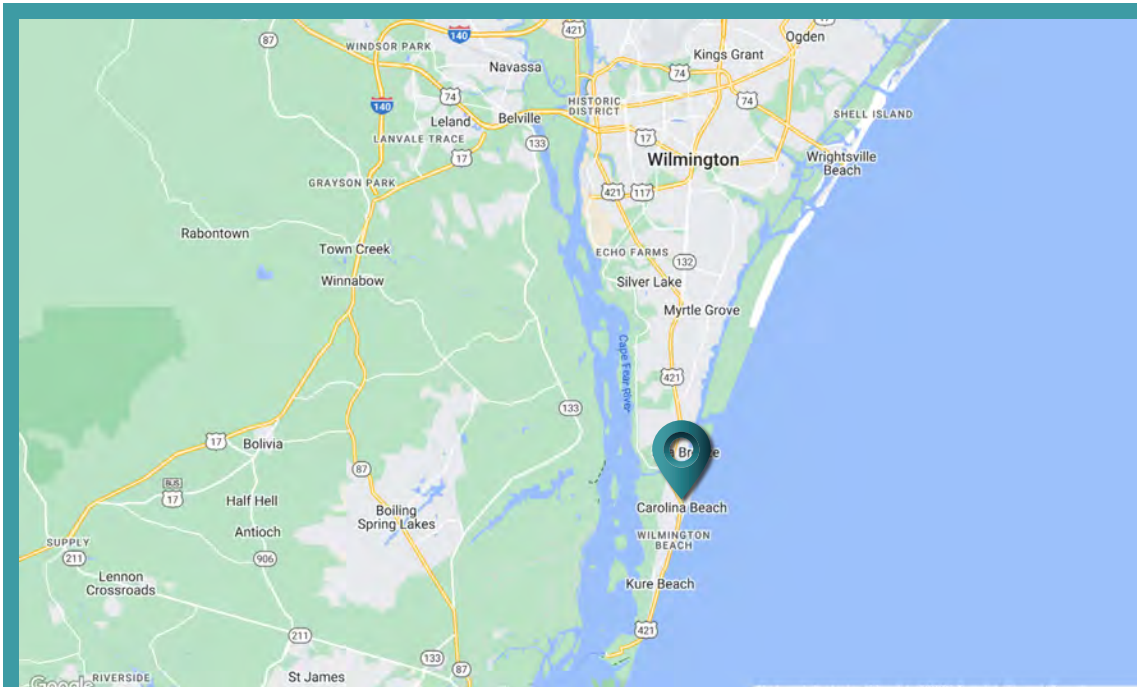




STAND ALONE BUILDING | 201 & 203 LUMBERTON AVE., CAROLINA BEACH

FOR LEASE





201 & 203 Lumberton Avenue Carolina Beach, NC 28428

BUILDING SIZE*	1,000± SF
LEASE RATE	\$3,250 Monthly
LEASE TYPE	Modified Gross
PRIMARY USE	Office
SECONDARY USE	Exec Suites/Coworking, Retail
YEAR BUILT	1972
YEAR REMODELED	2023
SIGNAGE	Freestanding
OFFICES	3
BATHROOMS	2
VACANT	Yes
FLOORS	1
ZONING	CBD

Rare Opportunity to Lease a Stand Alone Office Building in the Central Business District of Carolina Beach with off street parking and signage on North Lake Park Blvd. This +/- 1,000 SF building was remodeled in 2023 and it offers a reception area with built in desk, conference room with built in hard wood conference table, two private offices, two restrooms, small break area and storage closet.

The property also has frontage on two streets, Lumberton Avenue and North Lake Park Blvd, with stand alone signage on North Lake Park. The property is located across the street from the Carolina Beach Marina, the new Brunches Restaurant, the Gulf Stream Restaurant and it offers close proximity to The Boardwalk at Carolina Beach.

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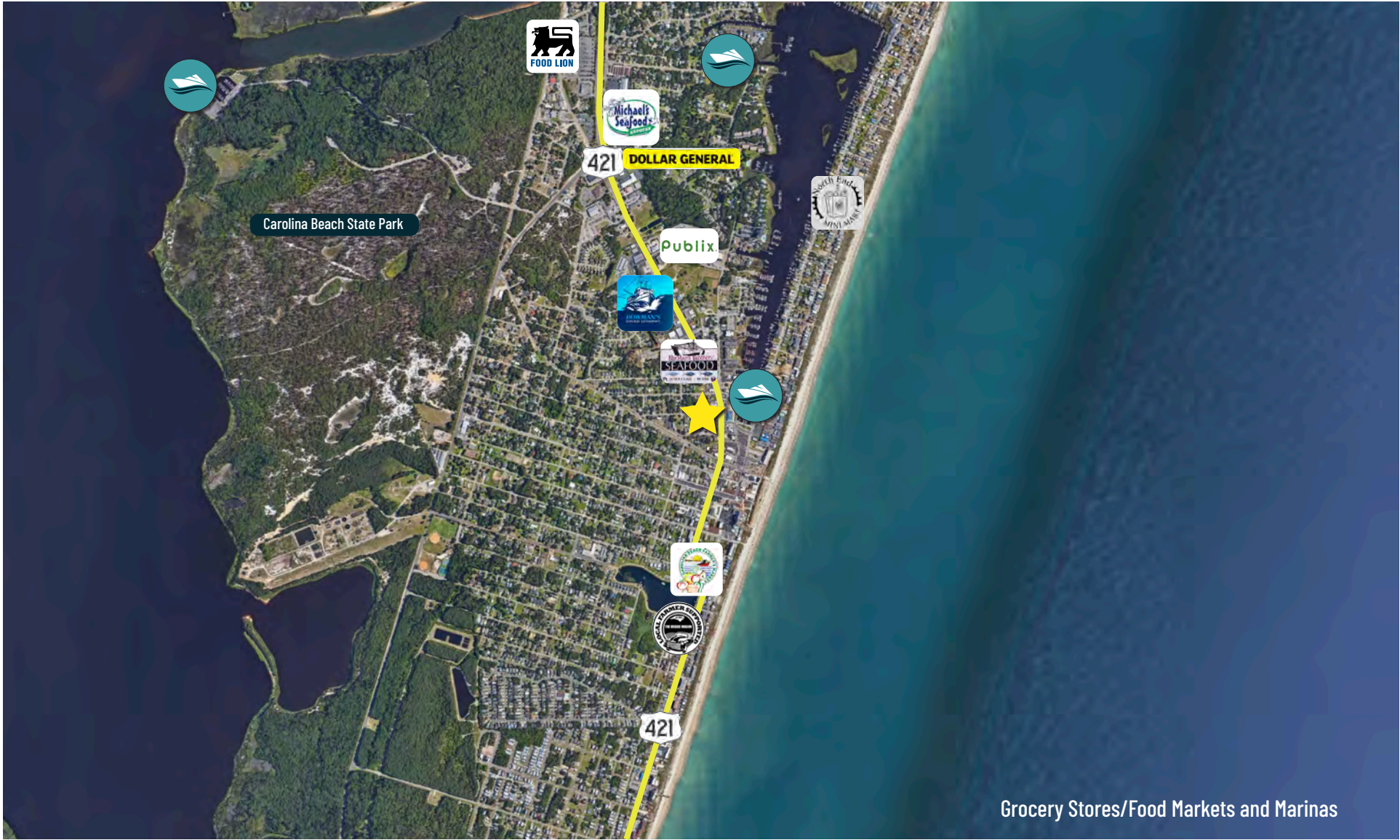
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Grocery Stores/Food Markets and Marinas

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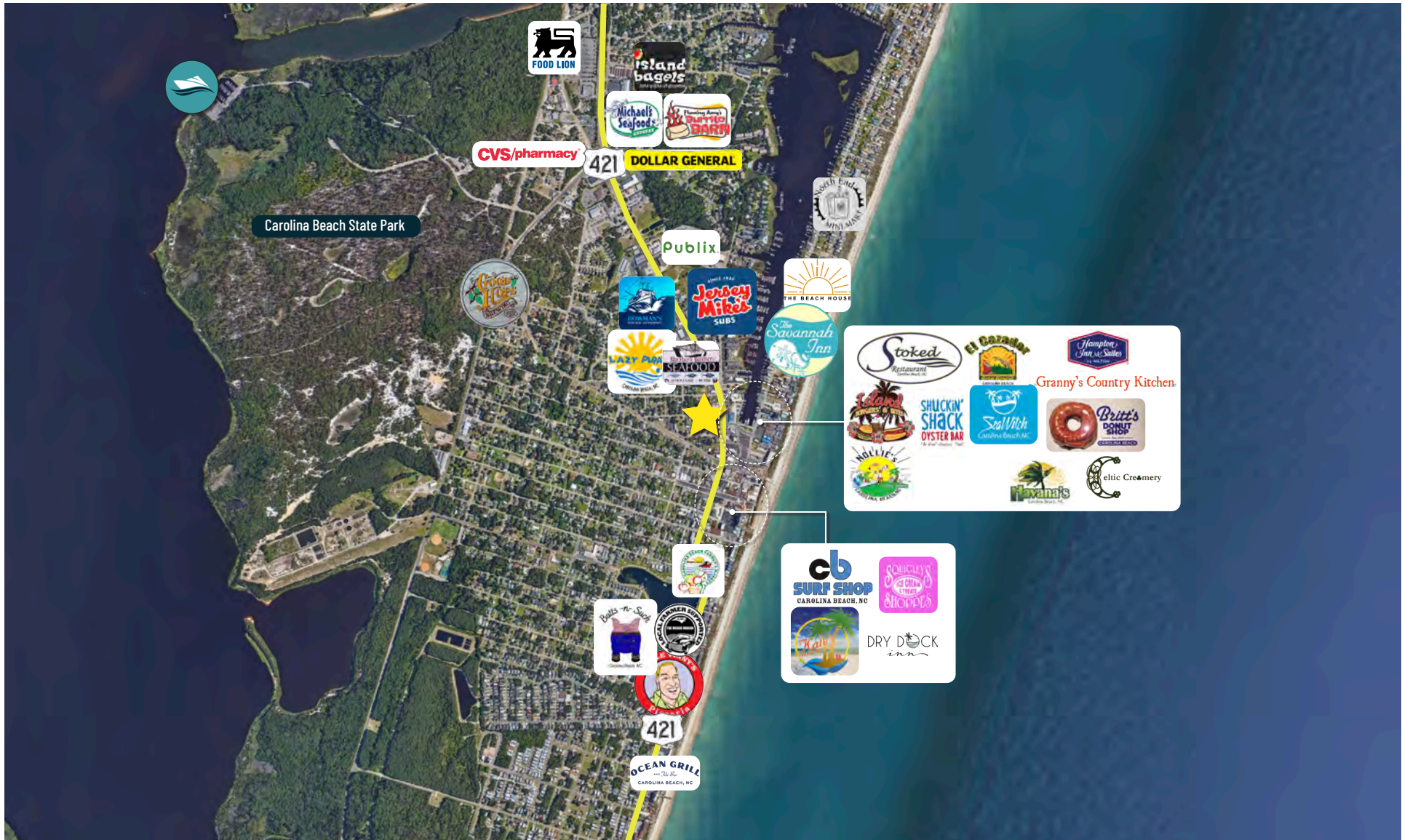
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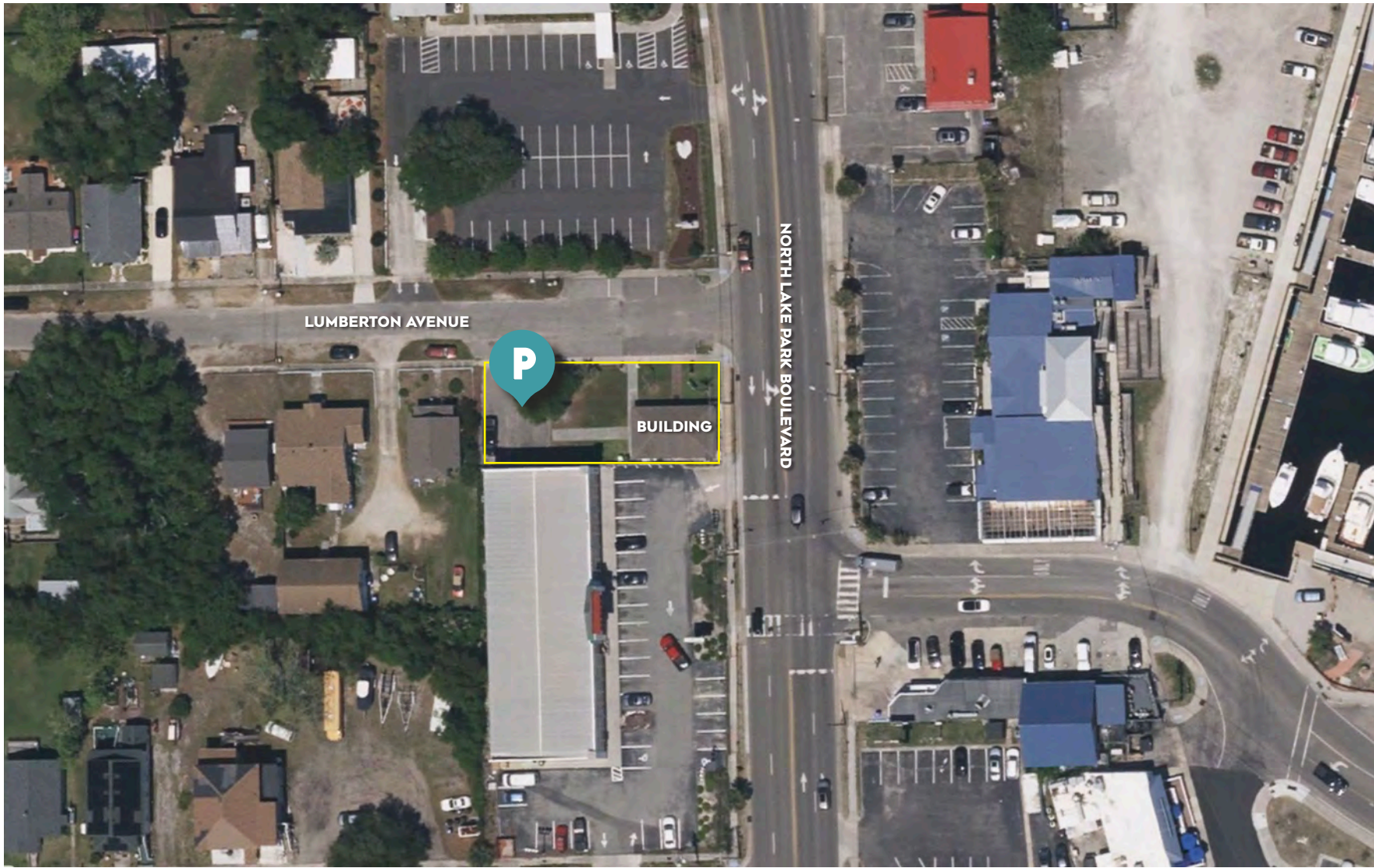
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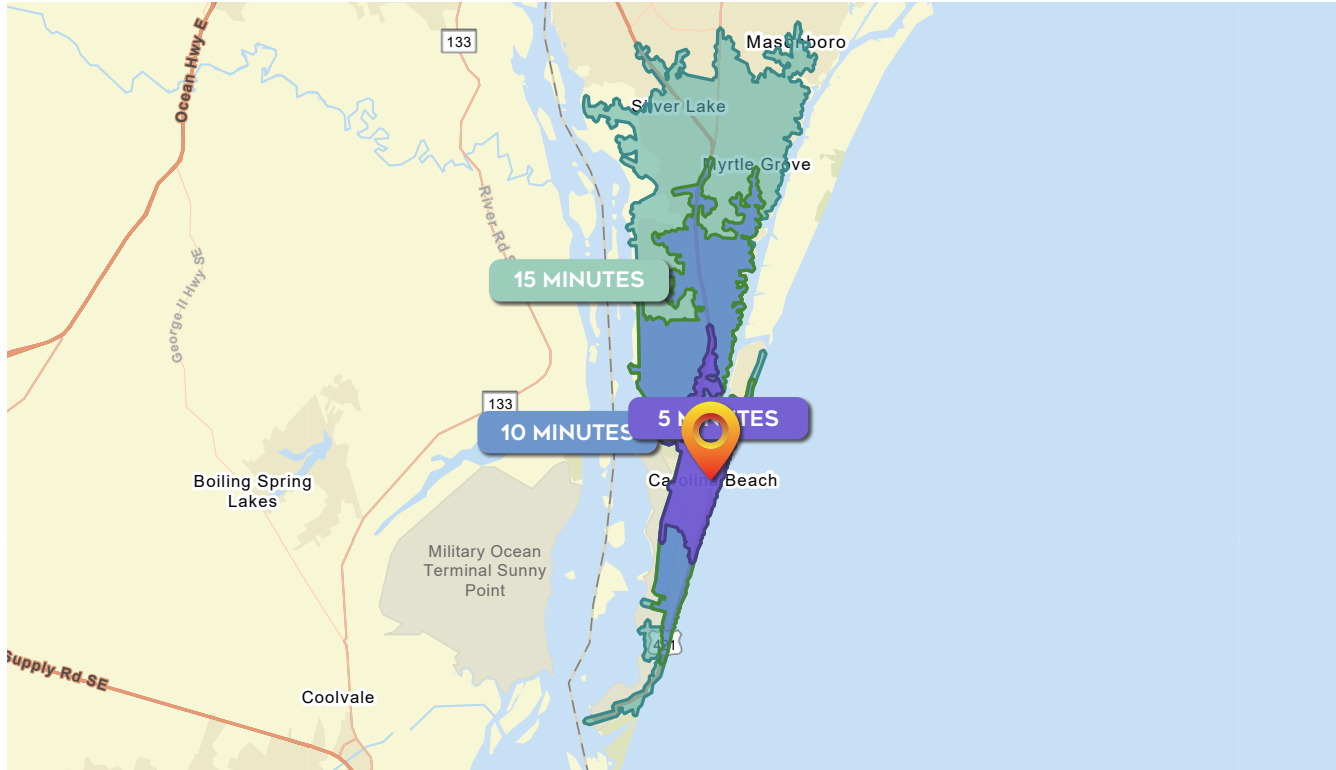
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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	6,501	19,653	50,815
Average Age	45.7	48.4	43.8
Households	2,976	8,433	21,635
Average HH Size	2.18	2.33	2.34
Median HH Income	\$85,844	\$84,740	\$83,419
Average HH Income	\$122,268	\$124,396	\$116,902
Per Capita Income	\$56,369	\$53,788	\$49,304

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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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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