



OFFICE SPACE | 5505 BUSINESS DRIVE, WILMINGTON

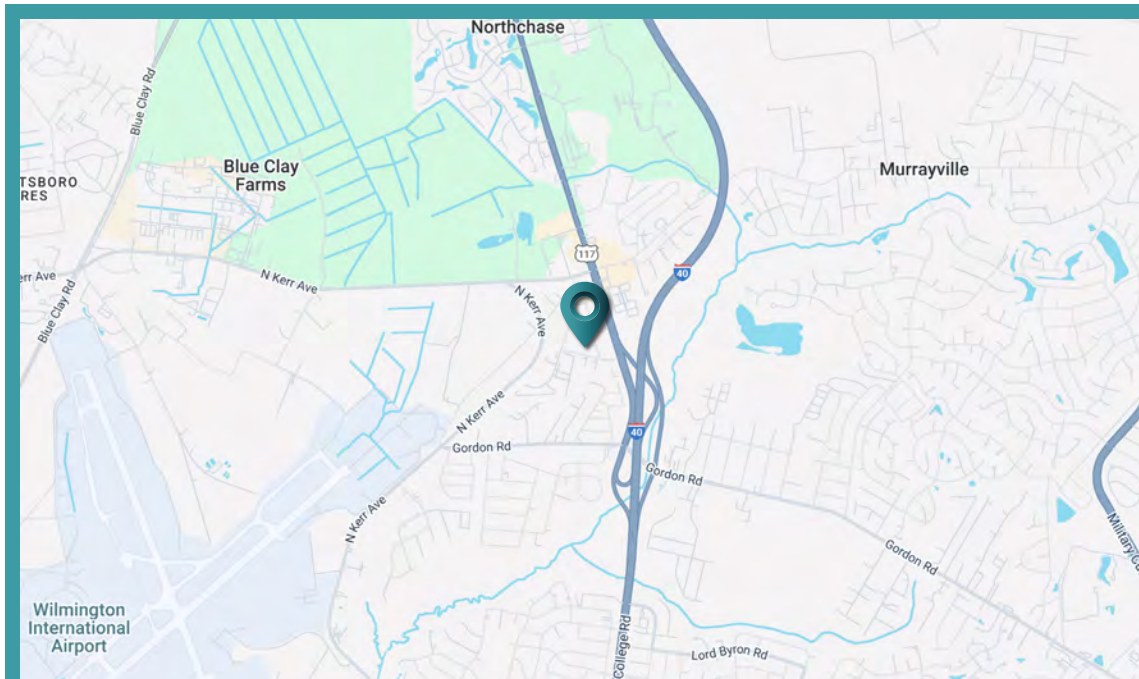
MIKE MUSSELWHITE
GRAYSON POWELL

FOR SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpcommercial.com



**Sun Coast
Partners**
COMMERCIAL



5505 Business Drive Wilmington, NC 28405

AVAILABLE SPACE*	5,500 SF
LIST PRICE	\$1,245,000
PRIMARY USE	Office
SIGNAGE	Freestanding

*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.

We are proud to offer this 5,500± SF office building on 1.24± acres. Conveniently located at 5505 Business Drive. Building has 19 offices, 3 storage rooms, kitchen, conference room, 4 bathrooms, large lobby and 2 larger rooms currently used for training/classrooms. Plenty of parking. Building is designed so it could easily be divided into two separate business locations.

Please call listing Broker to schedule a tour.

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MIKE MUSSELWHITE
910 231 6829

mike.musselwhite@scpcommercial.com

GRAYSON POWELL
910 262 8919

grayson.powell@scpcommercial.com





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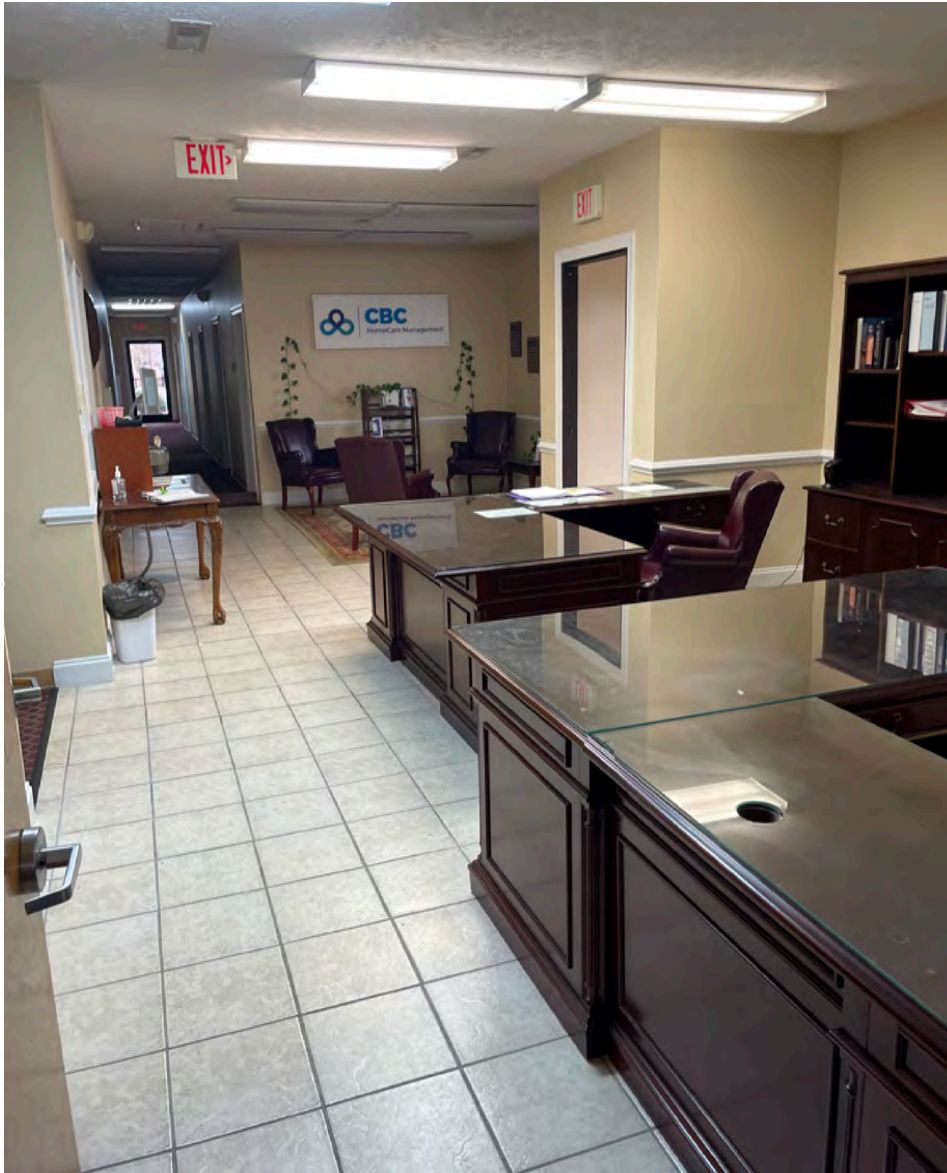
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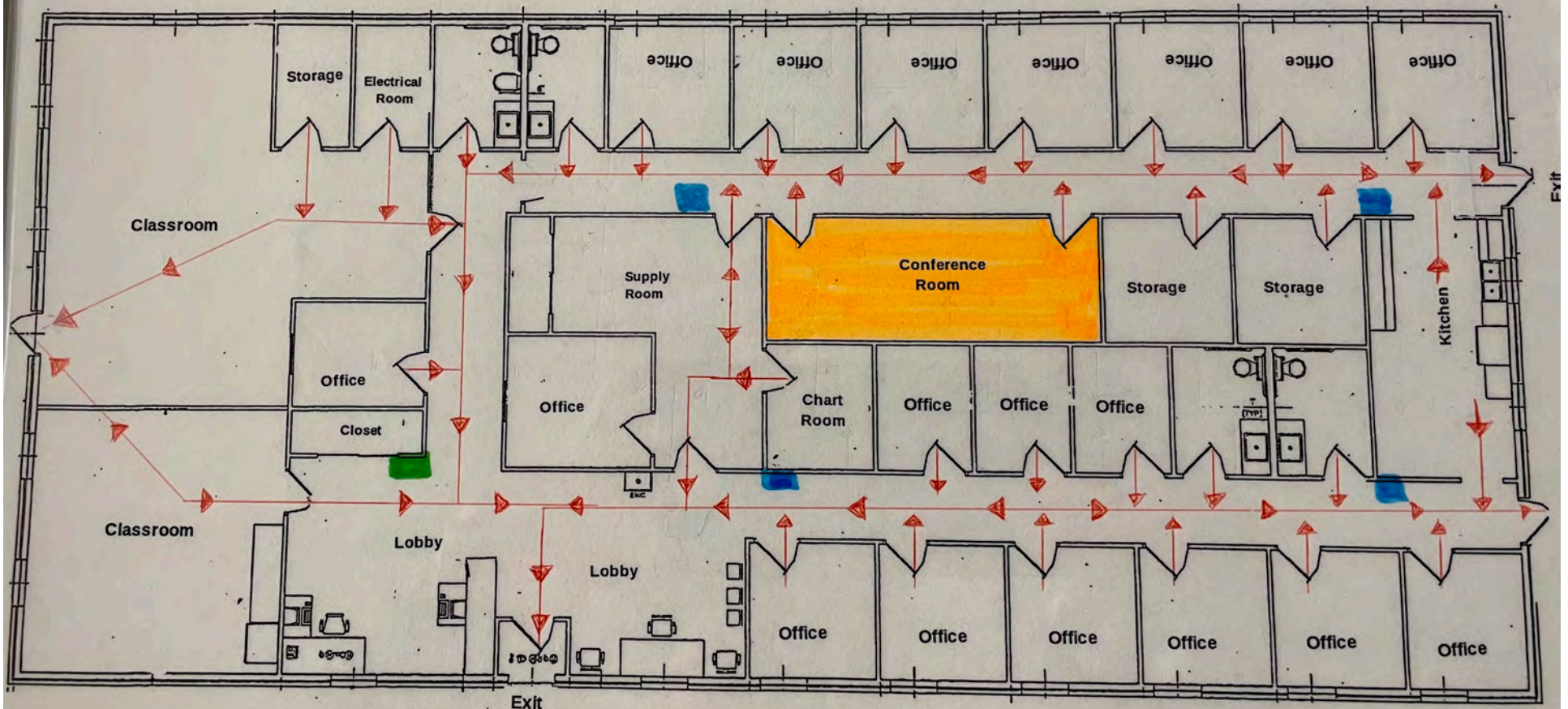
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Home Care Mgmt/Wilmington Location
5505 Business Dr. Suite A.
Wilmington, NC 28405
(910) 796-6741

- Severe Weather/Safety Room
- Emergency Supplies/First Aid
- Fire Extinguisher



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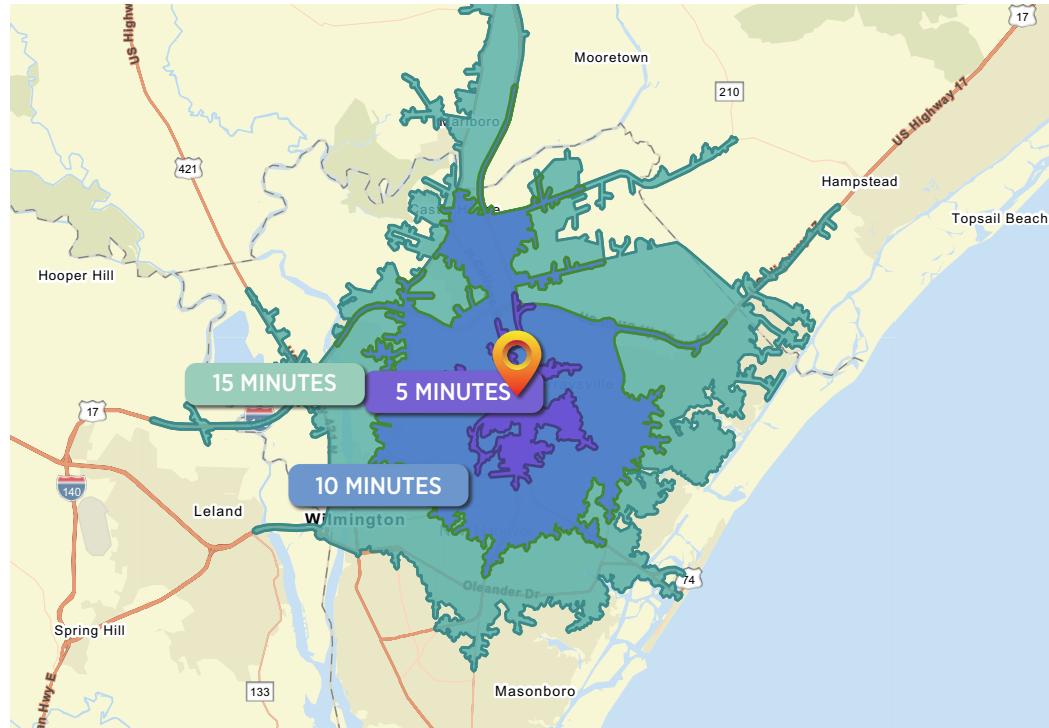
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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	10,353	58,226	132,221
Average Age	37.7	36.4	37.6
Households	4,264	25,717	57,703
Average HH Size	2.42	2.21	2.20
Median HH Income	\$64,391	\$62,666	\$68,550
Average HH Income	\$81,194	\$82,144	\$96,177
Per Capita Income	\$34,677	\$36,493	\$42,300

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

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