



15894 HIGHWAY 17
P.O. BOX 56
HAMPSTEAD, NC 28443
910/270-5100 FAX: 910/270-5110

FOR LEASE COMMERCIAL SUITE



**3041 NORTH KERR AVENUE
WILMINGTON, NORTH CAROLINA**

This newly renovated commercial building sits on a corner lot in the fast growing Wrightsboro community. The available suite offers a 3,000 square foot open floor plan. With good visibility, ample parking and flexible Airport Commercial zoning, this is an ideal location for a wide variety of retail, showroom, office and professional service businesses.

**CALL
LAURENCE NADEAU
OWNER/BROKER
(910) 515-3622**

**CALL
HENRY NADEAU
OWNER/BROKER
(910) 524-7184**

Commercial & Investment Real Estate Specialists

email: info@creativecommercial.biz
www.creativecommercial.biz



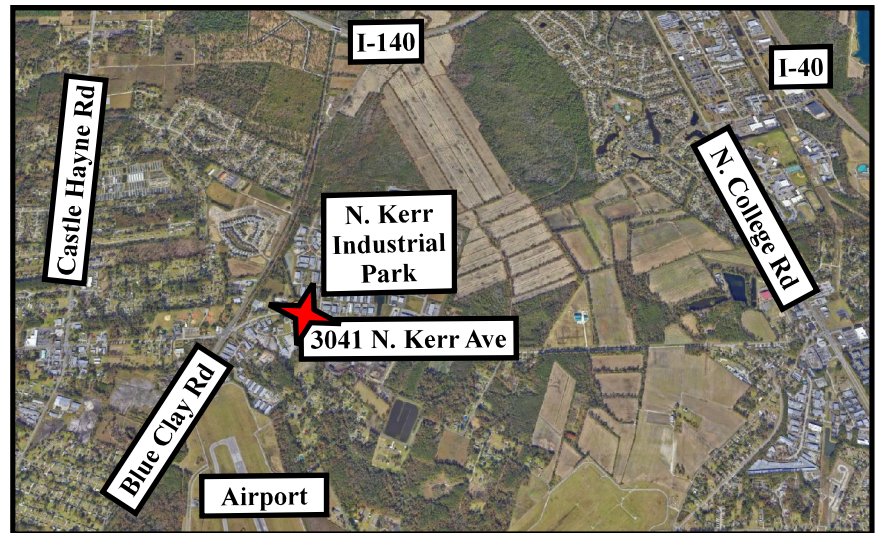
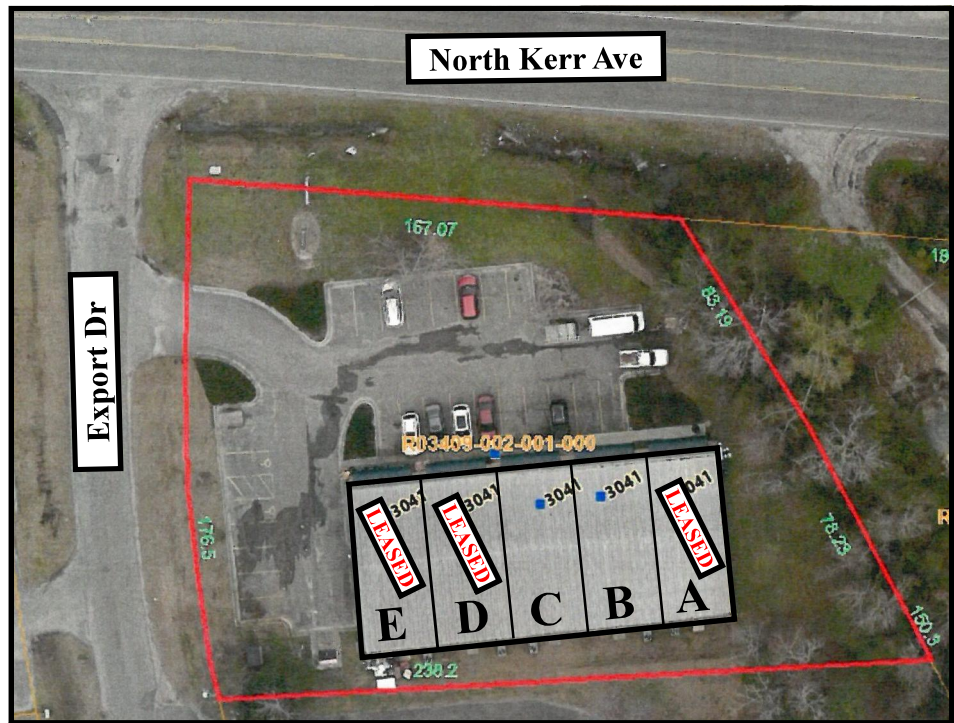
3041 NORTH KERR AVENUE

THE FACILITY

- +/- 7,500 Square Feet Total
 - Suite A: 1,500 SF (Leased)
 - Suite B/C: 3,000 SF Available
 - Suite D: 1,500 SF (Leased)
 - Suite E: 1,500 SF (Leased)
- Electric Individually Metered

THE PROPERTY

- +/- .774 Acre Corner Lot
- Municipal Sewer And Water
- 30 Parking Spaces
- +/- 167 Feet Of Frontage On North Kerr Avenue
- +/- 164 Feet Of Frontage On Export Drive
- New Hanover Airport Commercial (AC) Zoning
- Tax Parcel ID:
R03409-002-001-000
- New Hanover County Deed Book
6711, Page 1050



THE OFFERING

Suite B/C: 3,000 SF - \$5,000/Mo

**Rents Include Property Taxes,
Insurance And Common Area
Maintenance**

CREATIVE COMMERCIAL PROPERTIES, INC.

CALL

LAURENCE NADEAU OWNER/BROKER
(910) 515-3622

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OR

HENRY NADEAU OWNER/BROKER
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Creative Commercial Properties, Inc. reasonably believes the information in this brochure is fairly and accurately stated. However, any prospective purchaser is urged to independently confirm its accuracy and completeness.

