

# THE BEACON

14057 US HWY 17 N, Hampstead, NC 28443

\$6,000,000.00



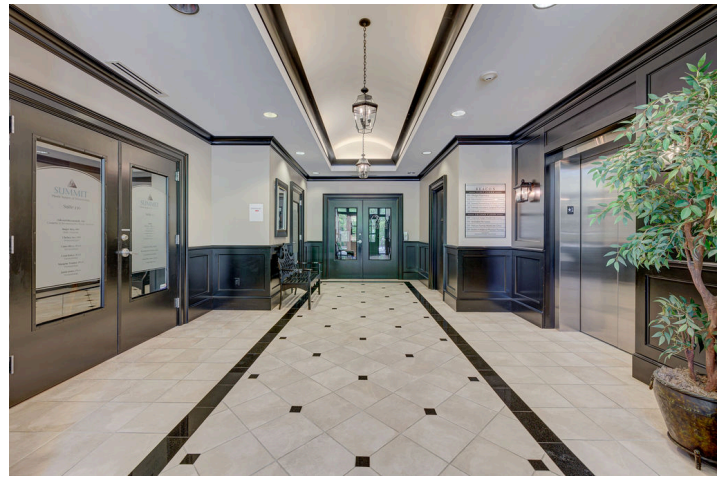
James Wicker, Broker

Wicker Properties of the Carolinas, Inc.

76277 Market Street, Suite 101, Wilmington, NC 28411

O: 910.686.1558 C: 919.770.1665

[jwicker@wickerproperties.com](mailto:jwicker@wickerproperties.com)



*One of the most outstanding buildings located on Highway 17 in the area of Hampstead NC. Fantastic investment opportunity with great cash flow. Over 24,000 square feet of office space with 75% occupied. 8 units in total with only 2 units available now. 90 parking spaces on 2.79 acres of land. Great road frontage on HWY 17 N in Hampstead. Inquire with listing agent for more information. 2 vacant units are currently being marketed for lease.*



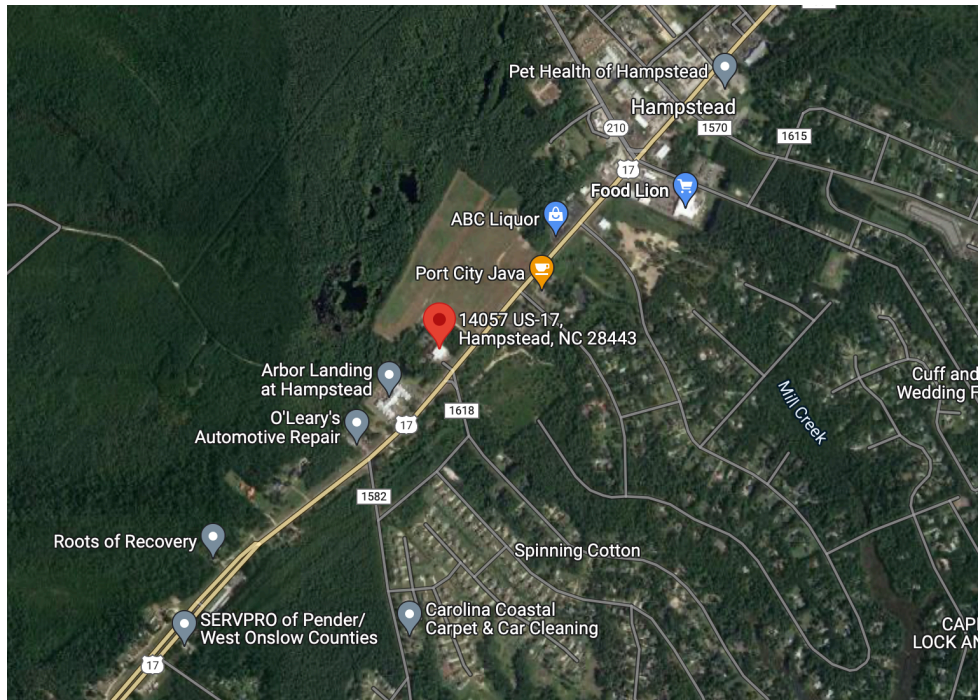
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UNIT	LEASE TYPE	SQ. FOOTAGE	RENT
100	NNN	1966	\$3932.00
120	NNN	4562	\$8530.94
130	MG	5010	\$6579.97
140	MG	794	\$1447.86
200	MG	2754	\$4590.00
230	MG	2246	\$3208.69
210	MG	2705	VACANT
220	MG	4324	VACANT

GROSS RENTS: \$28,286.00

POTENTIAL RENTS: \$41,402.00



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