



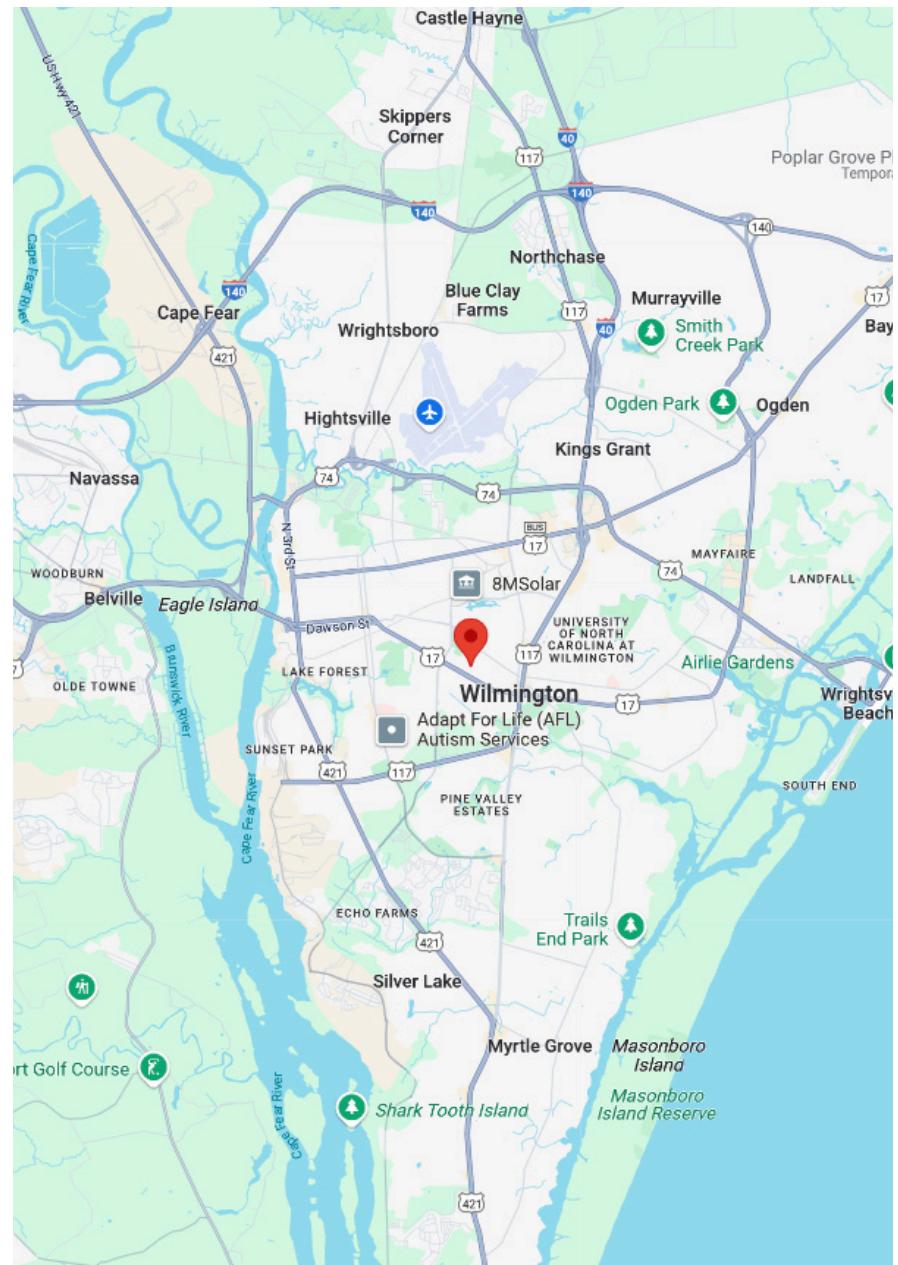
Corner Retail / Office Building  
**1305 Floral Pkwy**  
For Lease | Wilmington, NC

**MAUS  
WARWICK  
MATTHEWS**   
& COMPANY  
Commercial & Investment Specialists

# Overview

<b>Status:</b>	For Lease
<b>Property Type:</b>	Retail
<b>Size:</b>	2,400 SF
<b>Zoning:</b>	RB
<b>County:</b>	New Hanover
<b>Asking Price:</b>	\$5,200/month

Great mid-town corner freestanding retail building next to Hanover Center. RB zoning allows many retail and office uses. Wide open floorplan is great for retail and easy for new office build-out. Access to both Floral Pkwy and Park Ave. makes for convenient parking and deliveries.



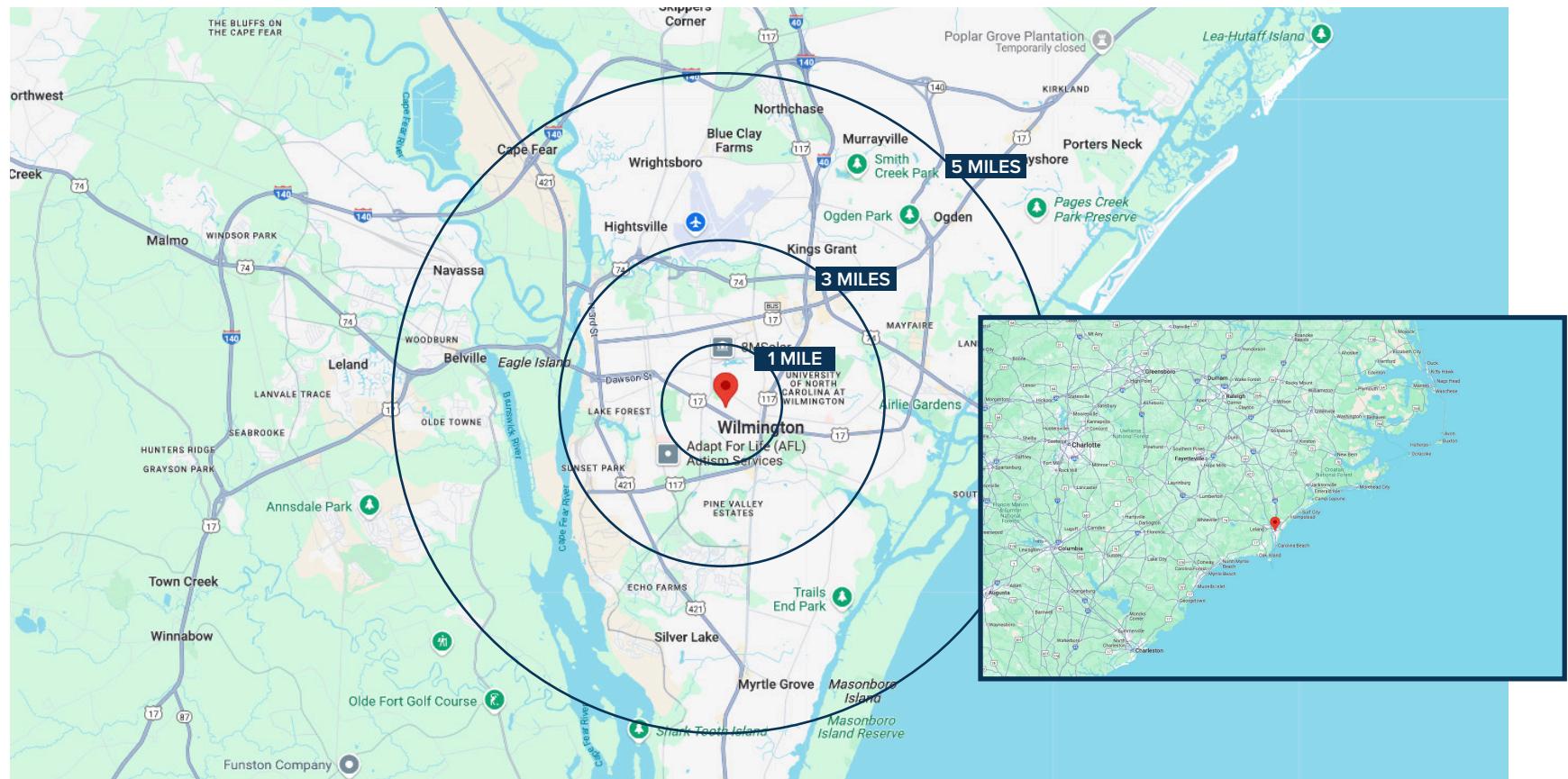
# Property Information



<b>Asking Rate:</b>	\$5,200/month	<b>Vacant:</b>	YES
<b>Listing ID:</b>	41812645	<b>Parking Spaces:</b>	12
<b>Status:</b>	For Lease	<b>Zoning:</b>	RB
<b>Property Type:</b>	Retail	<b>County:</b>	New Hanover
<b>Secondary Uses: Total</b>	Office	<b>Cross Street:</b>	Park
<b>Available Space:</b>	2,400 SF Modified	<b>Parcels:</b>	3137-21-6737.000
<b>Lease Type:</b>	NNN	<b>Sub Type:</b>	Freestanding
<b>Lease Terms:</b>	5 Year Min Annual	<b>Building Status:</b>	Existing
<b>Rent Esc. Type:</b>	3% Annual	<b>Land Size:</b>	0.32 Acres
		<b># of Buildings:</b>	1
		<b># of Floors:</b>	1
		<b>Occupancy Type:</b>	Single Tenant

# Demographics

	POPULATION	HOUSEHOLDS	AVG. HH INCOME	EMPLOYMENT
<b>1 MILE</b>	7,327	8,005	\$49K	3,560
<b>3 MILES</b>	63,969	40,593	\$52K	30,140
<b>5 MILES</b>	118,905	68,616	\$56K	57,903



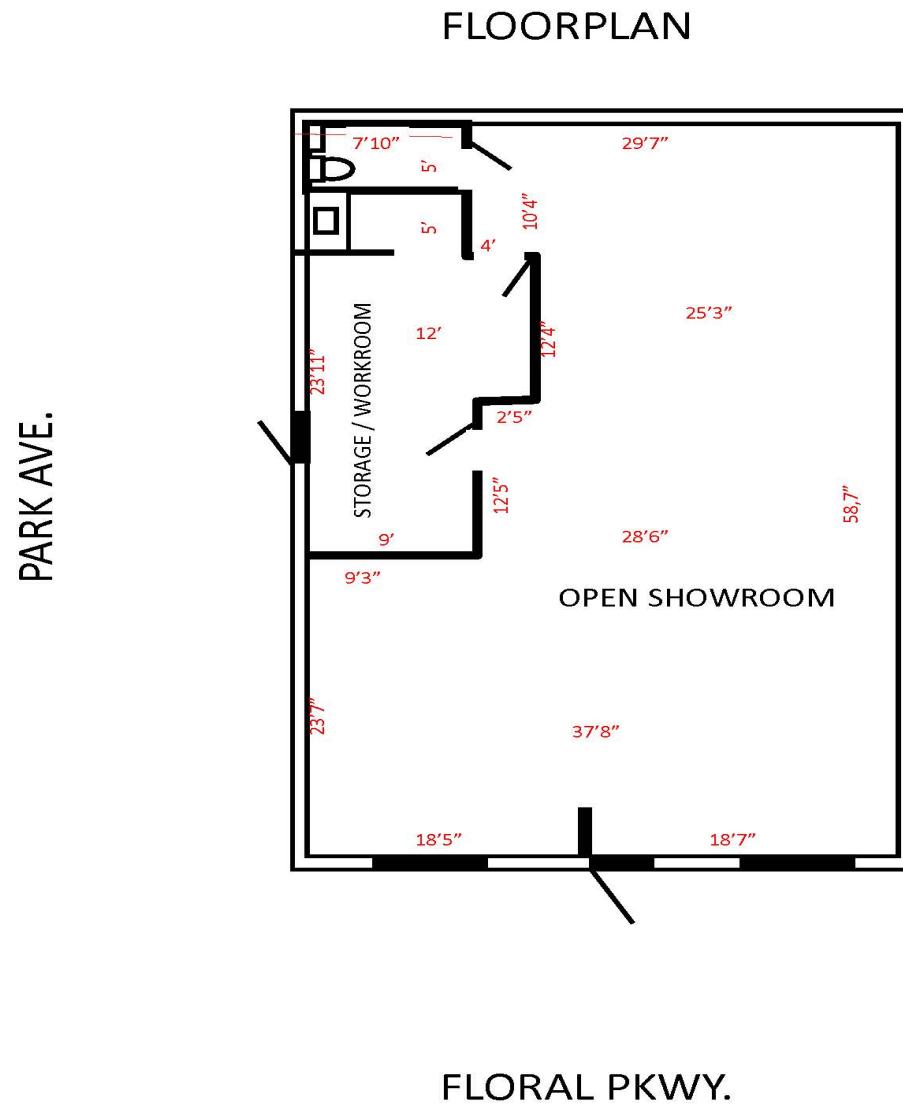
# Submarket Overview



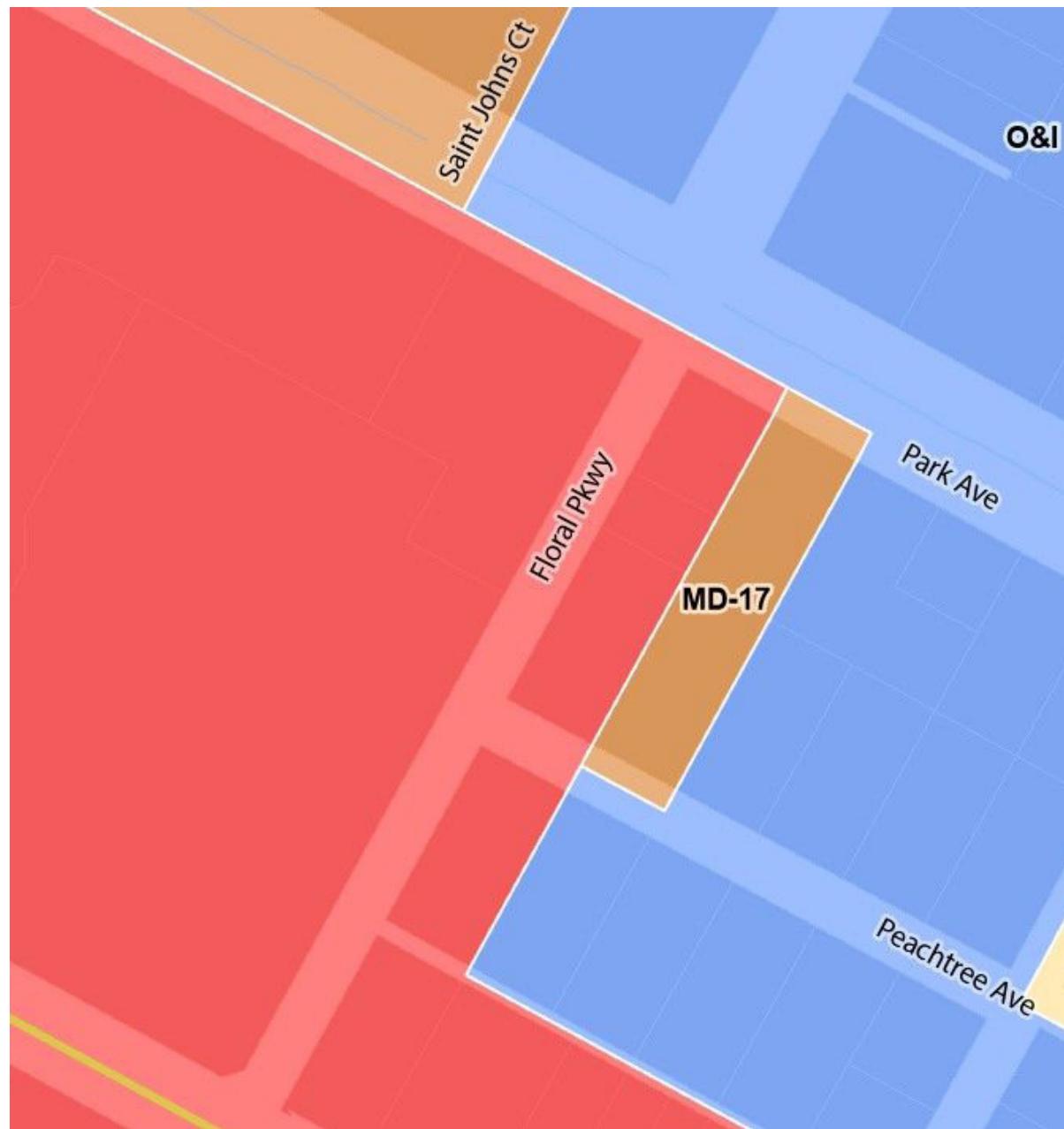
## Aerial



# Floor Plans



## Site Plans



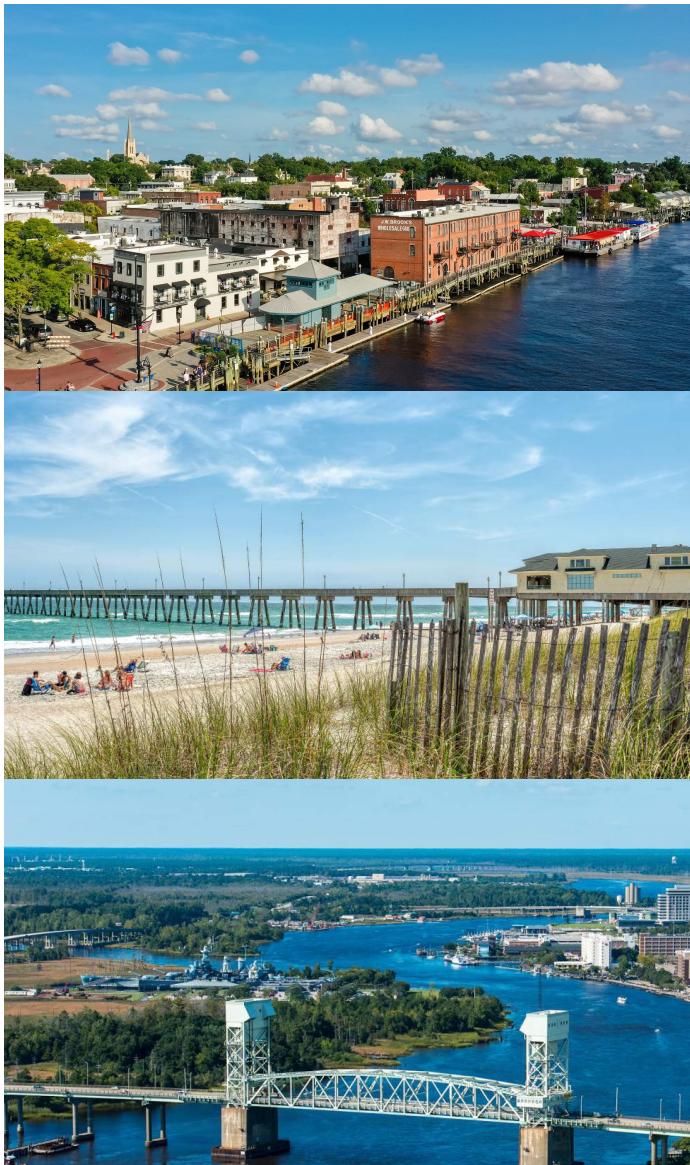
# Property Photos



## Property Photos



## Local Information



### Wilmington, NC

Wilmington, North Carolina, is a thriving coastal city offering a blend of rich history, modern amenities, and a vibrant economy. Nestled along the Cape Fear River and just minutes from the Atlantic Ocean, Wilmington boasts an enviable location with stunning natural beauty. The area is a hub for diverse activities, from exploring the historic downtown district with its charming riverwalk and cultural attractions to enjoying outdoor adventures at nearby Wrightsville Beach. Wilmington's economy is robust, driven by a mix of industries including film production, education, healthcare, and a growing tech sector. The city's well-connected infrastructure, anchored by the Port of Wilmington and Wilmington International Airport, supports both business growth and tourism. With a welcoming community, excellent schools, and a range of recreational options, Wilmington offers an ideal environment for both businesses and residents, making it a prime location for commercial investment.

## Contact Info

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### Office

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Wilmington NC 28412

910-791-0400

[www.mwmrealestate.com](http://www.mwmrealestate.com)

### Listing Agent

Jack Kilbourne

910-262-4407

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