



1,200 ± SF FOR LEASE ON CAROLINA BEACH BOARDWALK

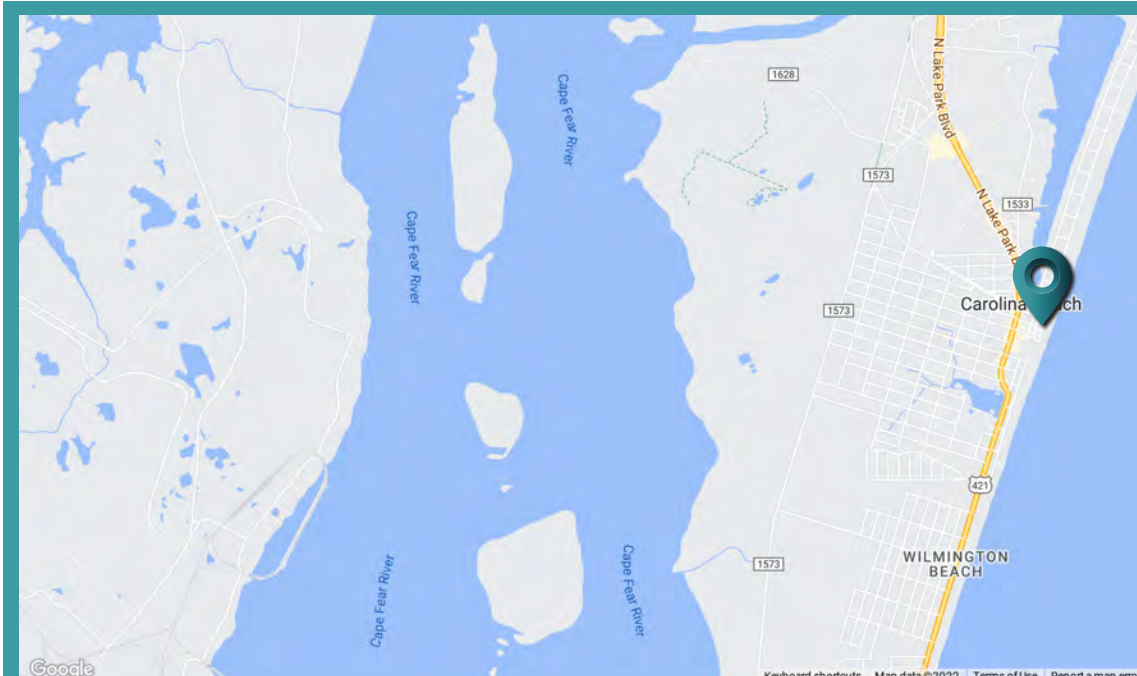
MASON WATKINS
DON HARLEY, JR

FOR LEASE

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



**Sun Coast
Partners**
COMMERCIAL



11 Boardwalk Avenue, Unit 103 Carolina Beach, NC 28428

AVAILABLE SPACE*	1,200 SF
LEASE RATE	\$25.00/SF/Year
EXPENSES	\$4.41 PSF
LEASE TYPE	NNN
VACANT	Yes

*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.

Unique opportunity to lease 1,200 +/- SF of oceanfront retail space on the Carolina Beach Boardwalk. Unit was most recently a restaurant and has a range hood and walk in cooler inside. Location will support a wide variety of retail uses.

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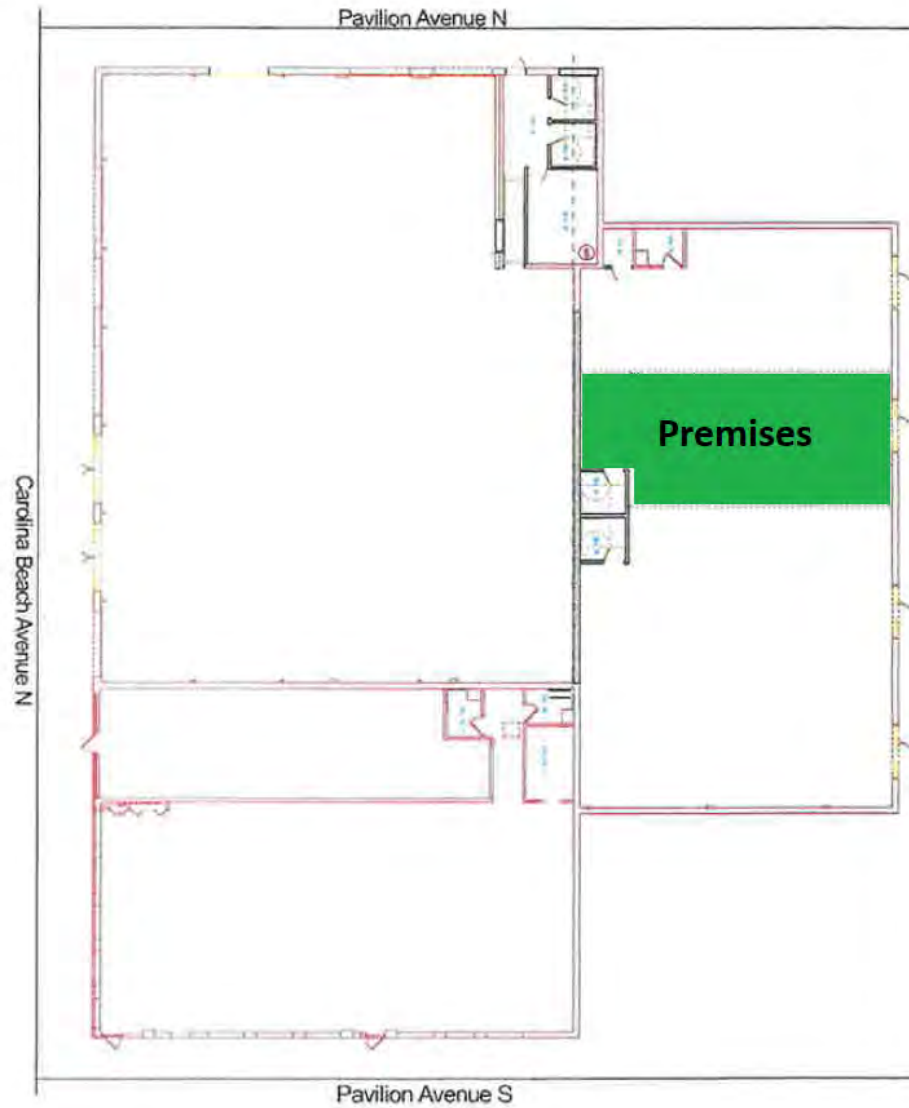
MASON WATKINS
704 661 4077

mason.watkins@scpccommercial.com

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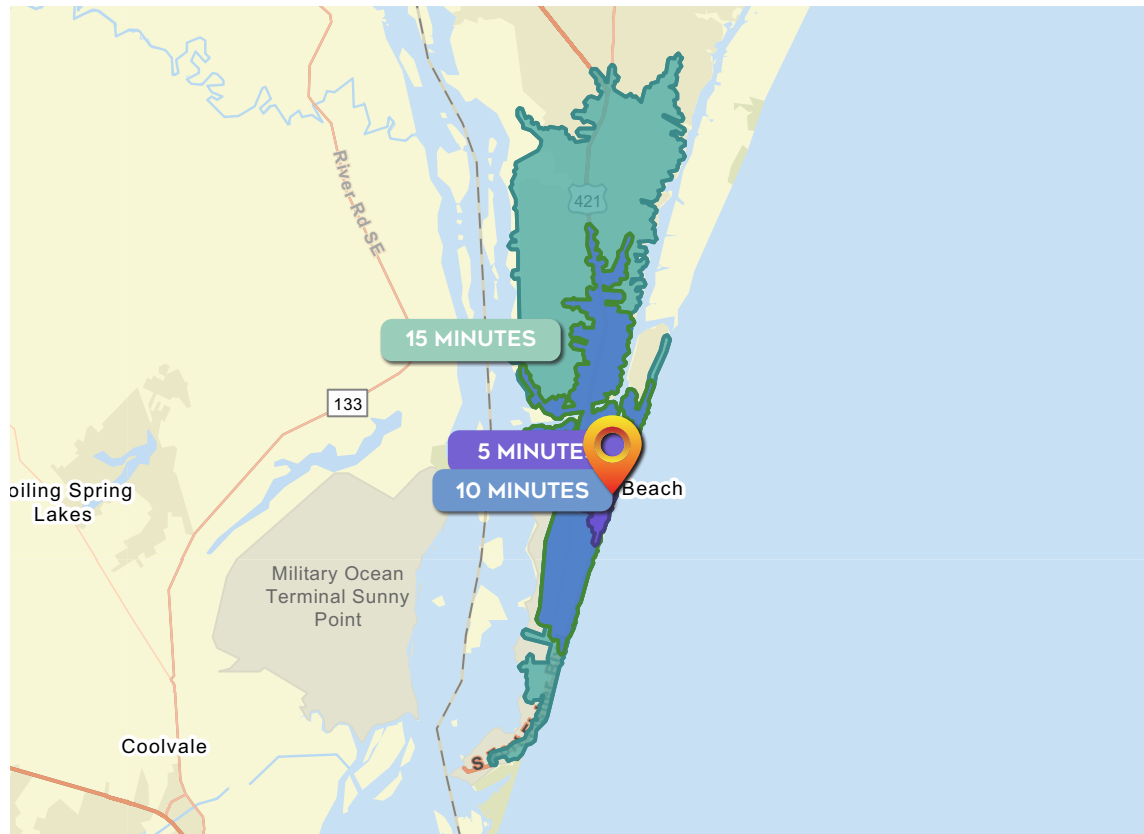
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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	2,593	10,038	31,251
Average Age	51.3	53.6	48
Households	1,238	4,700	13,504
Average HH Size	2.09	2.14	2.31
Median HH Income	\$84,784	\$96,133	\$99,614
Average HH Income	\$119,198	\$141,263	\$133,707
Per Capita Income	\$57,531	\$66,046	\$57,638

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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