



FOR LEASE

CBCSUNCOAST.COM

BARCLAY COMMONS OFFICE & RETAIL SPACE FOR LEASE

2512 Independence Blvd, Suites 100, 102, 103 & 201
Wilmington, NC 28412

\$20.50 - \$22.50 PSF (Annual)
AVAILABLE SPACE: 1,906 - 11,506 SF*

 **THE CRESS GROUP**
COMMERCIAL REAL ESTATE SITE SERVICES
WWW.THECRESSGROUP.COM

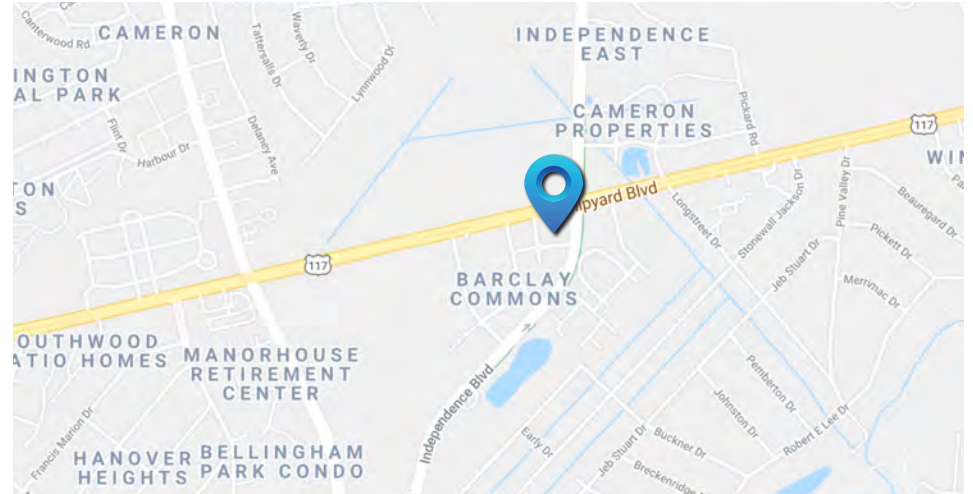
 **COLDWELL
BANKER
COMMERCIAL**
SUN COAST PARTNERS



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PROPERTY DESCRIPTION

Class A Office and Retail Space Available For Lease at Barclay Commons in Wilmington, North Carolina. Suites range in size from 1,906 SF* to 11,506 SF*. These first floor and second floor options are located within the heart of the mixed use center and surrounded by other notable businesses such as Perry's Emporium, Coldwell Banker Sea Coast Advantage, Henry's Restaurant, Edward Jones and First Bank. Neighboring businesses include Live Oak Bank, Verizon, Emerge Ortho and Novant / NHRMC.

The largest of the Suites was formerly used by BB&T / Truist and it is set up with 6,506 SF* - 8,506 SF* on the first floor and 3,000 SF* on the second floor. The first and second floor suites are connected by an interior common area stairwell. The combination of first and second floor suites offer individual offices with windows, break rooms, conference rooms, open work space, mail room, reception area, private and common area restrooms as well as close proximity to parking.

This development is zoned Regional Business (RB) which allows for a multitude of uses from office to retail. The suites can be leased together or individually and rental rates are based on a modified gross structure.

CBCSUNCOAST.COM

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SUITE 100

Available SF: 4,600 SF*

Lease Rate: \$22.50 PSF (Annual) Modified Gross

SUITE 102

Available SF: 1,906 SF*

Lease Rate: \$22.50 PSF (Annual) Modified Gross

SUITE 103

Available SF: 2,000 SF*

Lease Rate: \$22.50 PSF (Annual) Modified Gross

SUITE 201

Available SF: 3,000 SF*

Lease Rate: \$21.50 PSF (Annual) Modified Gross

SUITE 100 & 102

Available SF: 6,506 SF*

Lease Rate: \$21.50 PSF (Annual) Modified Gross

SUITE 100 & 102 & 201

Available SF: 9,506 SF*

Lease Rate: \$20.50 PSF (Annual) Modified Gross

SUITE 100 & 102, 103 & 201

Available SF: 11,506 SF*

Lease Rate: \$20.50 PSF (Annual) Modified Gross

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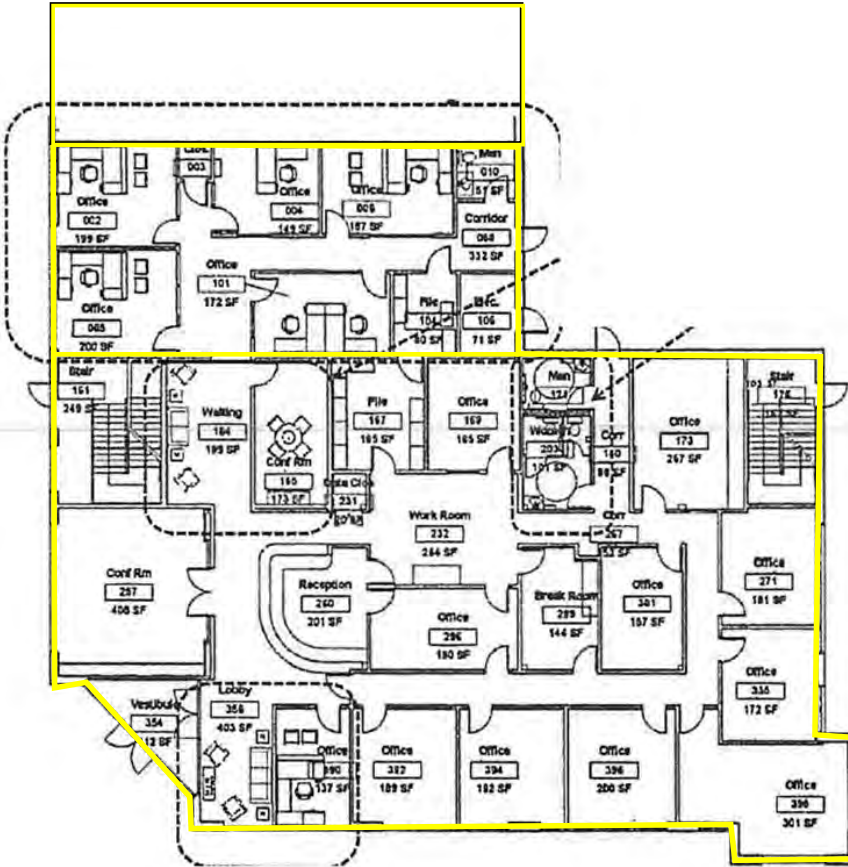
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SUITE 103
2,000 SF*

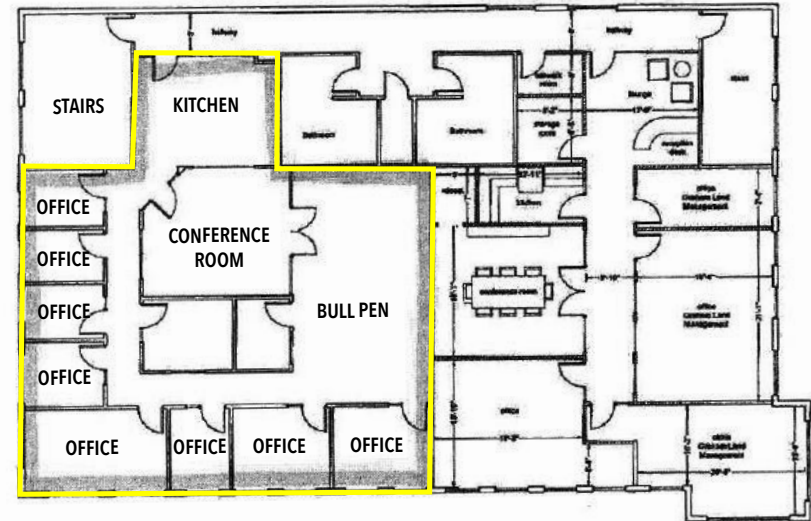
SUITE 102
1,906 SF*

SUITE 100
4,600 SF*



SUITES 100, 102, 103 & 201

Total Available SF: 11,506 SF*



SUITE 201

3,000 SF*

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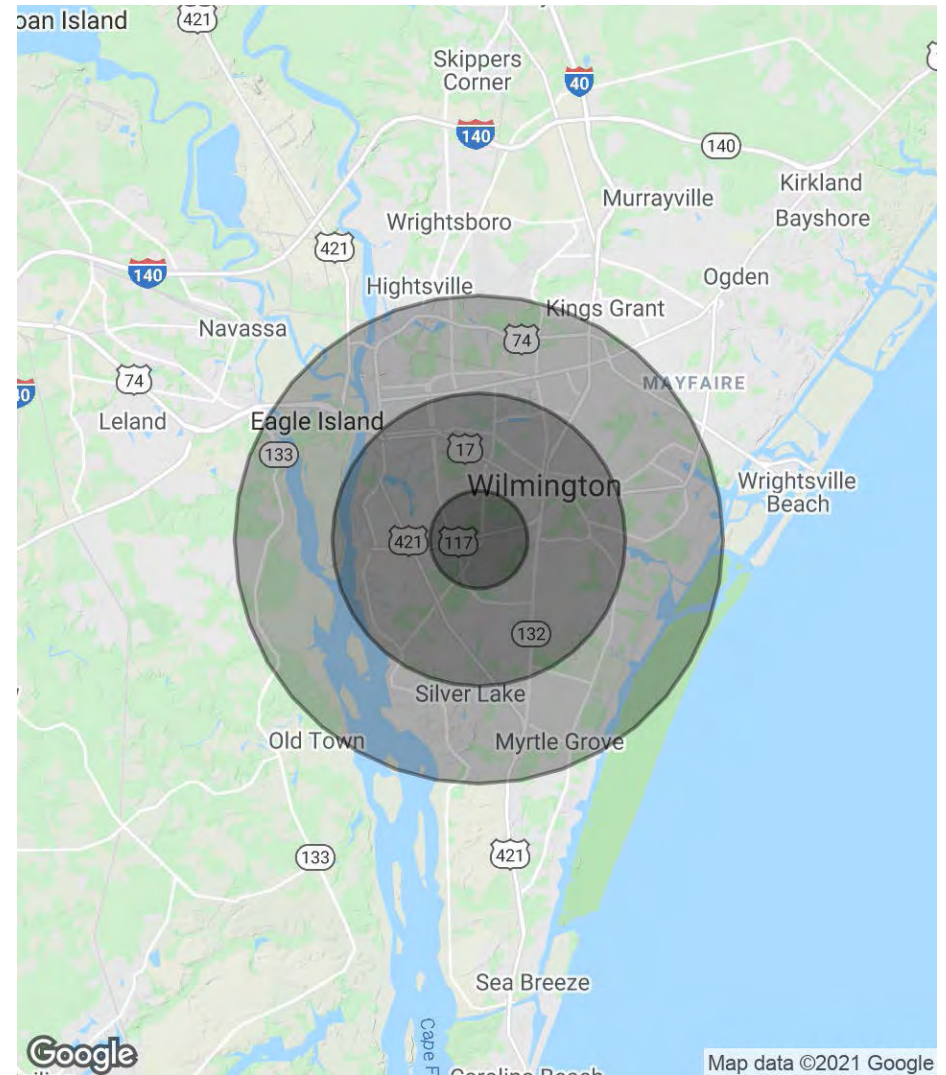
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,471	64,253	133,671
Average age	44.4	37.0	35.1
Average age (Male)	41.9	35.6	34.1
Average age (Female)	45.7	38.4	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,569	28,559	57,235
# of persons per HH	2.1	2.2	2.3
Average HH income	\$72,272	\$56,834	\$57,630
Average house value	\$207,812	\$225,720	\$259,074

*Demographic data derived from 2010 US Census



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*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.