



LAYDOWN YARD WITH SMALL OFFICE | 447 MARION DRIVE | WILMINGTON, NC

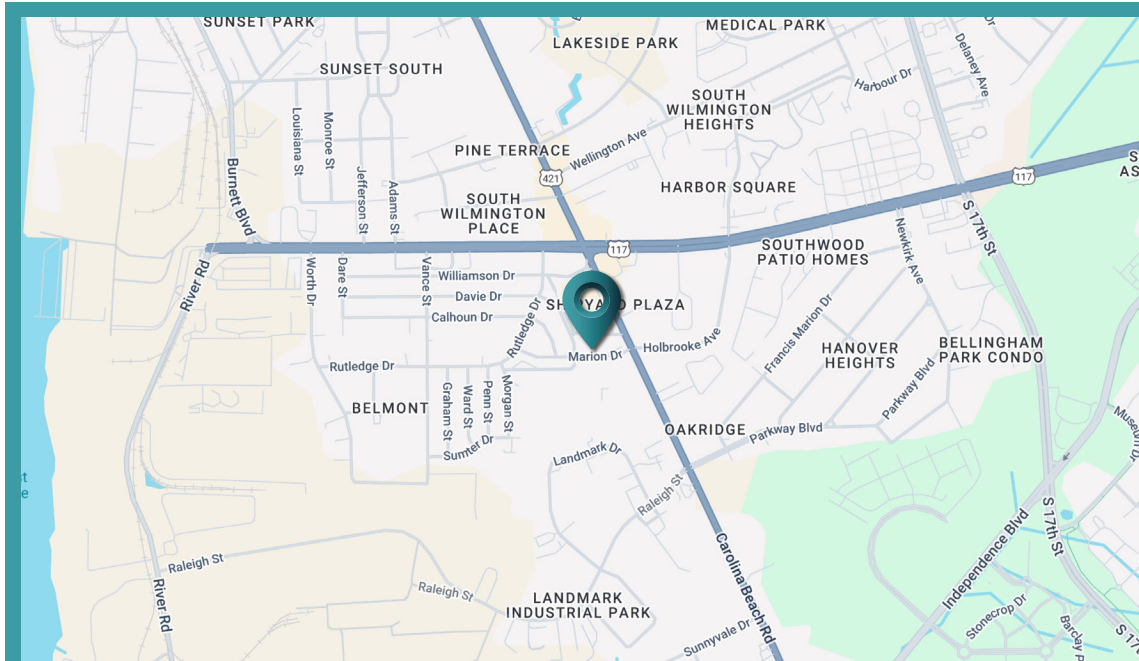
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FOR LEASE

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**Sun Coast
Partners**
COMMERCIAL



447 Marion Drive Wilmington, NC 28412

AVAILABLE SPACE*	±6,250 SF
LEASE RATE	\$2,000/Month
ZONING	CS (COMMERCIAL SERVICES)
CONTAINER SIZE	8' X 20'

*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.

LAYDOWN YARD WITH SMALL OFFICE

Approximately 6,250 SF of exclusive-use laydown yard available with easy access from Carolina Beach Road. The area is fully fenced with two 12' double-swing gates with locks. There is no shared access and the yard is mostly concrete with a section of crush and run gravel. The entrance is on Lorain Drive, with gates facing north toward the Roses Shopping Center.

IMPROVEMENTS

- Finished Office Container (8' x 20') with door, window, lighting, A/C & heat
- Storage Container (8' x 20') with front lock

LEASE TERMS

- \$2,000 per month
- Minimum 1-year lease (longer terms available)
- First month / Last month / Security deposit required

ZONING – CS (COMMERCIAL SERVICES)

CS zoning in New Hanover County is intended for commercial service and light industrial uses and is suitable for contractor operations. Typical permitted or compatible uses may include:

- General contractors
- Electrical, plumbing, HVAC, and mechanical contractors
- Site, grading, utility, concrete, and paving contractors
- Landscaping, irrigation, and tree service companies
- Marine, port-related, and industrial service contractors
- Equipment, vehicle, and material storage
- Staging and laydown yard operations with accessory office use

Not intended for:

- Automotive repair or body work
- Junk, salvage, or scrap storage
- Dismantling operations or retail auto sales

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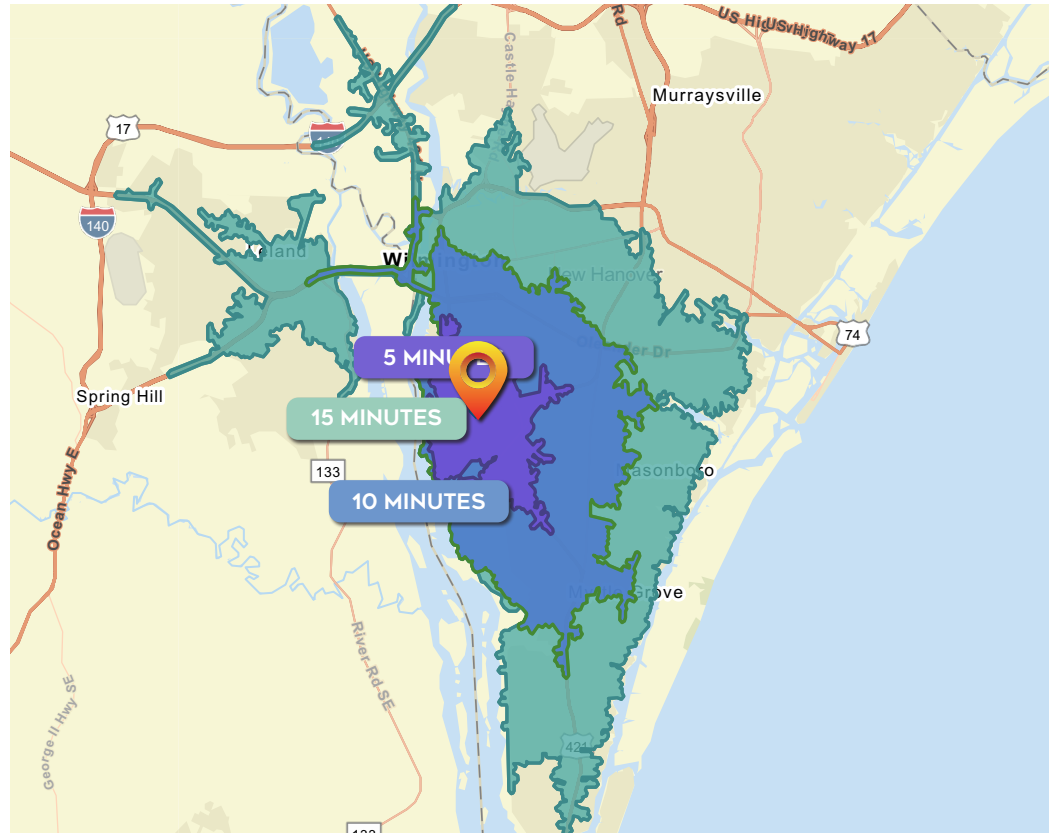


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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	15,999	69,613	150,801
Average Age	42.6	43.1	40.6
Households	8,382	33,630	69,146
Average HH Size	1.85	2.04	2.14
Median HH Income	\$62,389	\$72,635	\$75,132
Average HH Income	\$84,244	\$103,422	\$104,437
Per Capita Income	\$43,505	\$50,387	\$48,097

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

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