



MASONBORO COMMONS | 3315 MASONBORO LOOP ROAD

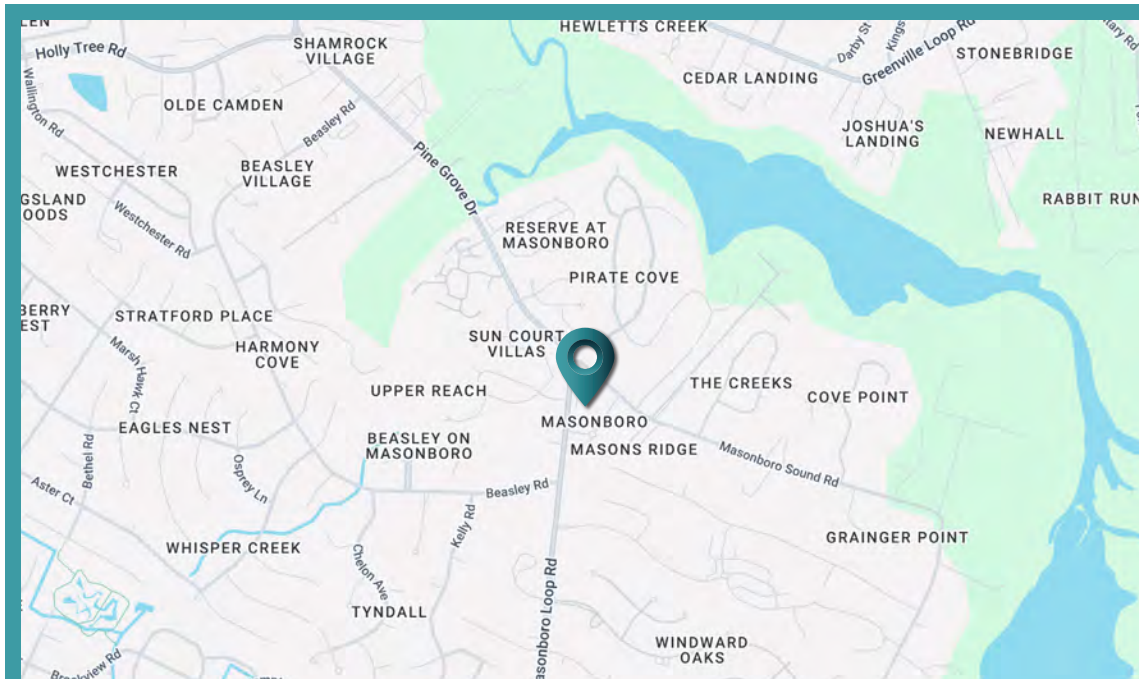
MASON WATKINS  
DON HARLEY, JR

# FOR LEASE

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



Sun Coast  
Partners  
COMMERCIAL



## 3315 Masonboro Loop Road, Suite 140 Wilmington, NC 28409

AVAILABLE SPACE*	1,240 SF
LEASE RATE	\$22.00 Annual/SF
LEASE TYPE	NNN
EXPENSES	\$8.82
PRIMARY USE	Retail
DATE AVAILABLE	3-1-2025

### 1,240 +/- SF RETAIL SPACE FOR LEASE

1,240 +/- SF of retail space for lease at Masonboro Commons. This unit boasts a predominantly open floorplan with 1 restroom and 1 storage closet. Conveniently located off of Masonboro Loop Rd. in the heart of a thriving area. Neighboring tenants include The Veggie Wagon, Pure by Gloss salon, Edward Jones Investments and The Cardinal restaurant. Current Tenant's lease expires 2/28/25.

Contact Broker with questions or to arrange a property tour.



\*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.

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704 661 4077

[mason.watkins@scpcommercial.com](mailto:mason.watkins@scpcommercial.com)

**DON HARLEY, JR**  
910 262 3148

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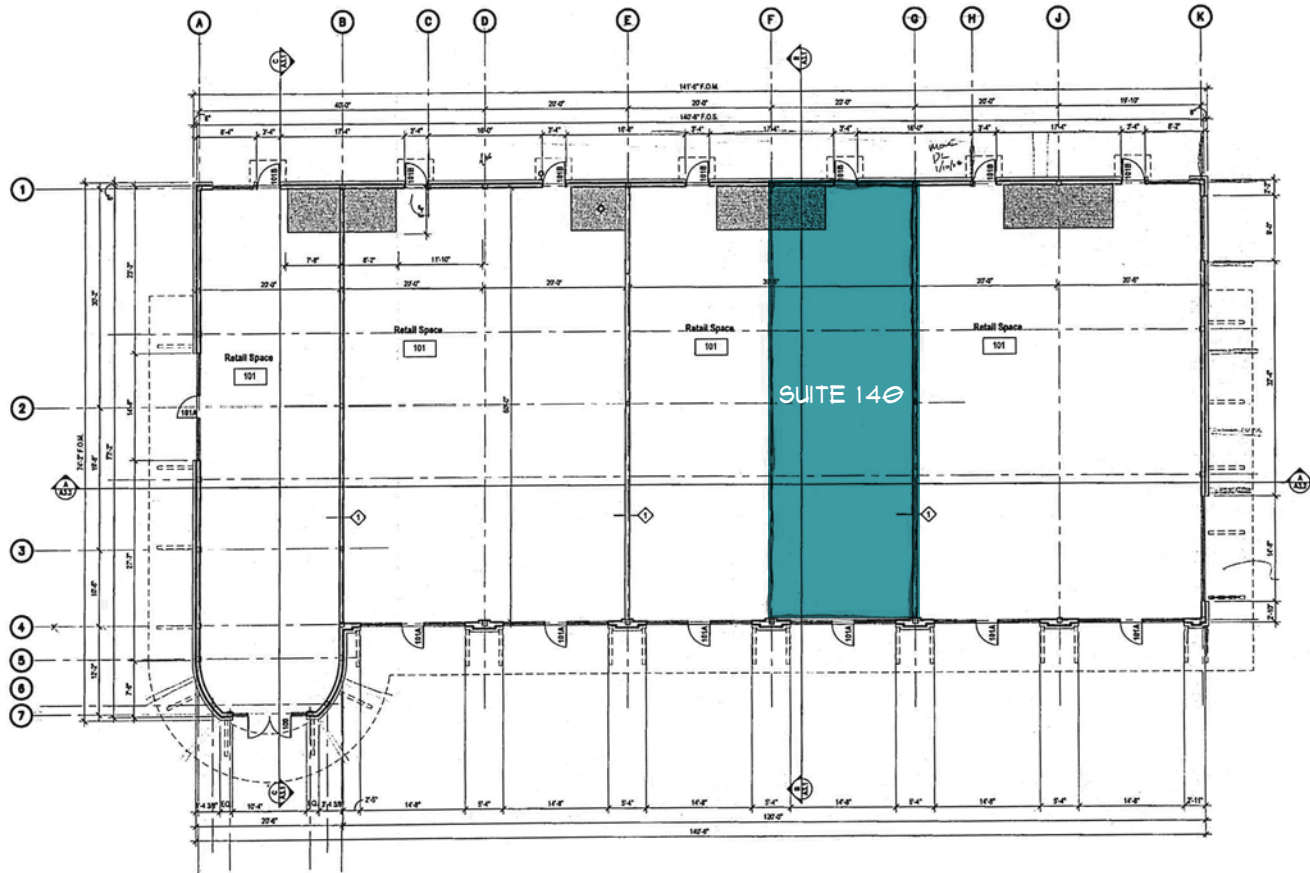
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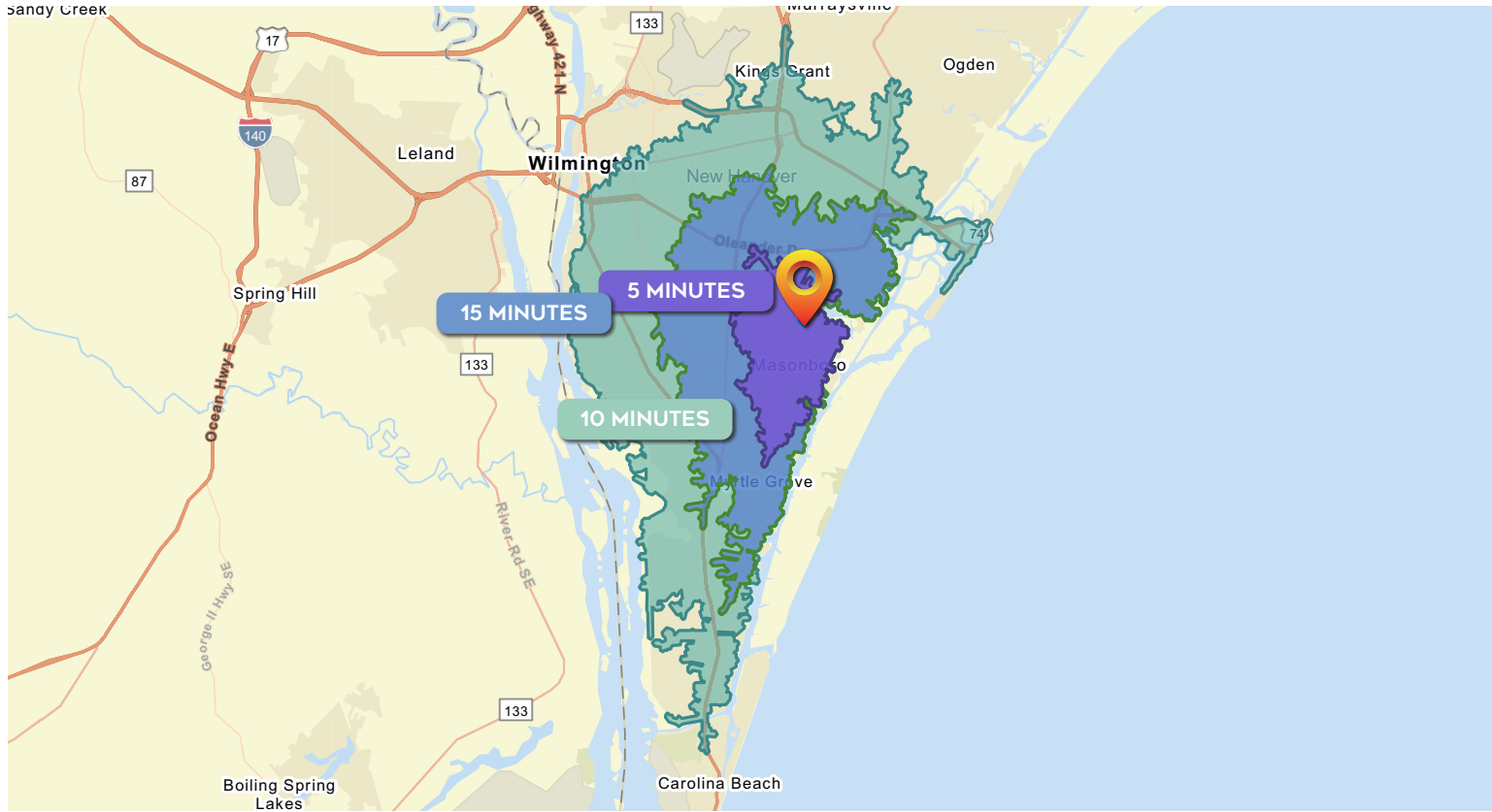
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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	14,244	60,946	146,932
Average Age	44.1	40.9	39.7
Households	5,462	26,327	65,257
Average HH Size	2.61	2.28	2.18
Median HH Income	\$111,164	\$80,670	\$69,415
Average HH Income	\$139,729	\$113,659	\$101,509
Per Capita Income	\$54,291	\$49,511	\$45,509

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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