



RESTAURANT SPACE | 6331 CAROLINA BEACH ROAD, WILMINGTON, NC

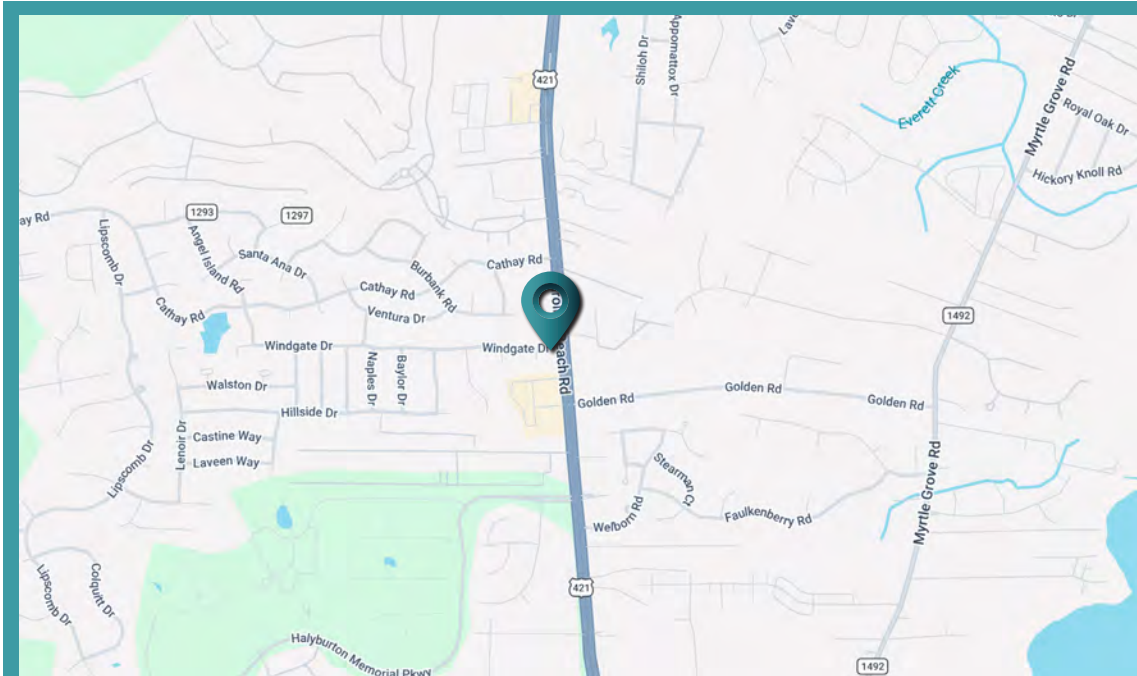
MASON WATKINS
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FOR LEASE

SUN COAST PARTNERS COMMERCIAL
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**Sun Coast
Partners**
COMMERCIAL



6331 Carolina Beach Road Wilmington, NC 28412

AVAILABLE SPACE*	2,400 SF
LEASE RATE	\$16.00/SF/Year
LEASE TYPE	NNN
EXPENSES	\$3.50 PSF
VACANT	No

RESTAURANT SPACE AVAILABLE FOR LEASE

Rare opportunity to lease a 2,400 SF second-generation restaurant space in one of Wilmington's most active commercial corridors. Located at 6331 Carolina Beach Rd., Units 3 & 4, this highly visible space offers direct frontage along Carolina Beach Road, providing excellent exposure and prominent signage opportunities.

The existing restaurant layout can significantly reduce startup costs and accelerate opening timelines for restaurant operators. Existing restaurant equipment is available for purchase under a separate agreement.

Other Tenants in the center include: ParT Golf & Billiards, Kinetico Water Systems and Kitchen Creations.

Do not disturb current Tenant. Contact Broker with questions or to arrange a property tour.

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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.

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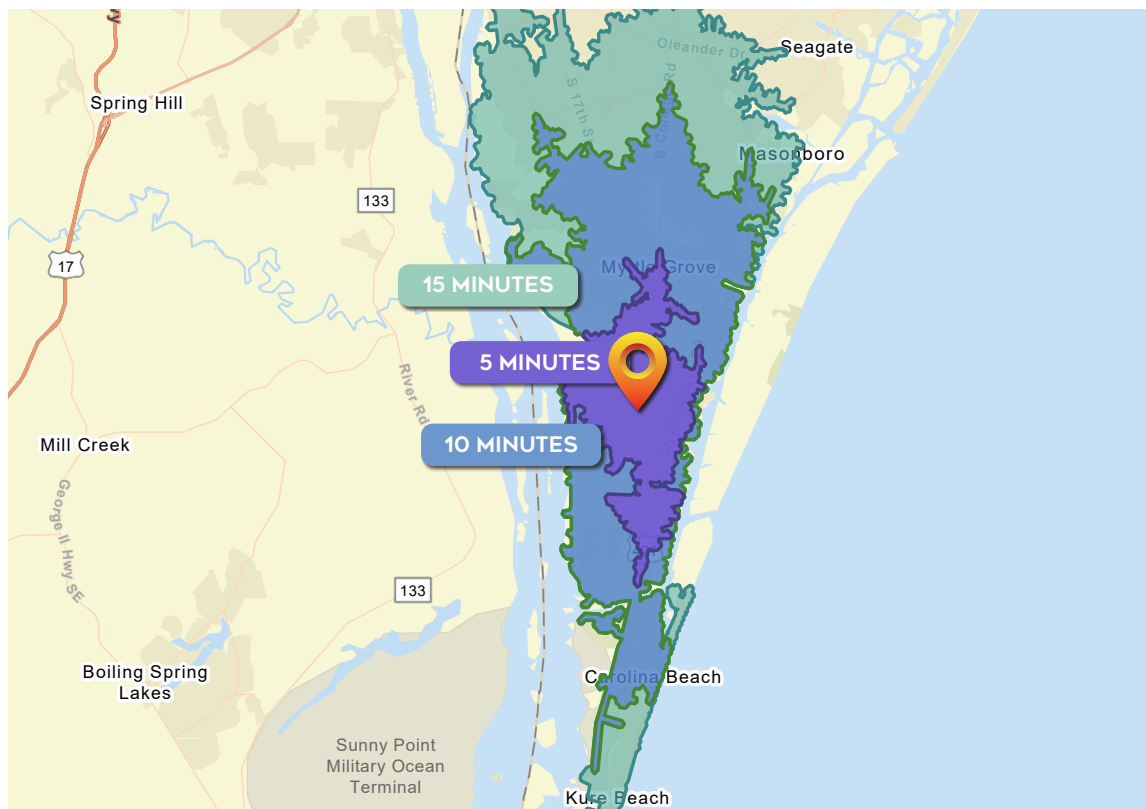


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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	8,868	55,729	93,517
Average Age	44.2	45.1	45.2
Households	3,683	24,335	42,099
Average HH Size	2.4	2.28	2.2
Median HH Income	\$89,429	\$91,808	\$86,421
Average HH Income	\$119,466	\$125,205	\$122,794
Per Capita Income	\$50,740	\$55,178	\$55,195

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

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