

LAY DOWN YARD | 509 HERMITAGE ROAD, CASTLE HAYNE

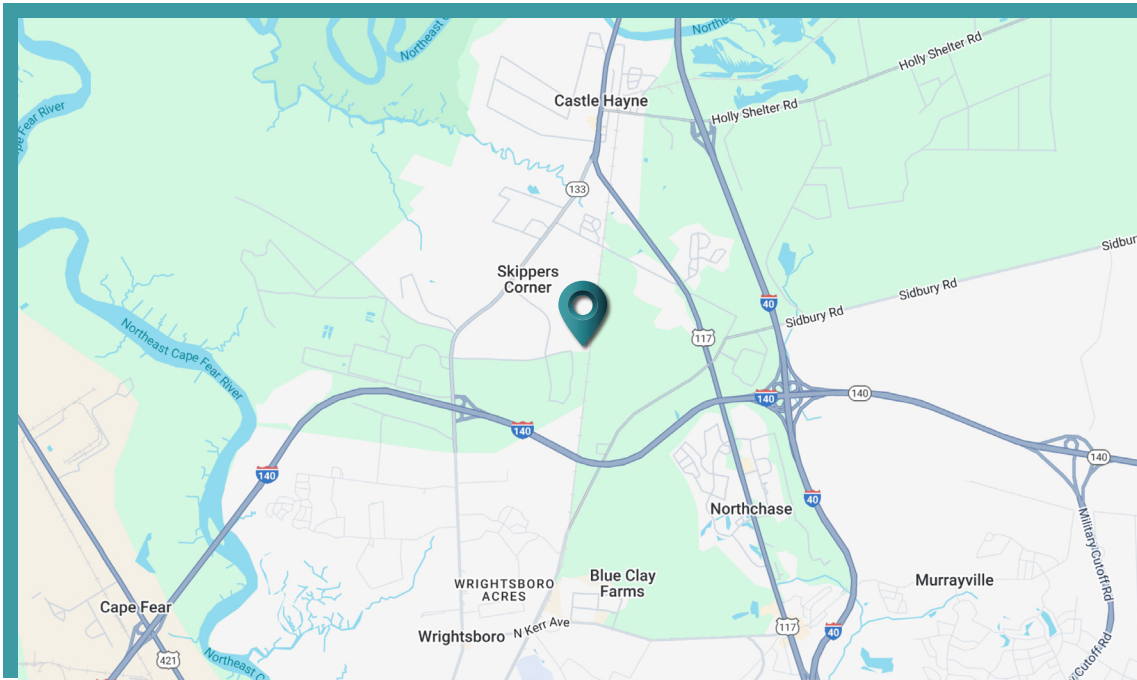
MIKE MUSSELWHITE
910 231 6829
mike.musselwhite@scpcommercial.com

FOR LEASE

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



Sun Coast
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509 Hermitage Road Castle Hayne, NC 28429

ACREAGE*	2.93 Acres
LEASE RATE	\$0.60 - \$1.00/SF/year
PRIMARY USE	Lay down yard

2.93± acres of land for lay down yard. There will be a fence with a double Drive-Through gate across the front of property. There is a 30' Driveway entrance. There is 3 pole light currently. Landlord can add more lights if necessary.

The left side of property is completely fenced with a double wide drive-thru gate. That portion is 163' x 360' for 1.35 acres.

- **Fenced area is 1.35 acres at \$1.00 per SF - Not Divisible**
- **Non fenced area is 1.55 acres at \$.60 per SF**

The yard is convenient to Hwy I-40 and Hwy 117. Tenant's use to be approved by Landlord. Call Broker for showing or more information.



*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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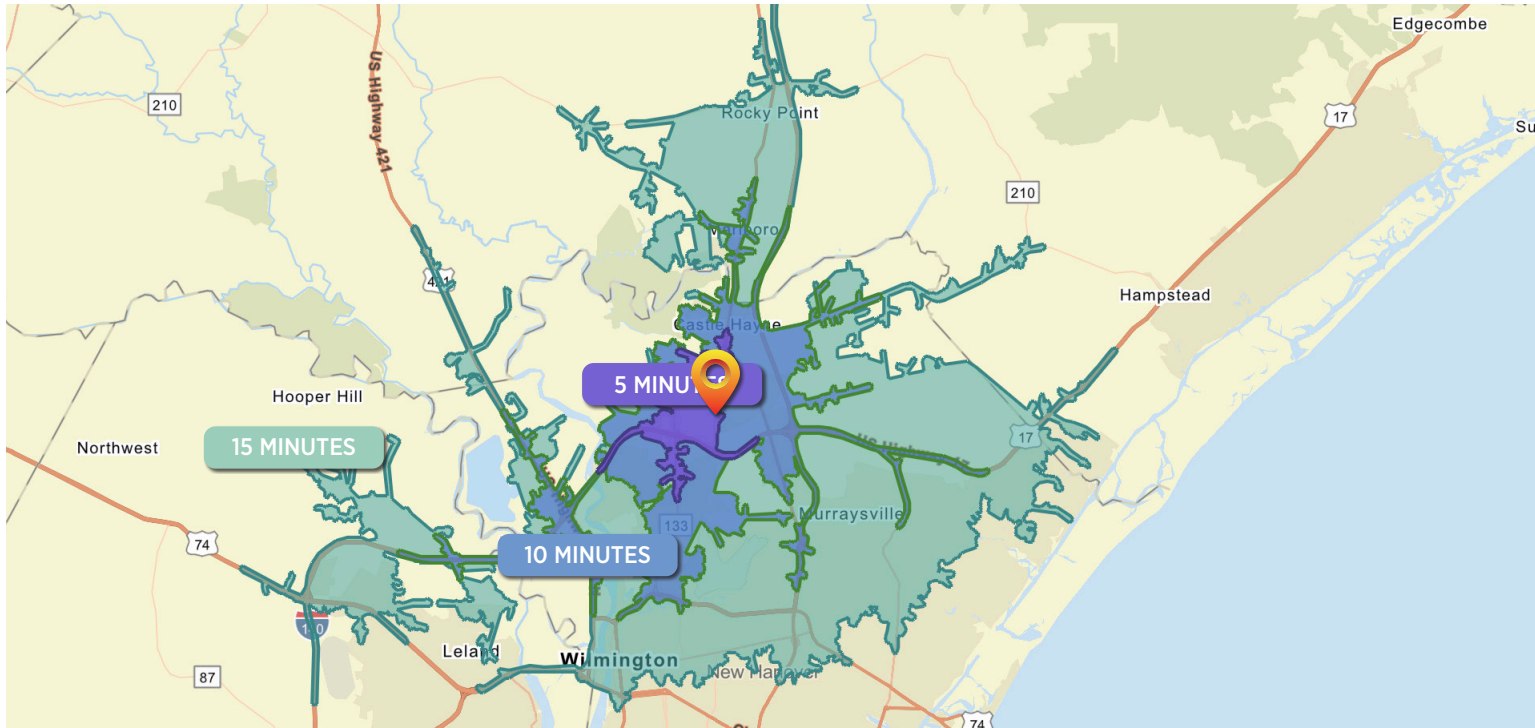




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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	1,279	14,868	90,376
Average Age	47.7	41.4	39.4
Households	516	5,915	38,618
Average HH Size	2.45	2.38	2.30
Median HH Income	\$60,111	\$59,312	\$68,706
Average HH Income	\$80,686	\$75,763	\$88,988
Per Capita Income	\$33,293	\$31,046	\$38,316

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

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