

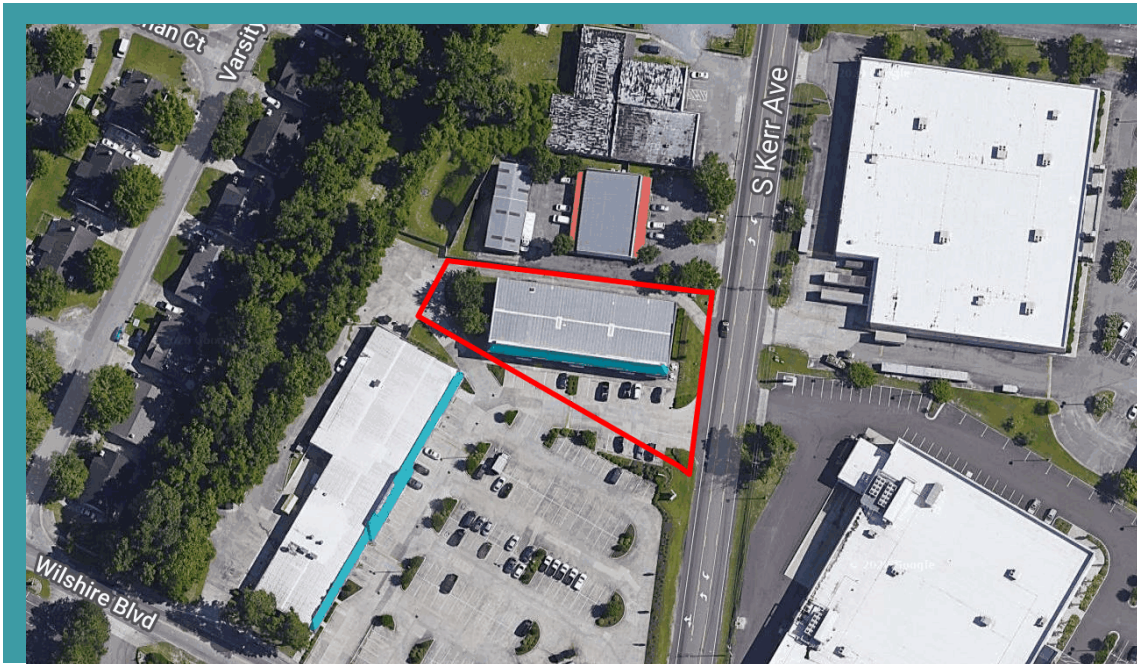


OFFICE SUITES NEAR UNCW | 890 S. KERR AVENUE | SUITES 225 & 235

# FOR LEASE

 **THE CRESS GROUP**  
COMMERCIAL REAL ESTATE SITE SERVICES  
[WWW.THECRESSGROUP.COM](http://WWW.THECRESSGROUP.COM)

 **Sun Coast  
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### Two Office Suites Available for Lease near UNCW at Crossroads Executive Offices

**Suite 235** - is 1,213± SF and offers (5) offices with reception area. The office suite is located on the second floor of the building and it is available now.

**Suite 225** - is 956± SF offers one large open room. The building is served by common area restrooms and a modified gross rental structure. The office suite is also located on the second floor of the building.

This popular mixed-use development is also known as Crossroads Center and it's home to a number of established local businesses such as Grinders Cafe, The Wine Sampler, Rounds Bagels and Donuts, Kumon Learning Center, Hibachi-To-Go, Carolina Candy Shop, The Vibe and many others. It's in a prime location providing plentiful parking and close proximity to all conveniences. The building is served by common area restrooms and a modified gross rental structure.

## 890 S. Kerr Avenue Suites 225 & 235 Wilmington, NC 28403

COMPLEX NAME	Crossroads Executive Offices
SUITES AVAILABLE	225 & 235
AVAILABLE SPACE	<b>225</b> - 956± SF / <b>235</b> - 1,213± SF
LEASE RATE	<b>225</b> - \$1,474 Monthly / <b>235</b> - \$1,870 Monthly
LEASE TYPE	Modified Gross
PRIMARY USE	Office
BUILDING SIZE	24,022 SF*
ACREAGE	0.67 Acres*
ZONING	CB
YEAR BUILT	1989
NUMBER OF BUILDINGS	2
NUMBER OF FLOORS	2, Suites are on 2nd floor
SHOW INSTRUCTIONS	Call broker

\*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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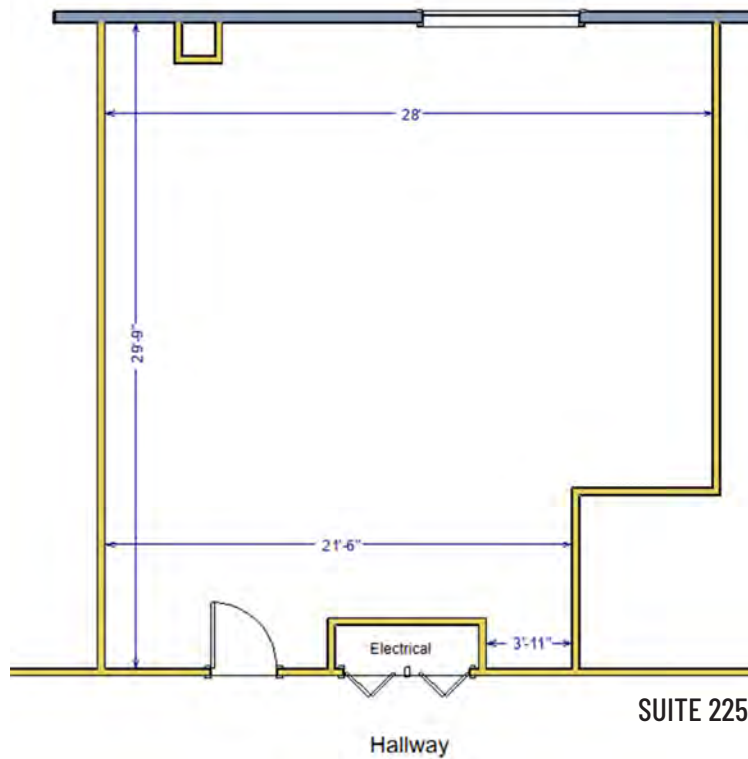
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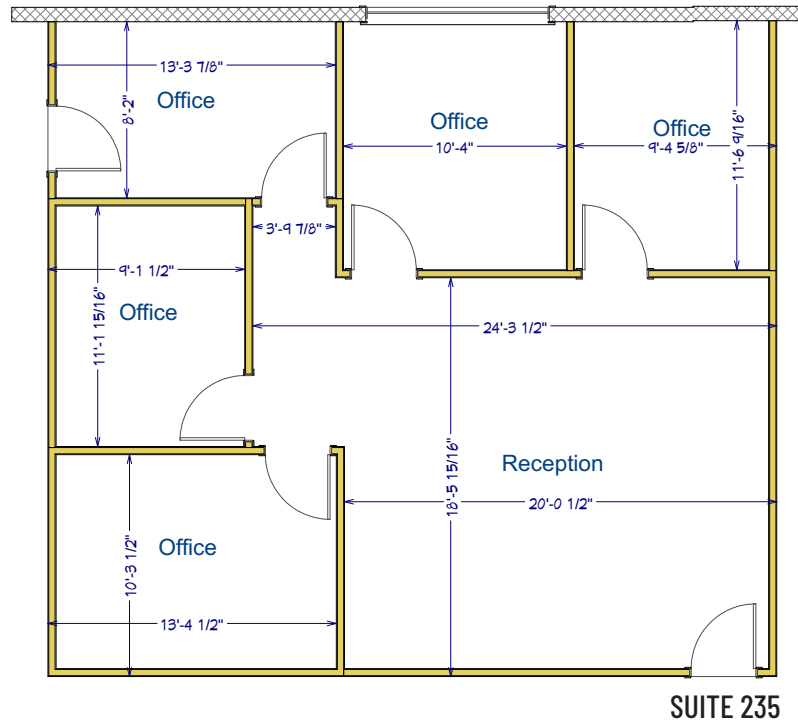
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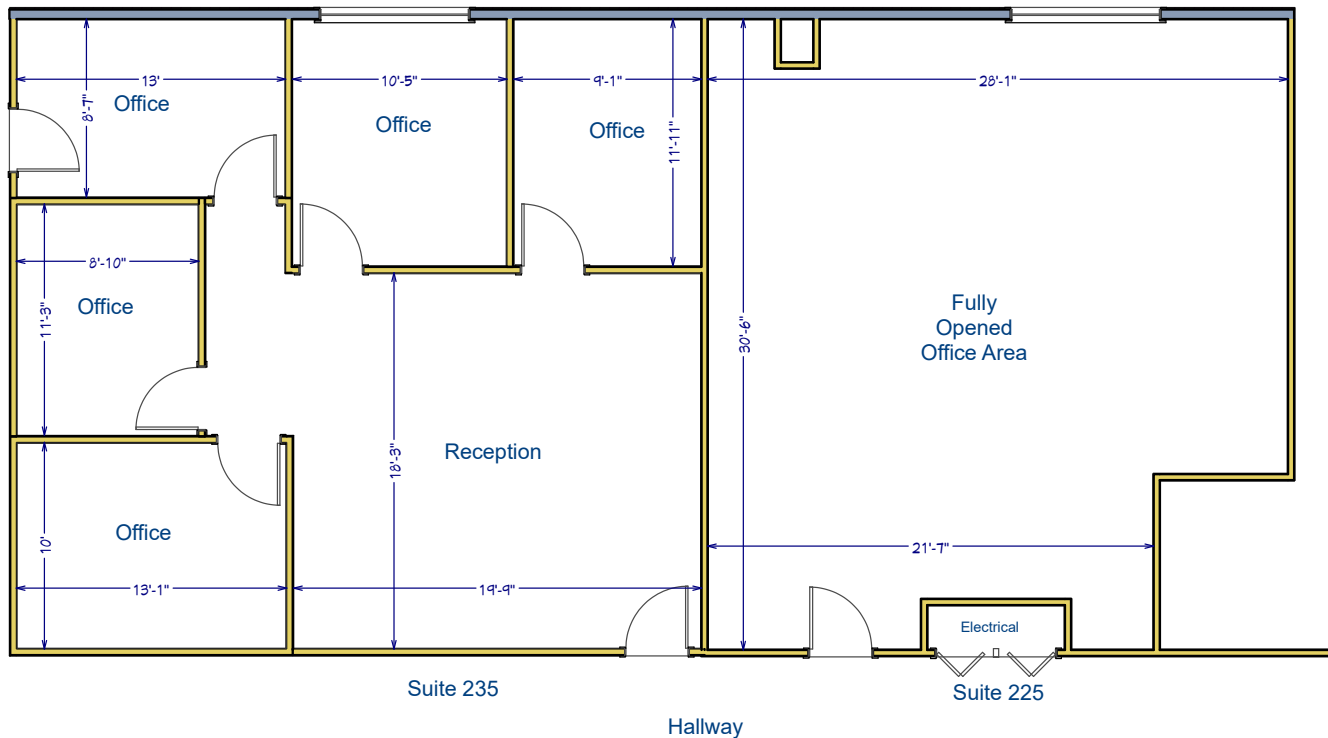
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Dimensions Shown are for Illustration Only and must be Field Verified

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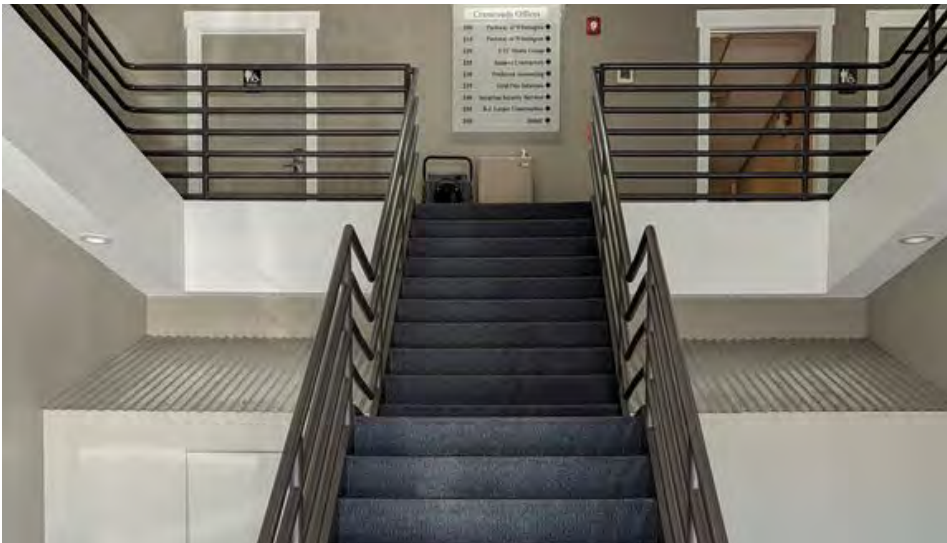
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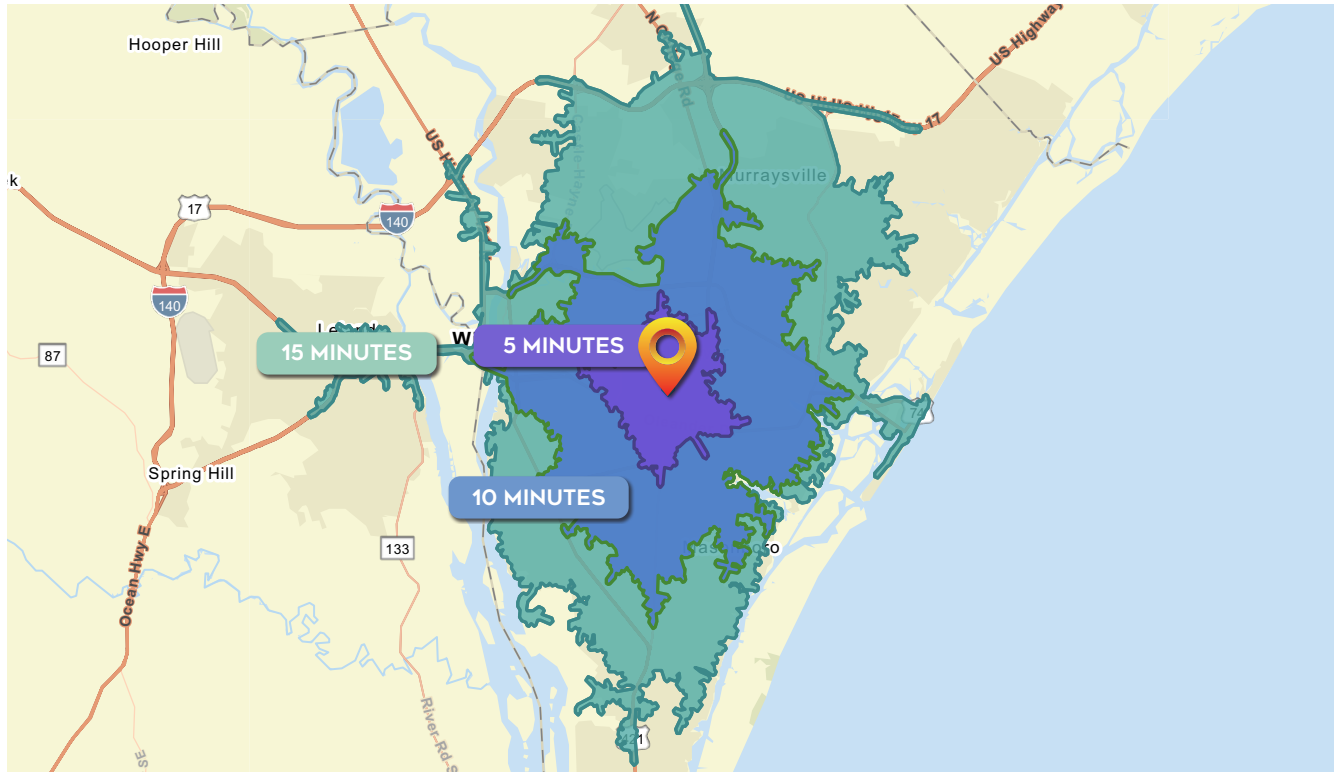
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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	18,447	96,984	178,312
Average Age	31.3	36.4	39.1
Households	9,504	46,093	79,635
Average HH Size	1.93	2.14	2.17
Median HH Income	\$50,449	\$61,318	\$68,275
Average HH Income	\$68,373	\$91,207	\$98,025
Per Capita Income	\$34,559	\$41,133	\$43,894

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

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