



Each office independently owned and operated

**KENNETH FISHER - RE/MAX COMMERCIAL**

1650 Military Cutoff Rd | Ste 100

Wilmington, NC 28403

FOR LEASE

OFFICE SUITE

# MILITARY CUTOFF OFFICE SUBLEASE

1612 MILITARY CUTOFF RD | WILMINGTON, NC 28403



PRESENTED BY:

**KENNETH FISHER**

Broker / REALTOR

910.616.2123

NC #227264

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## PROPERTY DESCRIPTION

A beautiful professional suite located on the bustling and highly desirable Military Cutoff Road is available for sublease (3 years with renewal options). This class A office space features an inviting reception area, overlooking an impressive glass enclosed conference room. Beyond the waiting room is an expansive open workspace with light natural wood style LVP flooring, 2 private offices, breakroom, and copy or storage area, and a short corridor to back ingress / egress. Common amenities include: a beautiful lobby leading to elevator access, and nicely maintained restrooms with quality finishes. Plenty of parking is available, as is building signage. Lease rate includes all TICAM and utilities with the exception of data, phone, and interior janitorial of the suite. Please do not disturb tenants.

## OFFERING SUMMARY

|                |                       |
|----------------|-----------------------|
| Lease Rate:    | \$26.52 SF/yr (Gross) |
| Monthly Rent:  | \$4,371/month         |
| Available SF:  | 1,978 SF              |
| Lot Size:      | 117,880 SF            |
| Building Size: | 33,258 SF             |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 2,599     | 18,549    | 47,983    |
| Total Population  | 5,252     | 42,834    | 112,094   |
| Average HH Income | \$149,465 | \$124,587 | \$111,783 |



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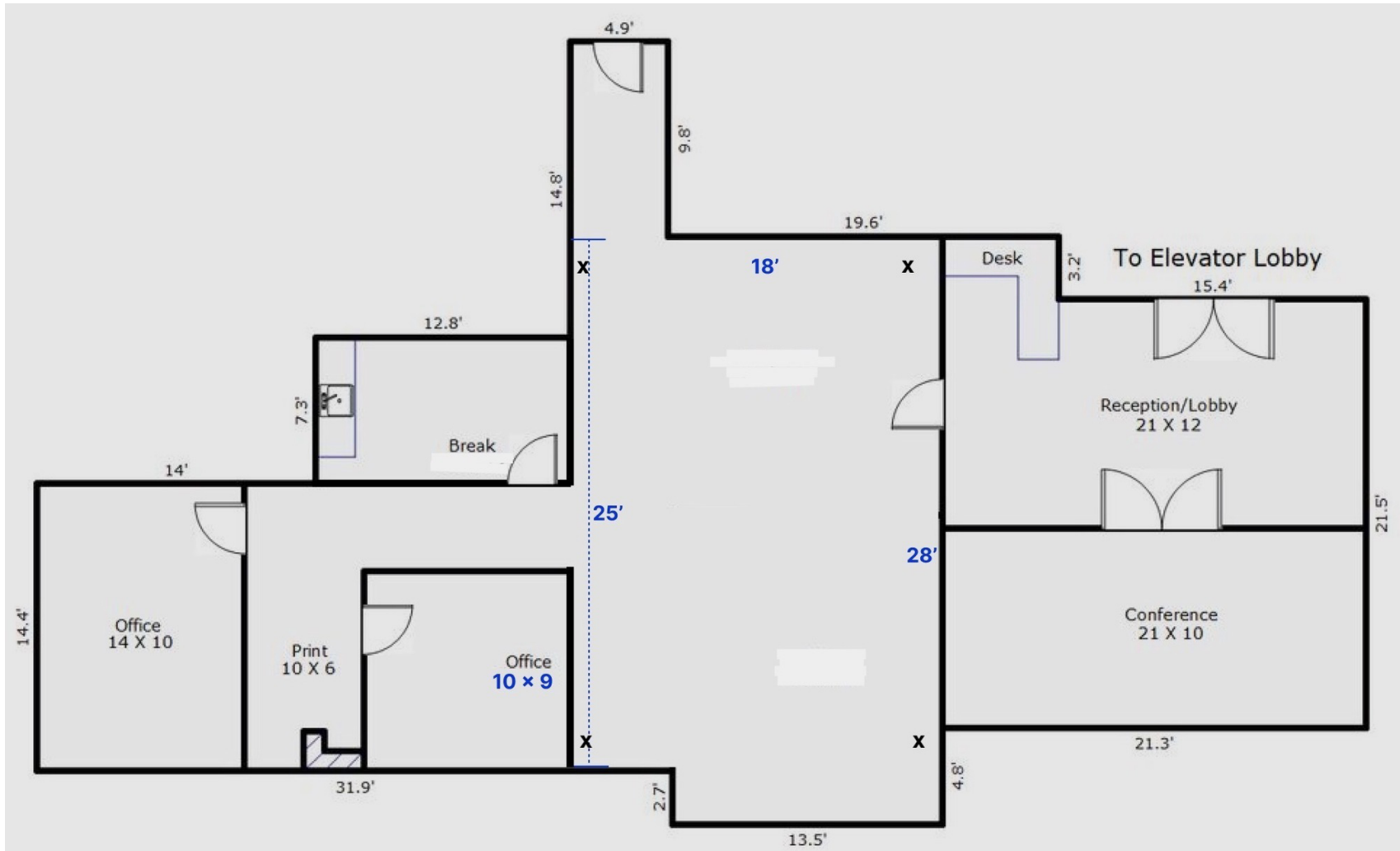
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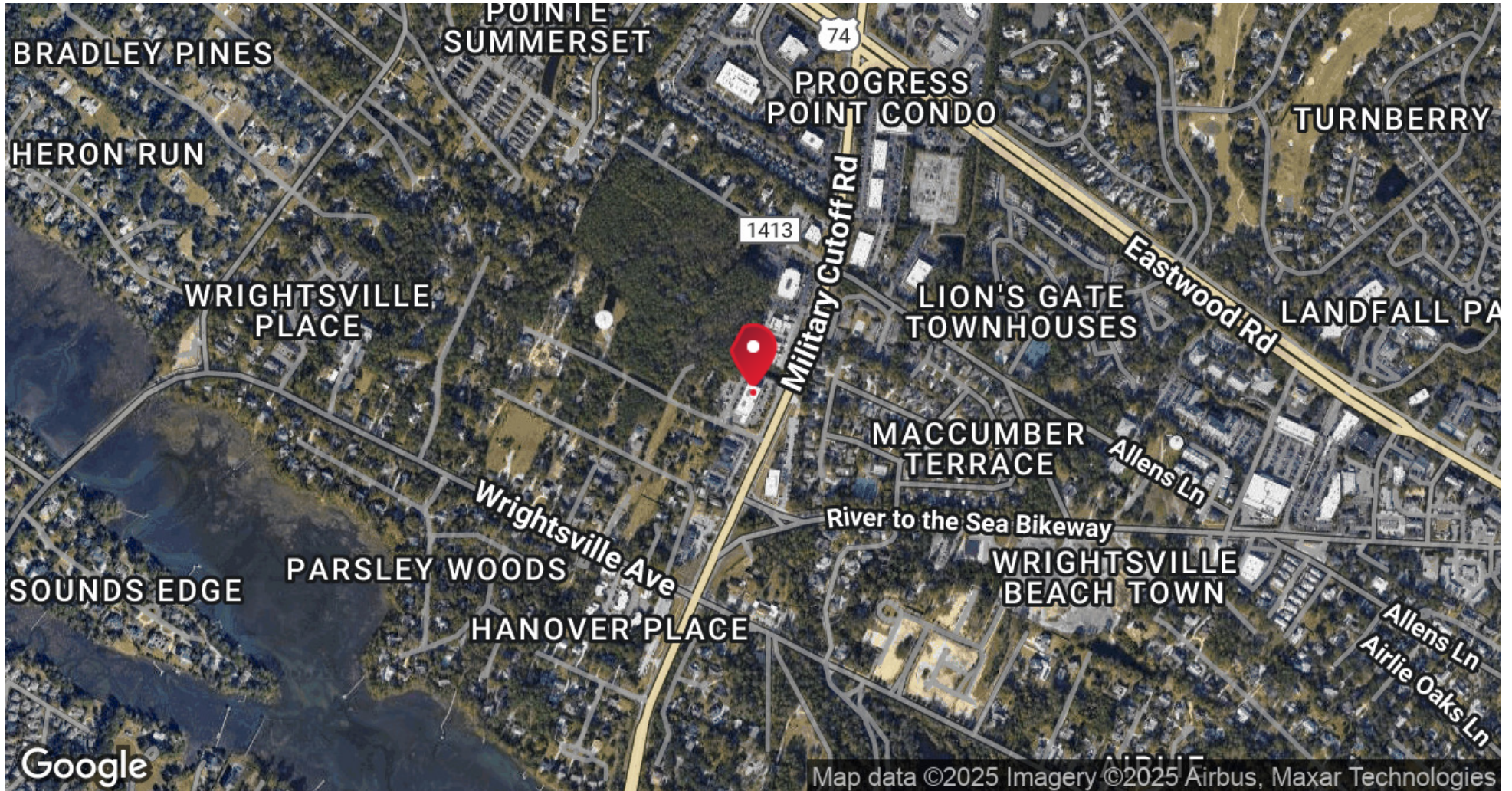
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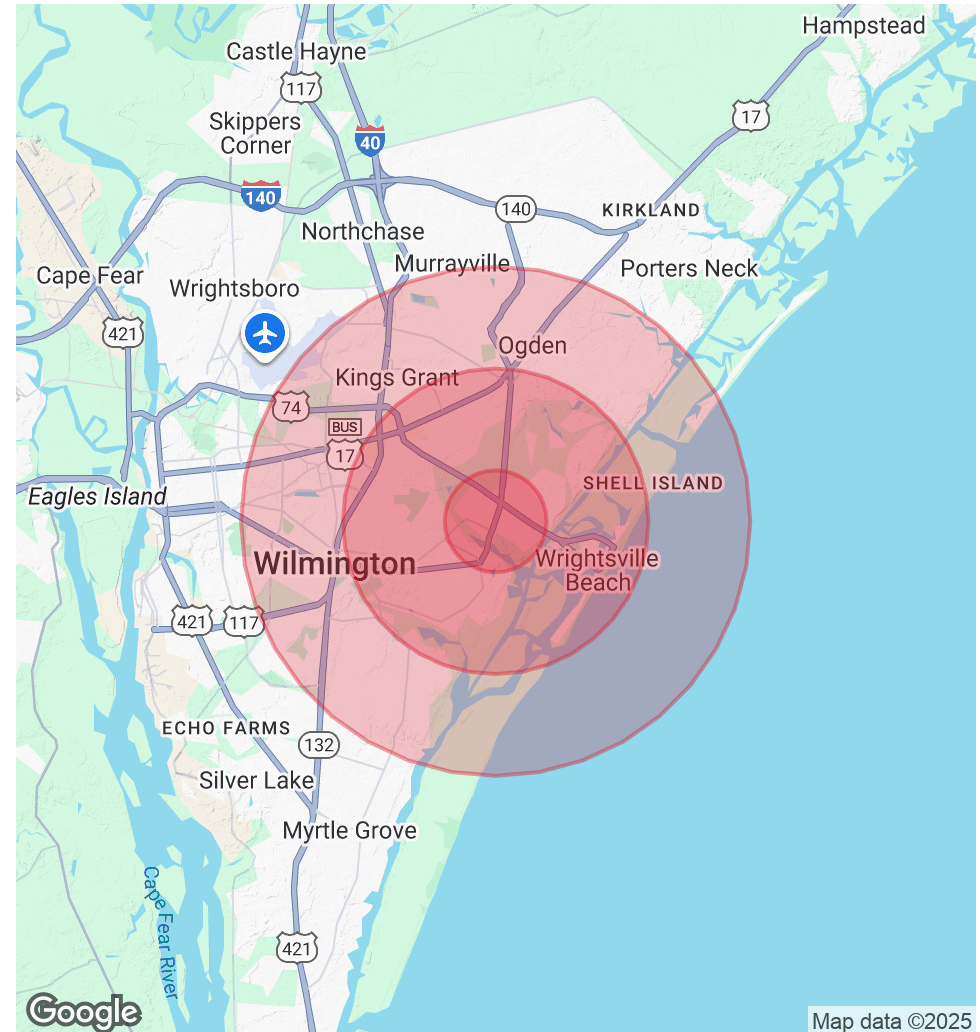
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 5,252  | 42,834  | 112,094 |
| Average Age          | 48     | 42      | 41      |
| Average Age (Male)   | 47     | 41      | 40      |
| Average Age (Female) | 49     | 43      | 42      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,599     | 18,549    | 47,983    |
| # of Persons per HH | 2         | 2.3       | 2.3       |
| Average HH Income   | \$149,465 | \$124,587 | \$111,783 |
| Average House Value | \$817,243 | \$662,202 | \$502,191 |

Demographics data derived from AlphaMap



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