

# Best Buy Shadow Anchored Center - Retail For Lease

## 311 S College Rd, Wilmington, NC 28403



Listing ID: 30671977  
Status: Active  
Property Type: Shopping Center For Lease  
Retail Type: Community Center, Fashion/Specialty  
Contiguous Space: 5,019 SF  
Total Available: 5,019 SF  
Lease Rate: \$40 PSF (Annual)  
Base Monthly Rent: \$16,730  
Lease Type: NNN



### Overview/Comments

South College Road End-Cap Retail For Lease, formerly Mattress Firm. This building is located in front of Best Buy and adjacent to Cruisers Car Wash. The Center has Starbucks, Crumb Cookies and this suite available for lease.

This unit is built out in open showroom space condition. Please see attached Site Plan for dimensions and layout.

The properties position fronts on South College road, one of the most heavily trafficked roads in Wilmington with 77,000 cars per day passing this property. The internal traffic generated from Starbucks also brings many visitors and shoppers to the center as well as Best Buys proximity.

Signage is possible on the rear (facing Best Buy) as well as on the front and the Pylon.

5,019+/- SF is available for lease and can be subdivided into two units potentially.

We can accommodate a wide array of uses at the center, so please dont hesitate to call.

### More Information Online

<http://www.nccommercialmls.com/listing/30671977>



### QR Code

Scan this image with your mobile device:

### General Information

Tax ID/APN:	R04920-003-009-000	Gross Building Area:	8,416 SF
Retail Type:	Community Center, Fashion/Specialty, Free-Standing Store, Neighborhood Center, Strip Center	Building/Unit Size (RSF):	5,019 SF
Zoning:	RB - REGIONAL BUSINESS	Land Area:	1.05 Acres

### Available Space

Suite/Unit Number:	120	Lease Type:	NNN
Space Available:	5,019 SF	Parking Spaces:	0
Minimum Divisible:	5,019 SF	Real Estate Taxes:	\$2.23 PSF (Annual)
Maximum Contiguous:	5,019 SF	Operating Expenses:	\$0.60 PSF (Annual)
Space Type:	Relet	CAM Expenses:	\$3.36 PSF (Annual)
Date Available:	12/03/2020	Rent Escalators:	Step-Up Lease
Lease Rate:	\$40 PSF (Annual)		

### Area & Location

Retail Clientele:	General, Family, Business, Traveler, Tourist, Recreation	Feet of Frontage:	138
Property Located Between:	New Centre Drive & Oriole Drive	Traffic/Vehicle Count:	77,234
Property Visibility:	Excellent	Highway Access:	I-40
Largest Nearby Street:	College Road	Airports:	ILM
		Site Description:	Existing retail space.

**Area Description** Midtown / University Area Retail epicenter. This property sits on S College (turns into Interstate 40) which has multiple apartment communities, Offices, Hotels and Many National, Regional and local retailers from electronics (Best Buy) to home improvement (Lowe's Home Improvement across the street) Grocery (Lowe's Food Warehouse Clubs (Sams and Costco) Sporting Goods (Academy Sports) etc all within .5 miles of this center.

### Building Related

Total Number of Buildings:	1	Passenger Elevators:	0
Number of Stories:	1	Freight Elevators:	0
Property Condition:	Excellent	Heat Type:	Electricity
Year Built:	2014	Heat Source:	Central
Roof Type:	Flat	Air Conditioning:	Package Unit
Construction/Siding:	Brick	Interior Description:	Open showroom with 2 bathrooms and tech closet / storage area.
Parking Type:	Surface		
Parking Description:	Common Parking Field. This unit has two dedicated spots.		

### Land Related

Lot Frontage:	138'	Sewer Type:	Municipal
Lot Depth:	259'	Legal Description:	LOT 2B TF COLLEG & NEW CENTRE TRACT DIVISION
Water Service:	Municipal		

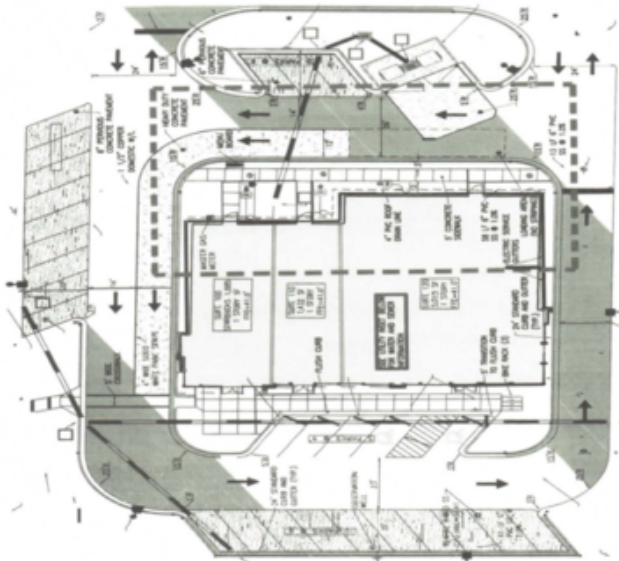
**Zoning Description** RB - Regional Business - This district is established to accommodate large commercial facilities offering goods and services meeting the needs of the city, county and regional residents. It is designed to locate at the intersections of major thoroughfares and occur in clustered patterns. The district is intended to encourage one-stop shopping at convenient and safely accessible locations.

### Location

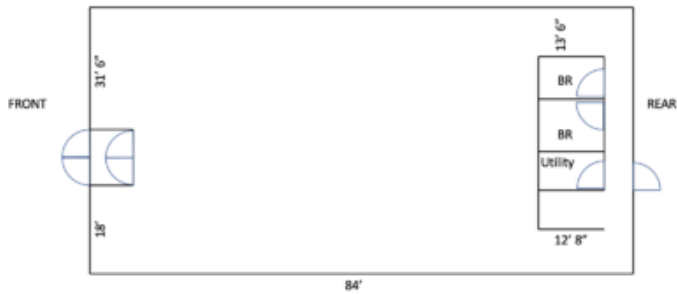
Address:	311 S College Rd, Wilmington, NC 28403
County:	New Hanover
MSA:	Wilmington



### Property Images



Screen Shot 2020-12-04 at 2.45.57 PM



MF Layout



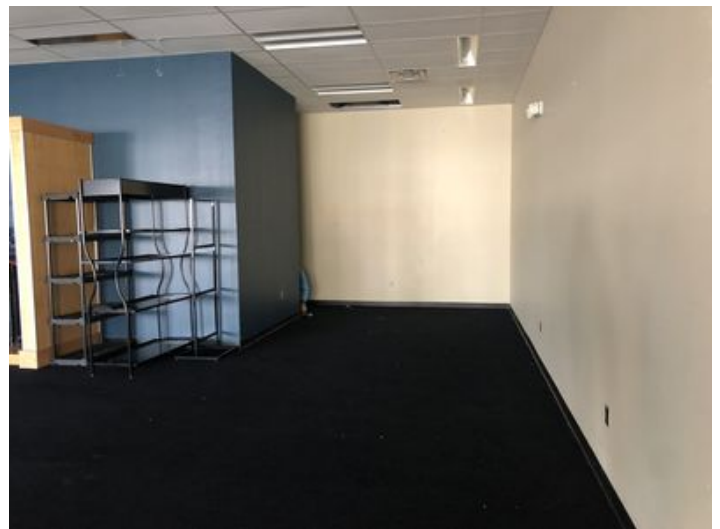
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## Property Contacts

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