

# INDUSTRIAL FOR LEASE



## PROPERTY INFORMATION

- 1,569+/- Square Feet Flex Space Unit
- B-2 (Business) Zoning
- Located in Murrayville Station Business Park
- Easy Access to I-40 & I-140
- One Overhead Door-10 ft x 10 ft
- 2 Offices; Reception Area; Conditioned Work Area; One Restroom and 600 SF of Warehouse Space
- \$1,850 Per Month
- Built in 1997

Murrayville Station Business Park

2708 Exchange Dr, Unit C, Wilmington, NC 28405



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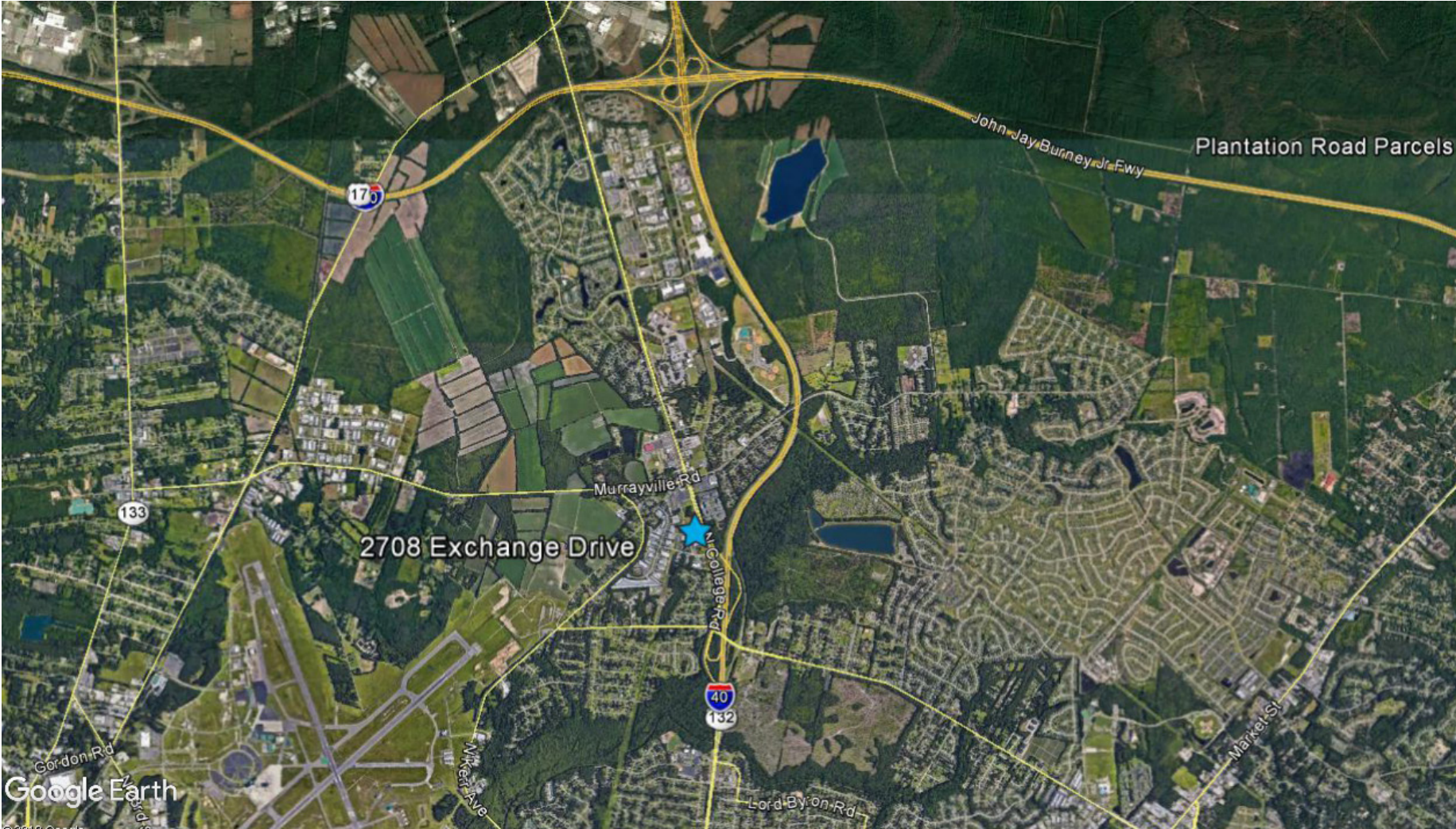
**Coldwell Banker Commercial Sun Coast Partners** ♦ 1430 Commonwealth Drive ♦ Suite 102 ♦ Wilmington, NC 28403  
[www.cbcsuncoast.com](http://www.cbcsuncoast.com) ♦ T: 910-350-1200 ♦ F: 910-350-0925

PHOTOS

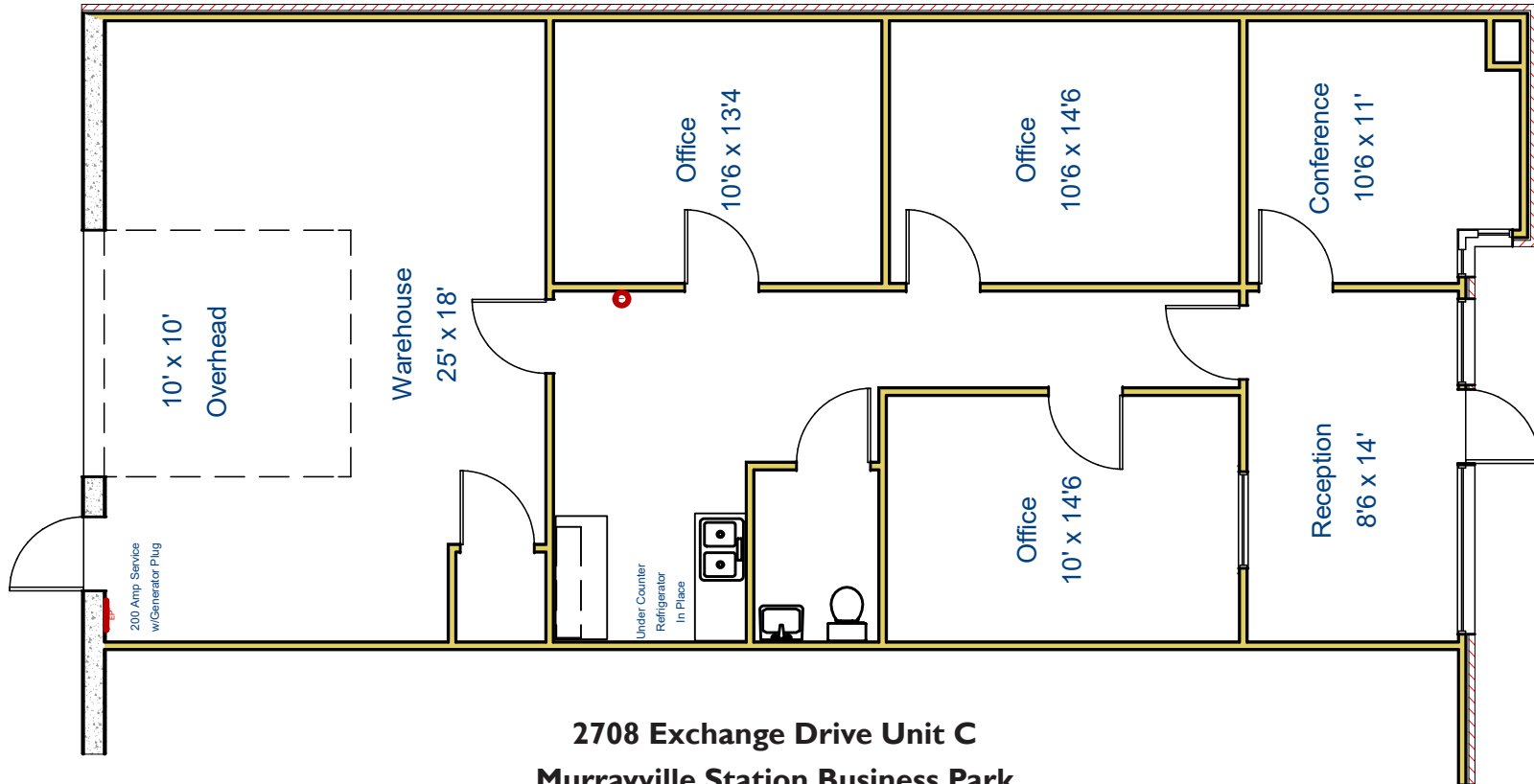




AERIAL



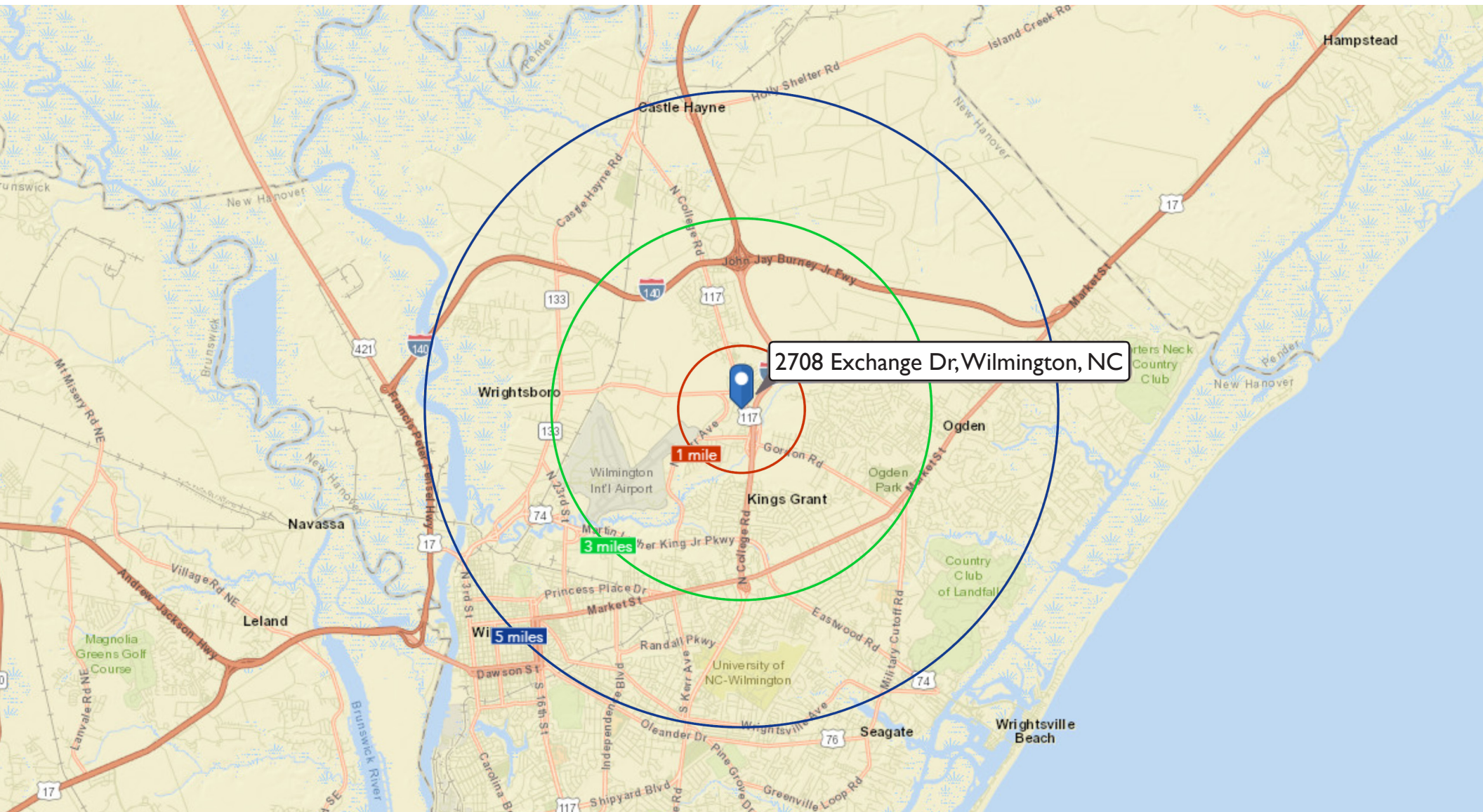
# FLOORPLAN



**2708 Exchange Drive Unit C**  
**Murrayville Station Business Park**  
**1,569 SF Flex Space Unit**



# I-3-5 MILE RING MAP



# DEMOGRAPHICS



## INCOME

	MEDIAN HOUSEHOLD INCOME	PER CAPITA INCOME	MEDIAN NET WORTH
1 MILE	\$55,274	\$25,634	\$102,760
3 MILES	\$51,346	\$26,187	\$59,286
5 MILES	\$44,971	\$27,241	\$34,550



## EDUCATION

	NO HIGH SCHOOL DIPLOMA	HIGH SCHOOL GRADUATE	SOME COLLEGE	COLLEGE DEGREE
1 MILE	6%	27%	41%	26%
3 MILES	8%	25%	36%	31%
5 MILES	9%	24%	32%	35%



## HOUSING STATISTICS

	MEDIAN HOME VALUE	AVERAGE MORTGAGE & BASICS	MEDIAN CONTRACT RENT
1 MILE	\$197,753	\$7,361	\$856
3 MILES	\$190,086	\$6,589	\$825
5 MILES	\$212,083	\$6,171	\$765



## POPULATION

	POPULATION	MEDIAN AGE
1 MILE	3,425	41.0
3 MILES	36,260	36.0
5 MILES	102,857	34.4

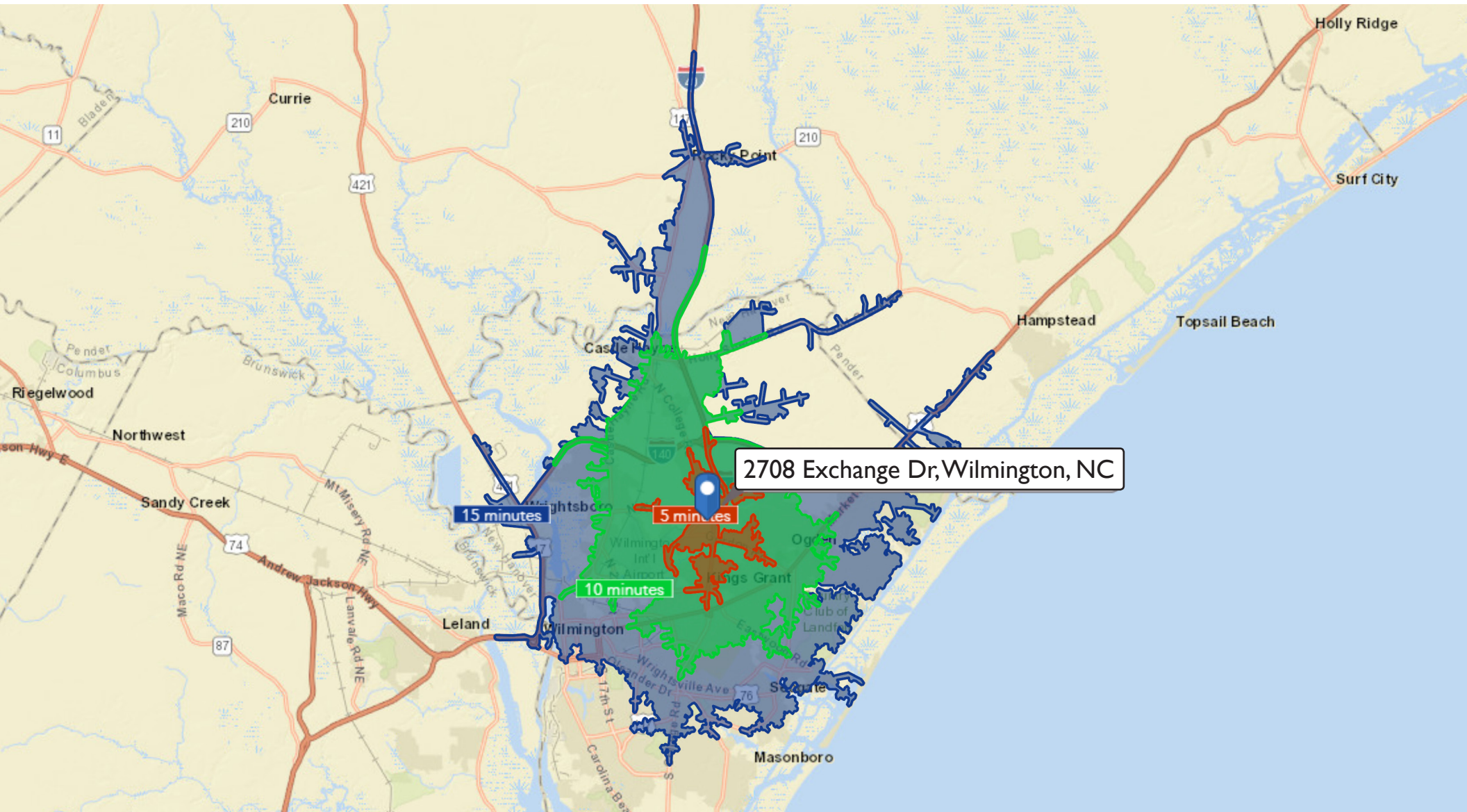
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# DRIVETIME MAP



# MARKET PROFILE



## ANNUAL HOUSEHOLD SPENDING

	APPAREL & SERVICES	ELECTRONICS	DINING OUT	GROCERIES	HEALTH CARE
5 MINUTES	\$1,669	\$134	\$2,602	\$3,883	\$4,209
10 MINUTES	\$1,653	\$136	\$2,585	\$3,811	\$4,012
15 MINUTES	\$1,873	\$155	\$2,931	\$4,359	\$4,646



## BUSINESS

	TOTAL BUSINESSES	TOTAL EMPLOYEES
5 MINUTES	229	2,822
10 MINUTES	2,845	32,812
15 MINUTES	7,232	81,177



## EMPLOYMENT

	WHITE COLLAR	BLUE COLLAR	SERVICES	UNEMPLOYMENT RATE
5 MINUTES	57%	23%	20%	4.9%
10 MINUTES	61%	20%	20%	5.0%
15 MINUTES	63%	18%	19%	5.5%

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# WILMINGTON MSA, NC



**POPULATION OF MSA**  
**268,000**

**HOUSEHOLDS IN MSA**  
**111,546**

**HOUSEHOLD MEDIAN INCOME**  
**\$52,655**

**UNEMPLOYMENT RATE OF MSA**  
**5.30%**

	OFFICE	RETAIL	MF	INDUSTRIAL
VACANCY	▼	▲	▼	▼
ABSORPTION	▲	▼	▲	▲
RENTAL RATES	▲	↔	▲	▲

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