



15894 HIGHWAY 17
P.O. BOX 56
HAMPSTEAD, NC 28443
910/270-5100 FAX: 910/270-5110

359 N. FRONT STREET
P.O. BOX 215
WILMINGTON, NC 28402
910/251-2211 FAX: 910/251-2218

STOPLIGHT CORNER LOT FOR SALE



**Medical Center Drive & Carolina Beach Road
(Hwy. 421)
Wilmington, North Carolina**

The extension of Medical Center Drive has created a vibrant business subdivision connecting the high-traffic Carolina Beach Road with 17th Street at the New Hanover Hospital's front door. This prime lot is now for sale, offering a full city block from Medical Center to Wellington Avenue.

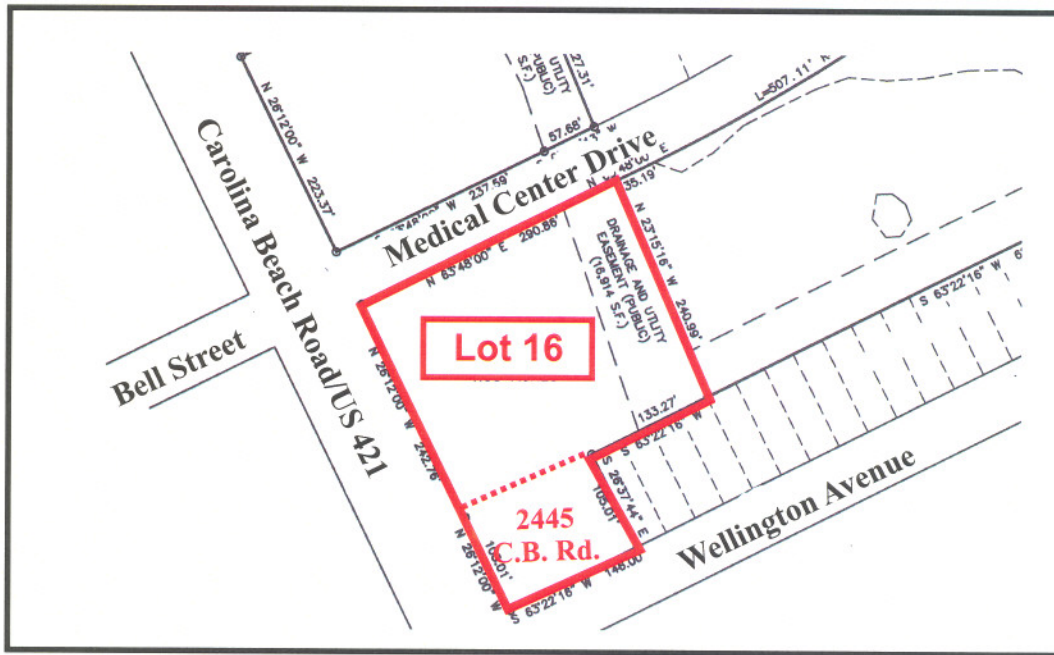
**Call Mike Nadeau at
(910) 620-1237**



Commercial & Investment Real Estate Specialists
email: info@creativecommercial.biz
www.creativecommercial.biz



**LAKESIDE PARK LOT 16 &
2445 CAROLINA BEACH ROAD**



- 1.93 Acres with 1.54 Acres Outside City Easement
 - Stoplight Corner at Medical Center Dr.
 - 347' Frontage on Carolina Beach Road
 - 290' Frontage on Medical Center Drive
 - 146' Frontage on Wellington Avenue
 - Zoned Office & Institutional (O&I)
 - Served by City Water and Sewer
 - Offsite Stormwater System in Place for Entire Parcel
 - Subject to Lakeside Park Covenants and Restrictions
 - 4500 sq. ft. Block Structure at Wellington Currently Leased Month to Month for \$3100
 - Traffic Count 40,000 Cars Per Day
- Will Consider Selling Lot 16 and 2445 Carolina Beach Road Separately on a Case-By-Case Basis

THE OFFERING

\$1,280,000

CREATIVE COMMERCIAL PROPERTIES, INC.

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CALL
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Creative Commercial Properties, Inc. reasonably believes the information in this brochure is fairly and accurately stated. However, any prospective purchaser is urged to independently confirm its accuracy and completeness.

