



Mixed-Use Corner Property

**1842-1846 Carolina Beach Rd.**

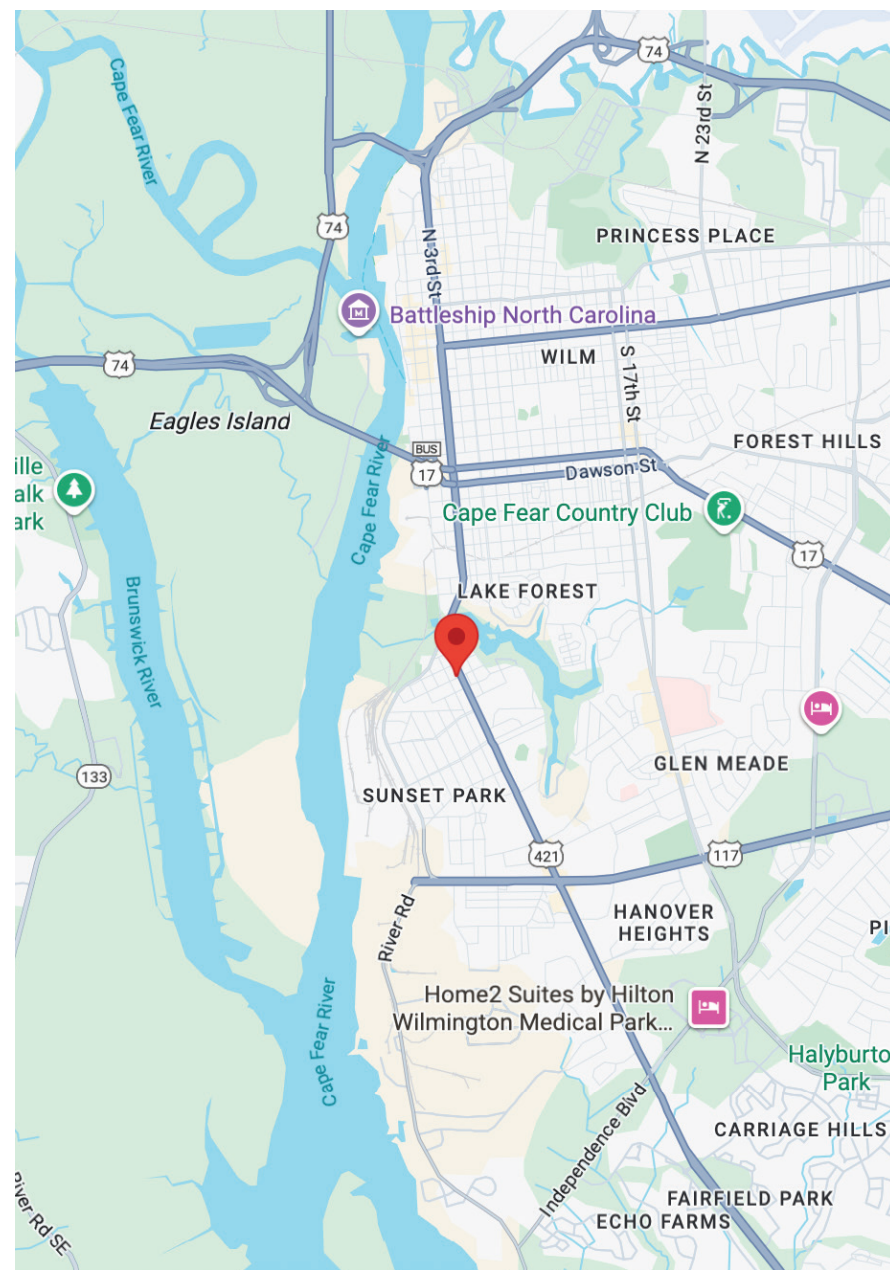
For Sale | Wilmington, NC



# Overview

<b>Status:</b>	For Sale
<b>Property Type:</b>	Mixed-Use
<b>Size:</b>	2,129 SF
<b>Zoning:</b>	CB
<b>County:</b>	New Hanover
<b>Asking Price:</b>	\$525,000

.43 acre corner of Carolina Beach Road (108ff) and North Carolina Ave. 1457SF house currently used as a recovery house by verbal agreement. Corner lot also used as a car lot under another verbal agreement. 40,000 VPD, Zoned CB (Community Business) City of Wilmington. Current users could stay with new lease or go within 30 days.



# Property Information

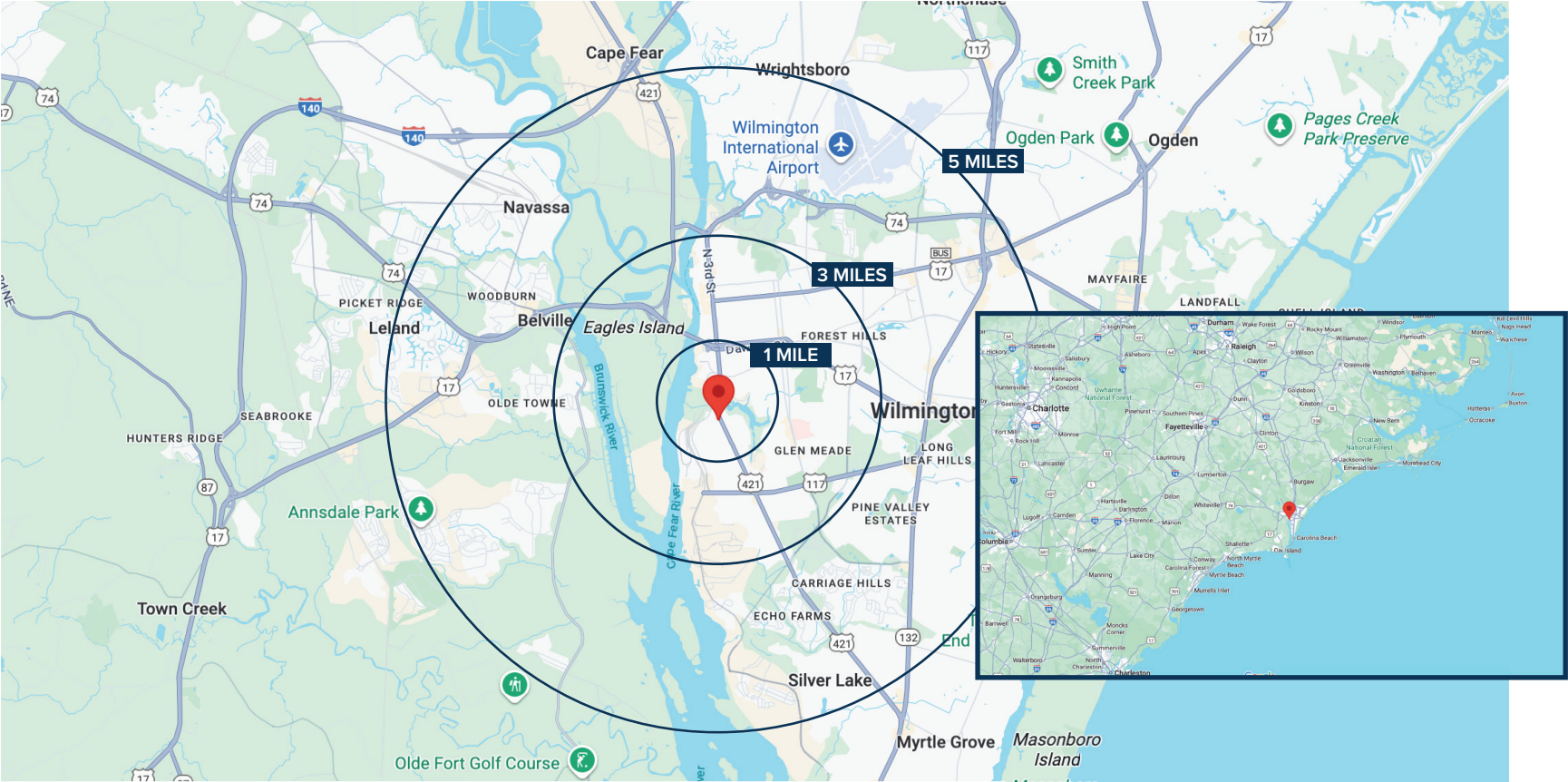


<b>Asking Price:</b>	\$525,000	<b>Cross Street:</b>	North Carolina Blvd.
<b>Listing ID:</b>	43320123	<b>Building Status:</b>	Existing
<b>Status:</b>	For Sale	<b>Land Size:</b>	0.43 Acres
<b>Property Type:</b>	Mixed-Use/Office	<b># of Buildings:</b>	2
<b>Secondary Use:</b>	Retail/Hospitality	<b># of Floors:</b>	1
<b>Total Available Space:</b>	2,129 SF	<b>Occupancy Types:</b>	Multi-tenant
<b>Investment:</b>	Yes	<b>Building Class:</b>	C
<b>Possession:</b>	Now	<b>Retail Space:</b>	672 SF
<b>Zoning:</b>	CB	<b>Residential Space:</b>	1,457 SF
<b>County:</b>	New Hanover	<b>Electricity/Sewer:</b>	Yes
<b>Parcels:</b>	3116-98-1514.000		



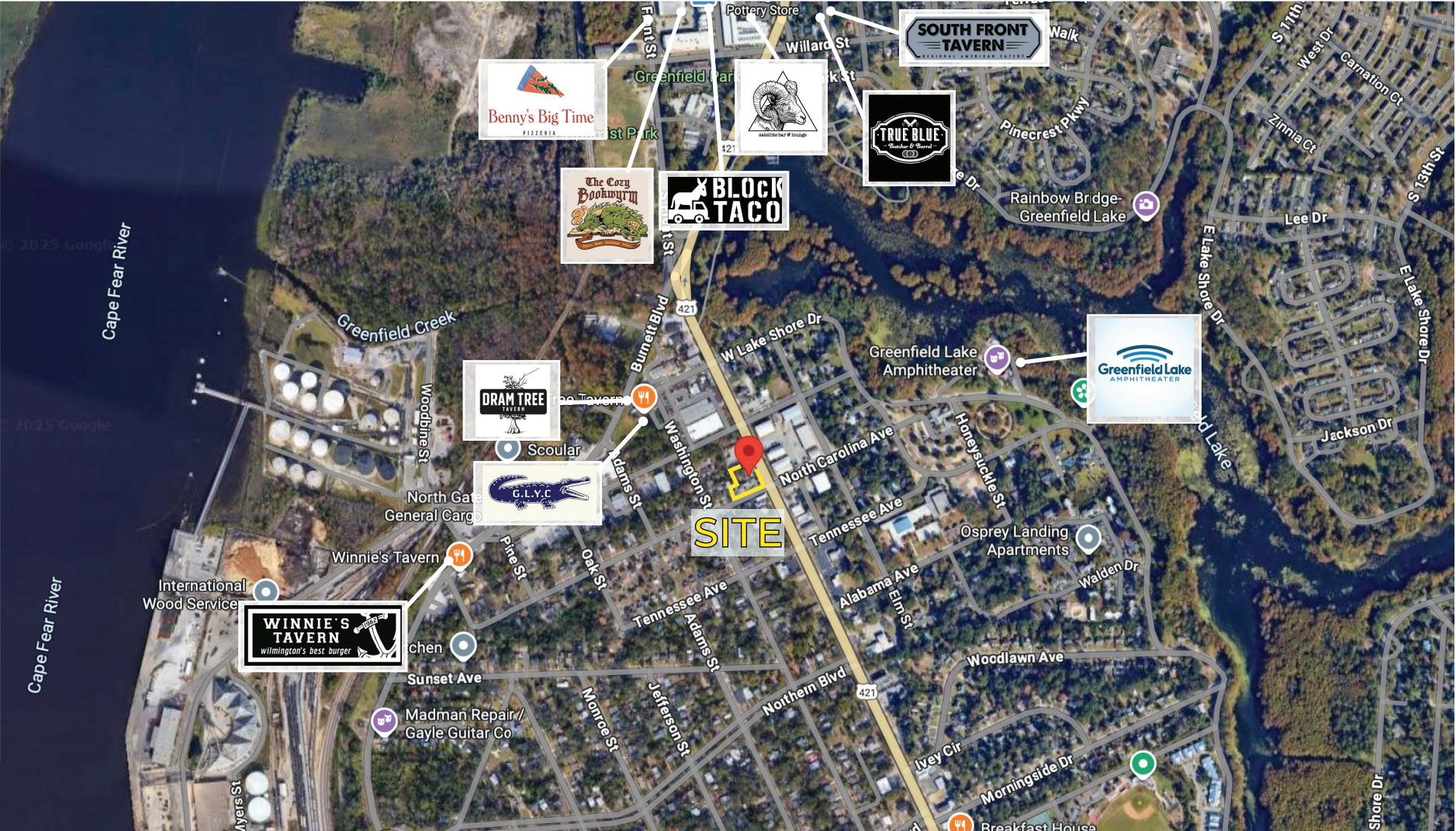
# Demographics

	POPULATION	HOUSEHOLDS	AVG. HH INCOME	EMPLOLYMENT
1 MILE	4,910	5,348	\$33K	2,220
3 MILES	34,523	28,311	\$51K	15,705
5 MILES	86,909	55,709	\$51K	41,780





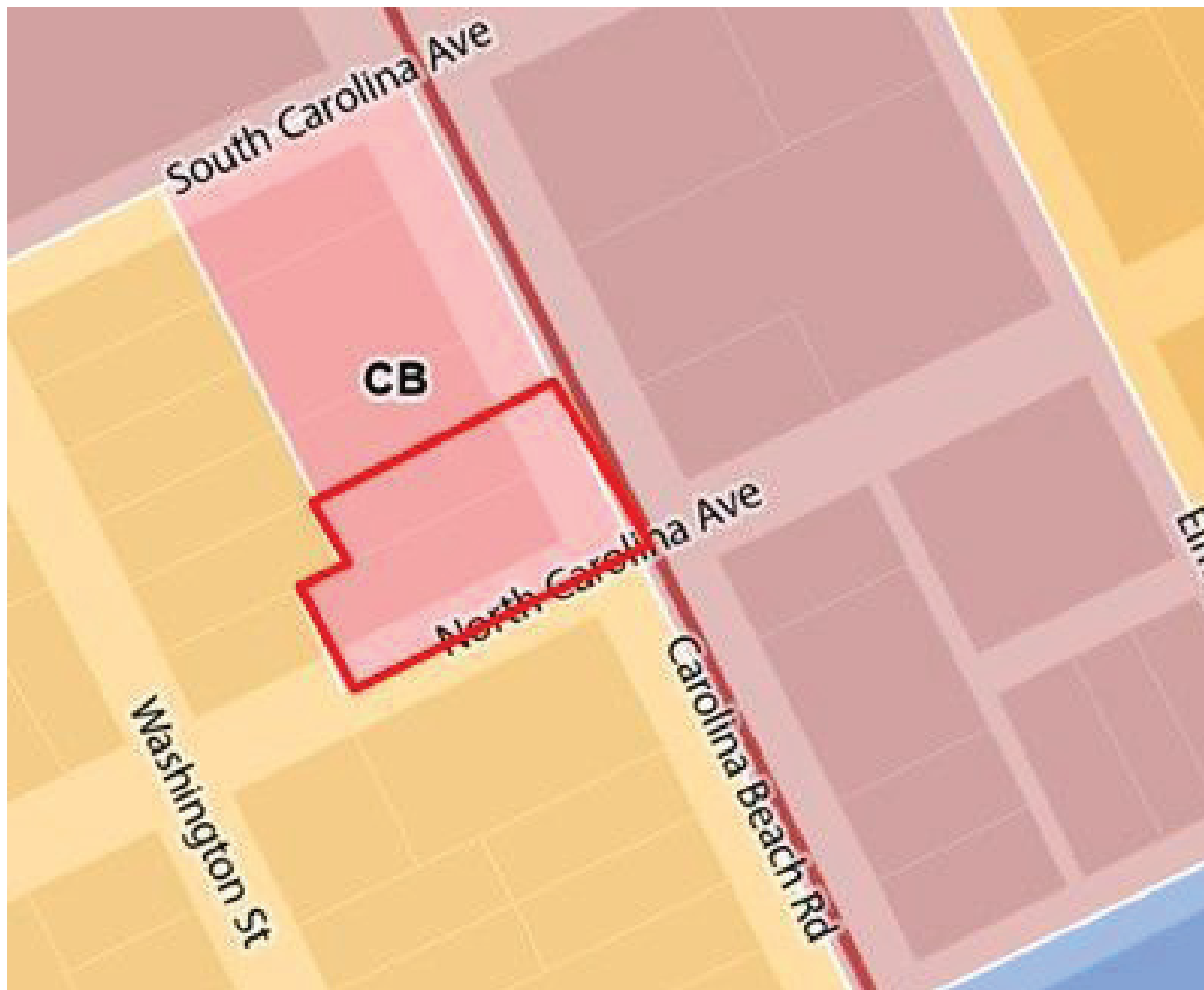
# Submarket Overview







## Zoning



## Property Photos





## Local Information



### 📍 Wilmington, NC

Wilmington, North Carolina, is a thriving coastal city offering a blend of rich history, modern amenities, and a vibrant economy. Nestled along the Cape Fear River and just minutes from the Atlantic Ocean, Wilmington boasts an enviable location with stunning natural beauty. The area is a hub for diverse activities, from exploring the historic downtown district with its charming riverwalk and cultural attractions to enjoying outdoor adventures at nearby Wrightsville Beach. Wilmington's economy is robust, driven by a mix of industries including film production, education, healthcare, and a growing tech sector. The city's well-connected infrastructure, anchored by the Port of Wilmington and Wilmington International Airport, supports both business growth and tourism. With a welcoming community, excellent schools, and a range of recreational options, Wilmington offers an ideal environment for both businesses and residents, making it a prime location for commercial investment.

## Contact Info

### Office

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Wilmington NC 28412

910-791-0400

[www.mwmrealestate.com](http://www.mwmrealestate.com)

### Listing Agent

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