

# FOR LEASE: +/- 1,200 SF OFFICE SPACE

7031 MARKET STREET

WILMINGTON, NC 28411 | NEW HANOVER COUNTY





## SUMMARY

Cape Fear Commercial is pleased to present ±1,200 SF of brand-new office space located at 7031 Market Street. Scheduled for delivery on July 15th, the space will be offered as a warm vanilla shell, providing an excellent opportunity for tenants to customize the interior to fit their business needs.

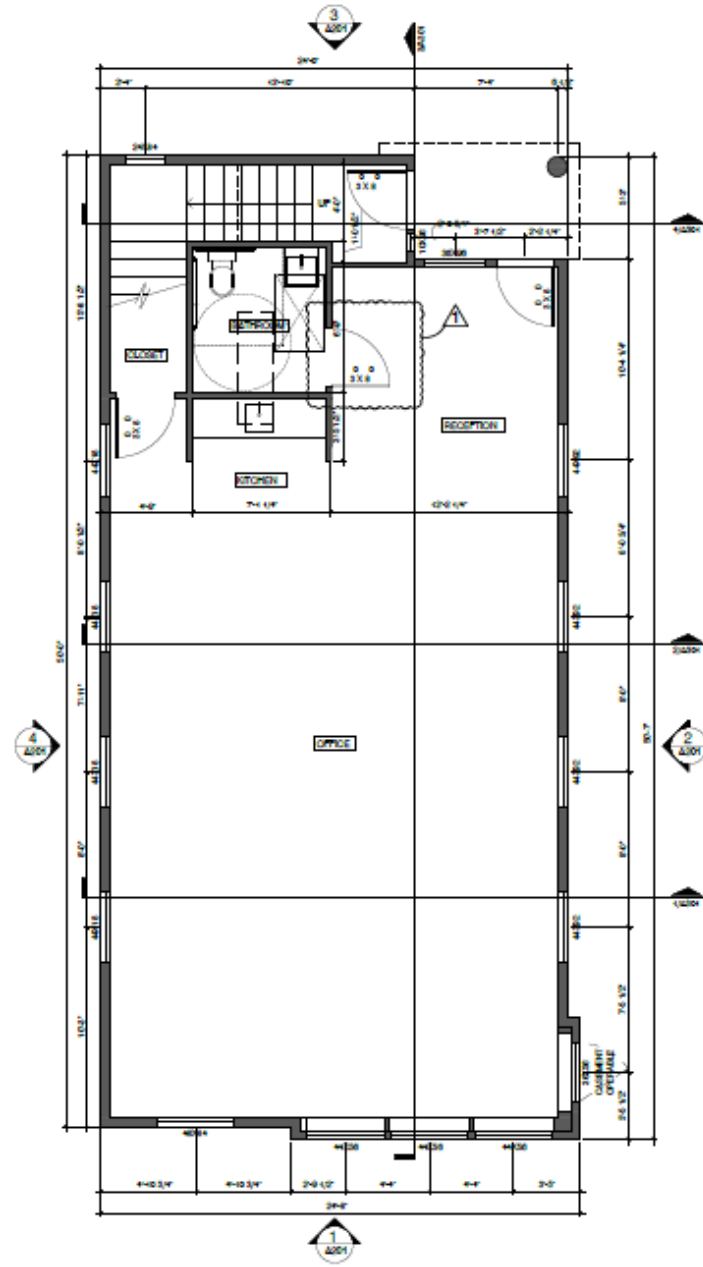
Strategically positioned along Market Street in Ogden, the property benefits from exceptional visibility and exposure, with traffic counts exceeding 53,000 vehicles per day. The site features prominent frontage and signage opportunities, making it an ideal location for businesses seeking strong brand presence and accessibility.

Thoughtfully designed with preservation in mind, the owners incorporated the property's natural character into the development, highlighted by beautiful 200-year-old oak trees surrounding the space.

Please contact the listing agent for additional information or to schedule a showing.

ADDRESS	<b>7031 Market Street</b> Wilmington, NC 28411   New Hanover County
PARCEL ID	R04400-002-015-000
SQUARE FOOTAGE	± 1,200 SF
ZONING	B-2 Conditional
PARKING	First come first served
TRAFFIC COUNT	53,000 Vehicles Per Day (2024)
LEASE RATE	\$32.00 PSF Full Service <i>Net HVAC and Electric</i>

# FLOOR PLAN



**1** GROUND FLOOR PLAN  
SCALE 1/4" = 1'-0"

RENDERINGS



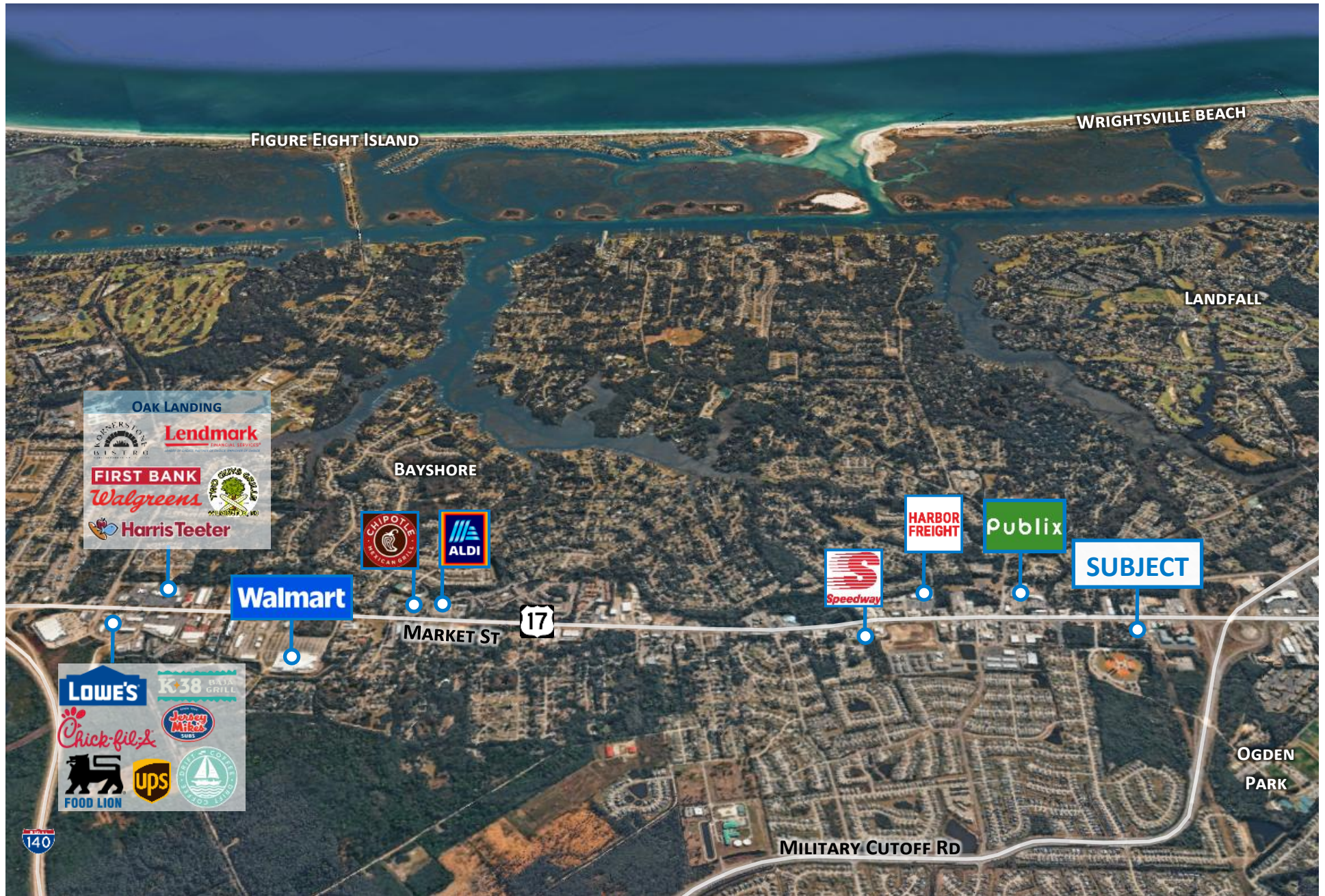
GIS AERIAL



PHOTOS



# AERIAL MAP







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