

# COMMERCIAL PROPERTY FOR SALE

## WILMINGTON DEVELOPMENT OPPORTUNITY

2929 Market St, Wilmington, NC 28403



### OFFERING SUMMARY

Sale Price:	\$4,500,000
Lot Size:	4.005 Acres
Year Built:	1963
Zoning:	O&I-1
County:	New Hanover County

### PROPERTY OVERVIEW

This four-acre corner lot at 2929 Market Street in Wilmington, NC, offers a prime opportunity for development. With 360 feet of frontage on Market Street and exposure to approximately 25,000 vehicles per day, this property is poised to capture significant attention.

Centrally located, it is adjacent to the desirable Forest Hills neighborhood and only two miles from downtown Wilmington. The property is also well-connected, served by a WAVE Transit bus route and just a block away from the planned Independence Boulevard Extension project, which will further improve access and reduce congestion in the area.

Situated along Route 17, this property is less than four miles from New Hanover County International Airport. Zoned O&I, it is ideal for various new developments, including hotels, restaurants, daycare centers, medical offices, or retail/mixed-use developments.

### PROPERTY HIGHLIGHTS

- High Visibility: 360 feet of frontage on Market Street with 25,000+ daily vehicles.
- Prime Location: Two miles from downtown Wilmington and adjacent to Forest Hills.
- Transit Access: Served by WAVE Transit; near the upcoming Independence Boulevard Extension.
- Airport Proximity: Less than four miles from New Hanover County International Airport.
- Versatile Zoning: O&I zoning suitable for hotels, restaurants, daycare centers, and retail.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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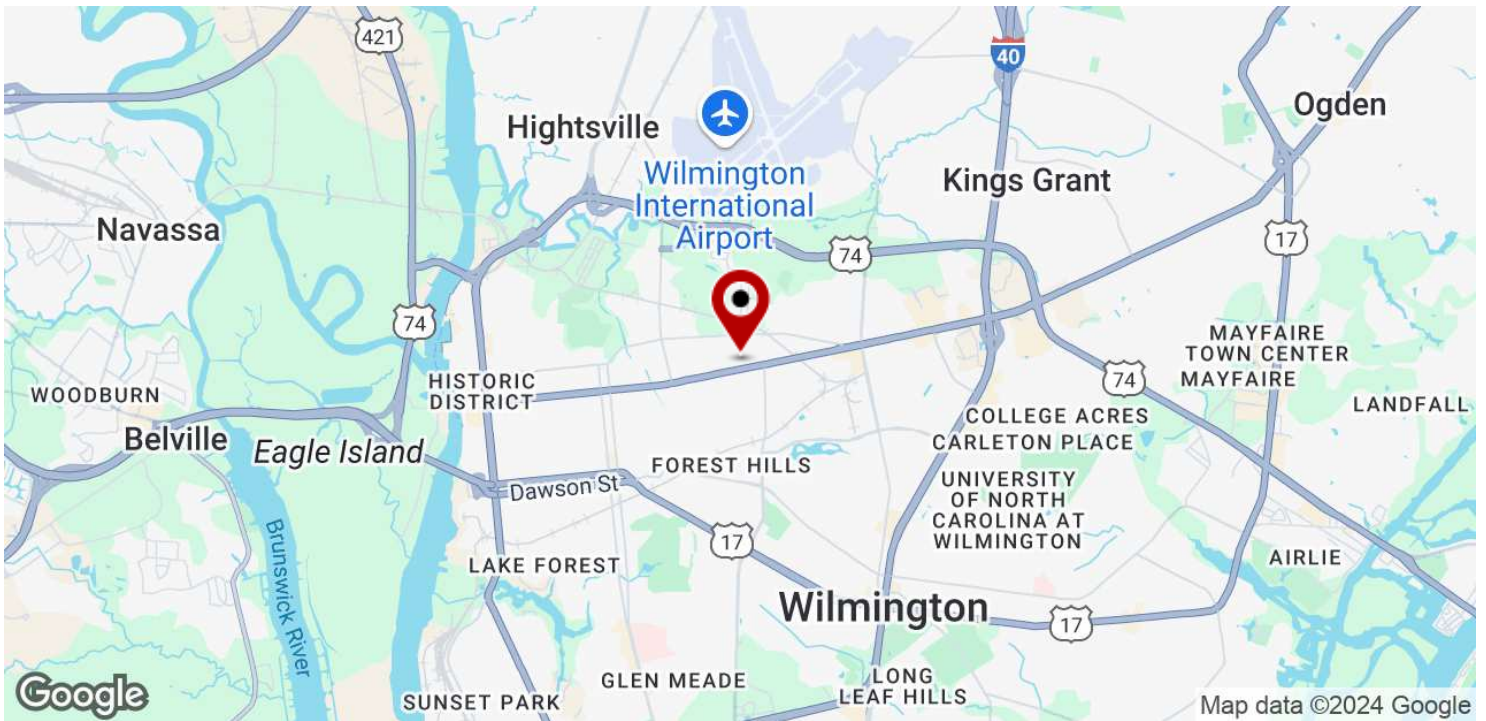
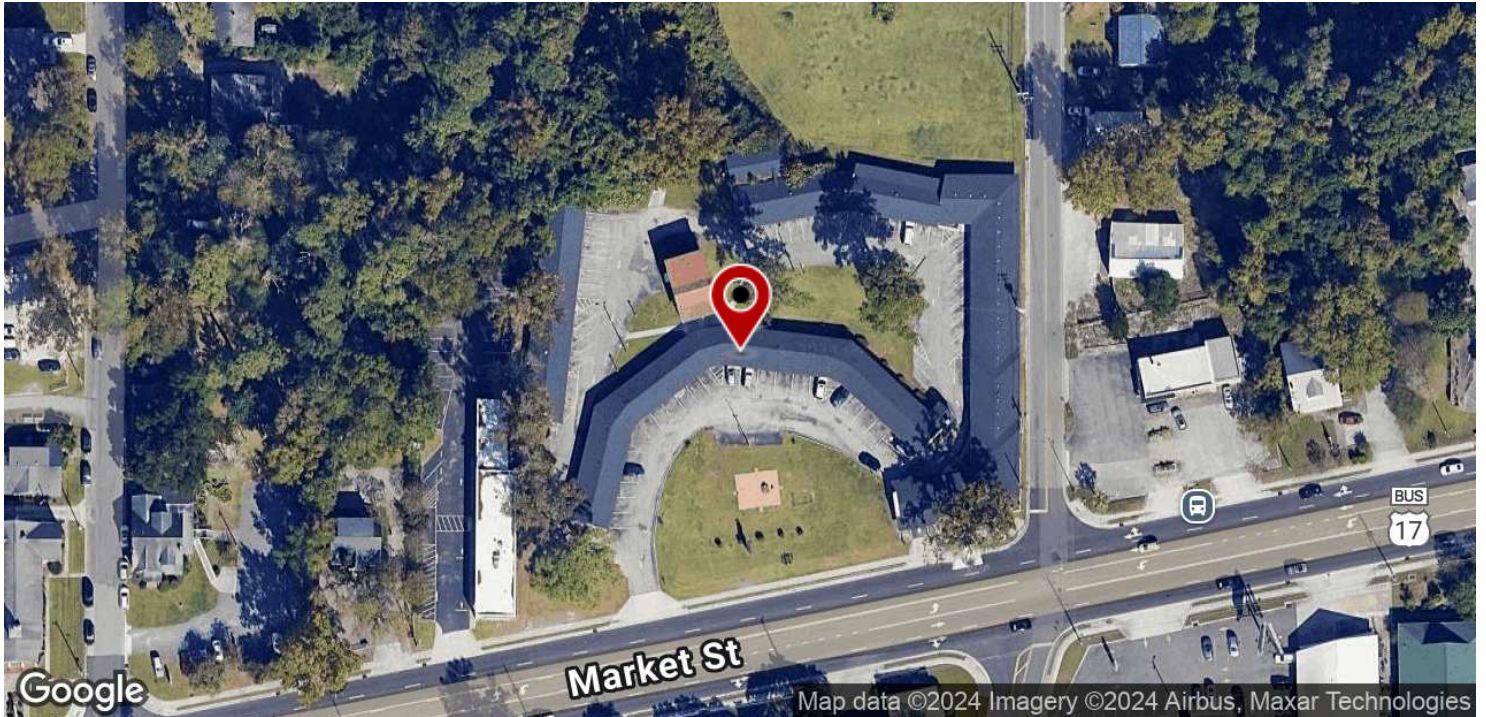
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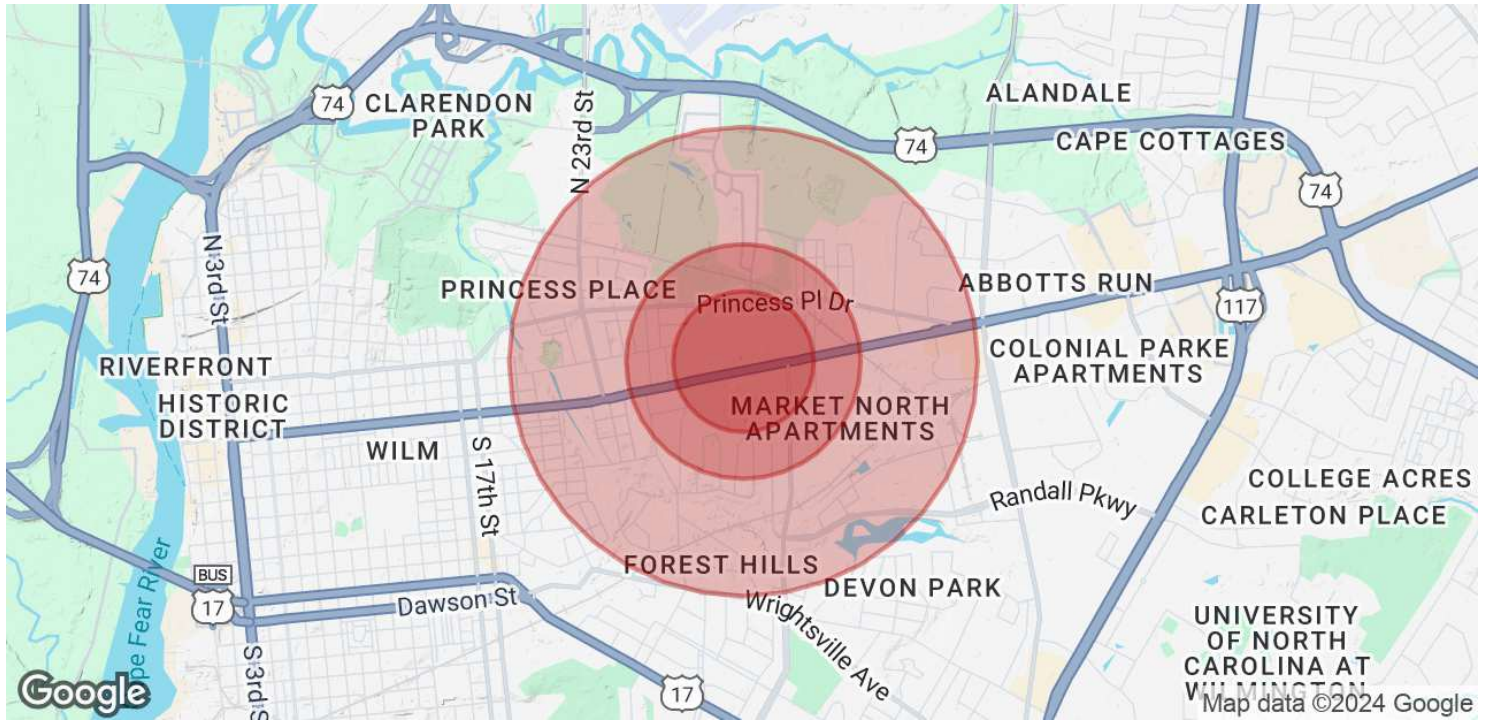
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	848	3,101	10,342
Average Age	39	35	36
Average Age (Male)	37	34	35
Average Age (Female)	40	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	359	1,334	4,605
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$77,801	\$70,812	\$68,856
Average House Value	\$395,867	\$354,324	\$373,696

Demographics data derived from AlphaMap

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