



LIGHT INDUSTRIAL/ FLEX SPACE

6748 MARKET STREET
WILMINGTON, NC 28403



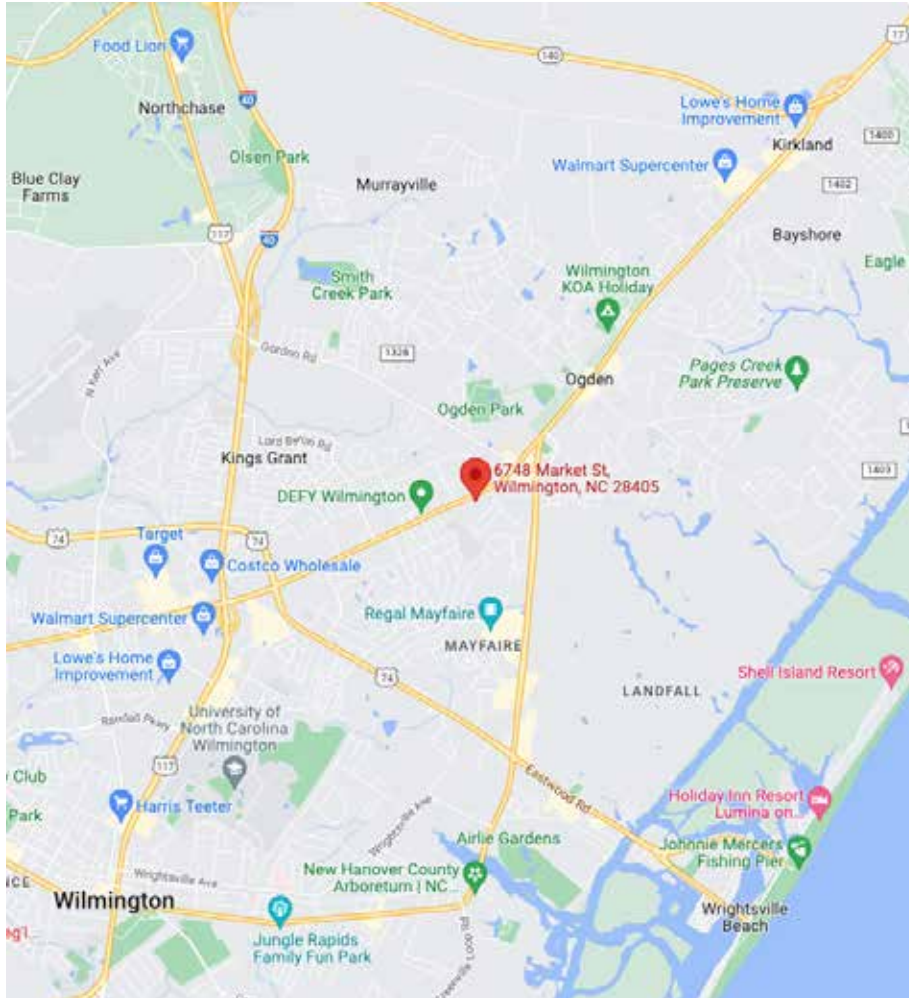
CAROLINA COMMERCIAL INVESTMENT PROPERTIES
3808 PARK AVE, WILMINGTON, NC 28403
910-297-9572

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EXECUTIVE SUMMARY



Rare opportunity for direct
Frontage on Market St.
Property currently has four tenants,
including billboard, generating +/-
\$70,000 annually. Most leases are
short-term or have termination
clause. +/- 100 foot of immediate
road frontage. Located between
new Stevenson Honda and the
Stevens True Value.

PROPERTY INFORMATION

GENERAL PROPERTY INFORMATION

Listing ID:	33154078	Possession:	Now
Secondary Uses:	Flex/R&D, Retail	Signage:	Free-Standing
Total Space:	4,340 SF	Gross Sched. Rents:	\$76,076
Asking Price:	\$2,150,000	Annual Taxes:	\$7,100 in 2021
Listing Price/SF:	\$495.39	Available Date:	Now
Cap Rate:	3.21%	Dock High Doors:	Not present
NOI:	\$68,976	Grade Level Doors:	4
Total Income:	\$76,076	Water & Sewer:	Municipal CFPUA
Total Expenses:	\$7,100		

AREA & LOCATION

Zoning:	City of Wilmington: RB
County:	New Hanover
Name:	6748 Market St
Parcels:	3158-26-0868.000
Address:	6748 Market St, Wilmington, NC 28405

PROPERTY INFORMATION

BUILDING DETAILS

Sub Type:	Light Industrial	Occupancy Type:	Multi-Tenant
Building Status:	Existing	Dock High Doors:	Not Present
Building Size:	4,340 SF	Grade Level Doors:	4
Land Size:	1.55 Acres / 67,518 SF	Rail Doors:	Not Present
Year Built:	1984	# of Buildings:	1
Primary Const. Type:	Framed	# of Floors:	1

PROPERTY PHOTOS



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DEMOGRAPHICS



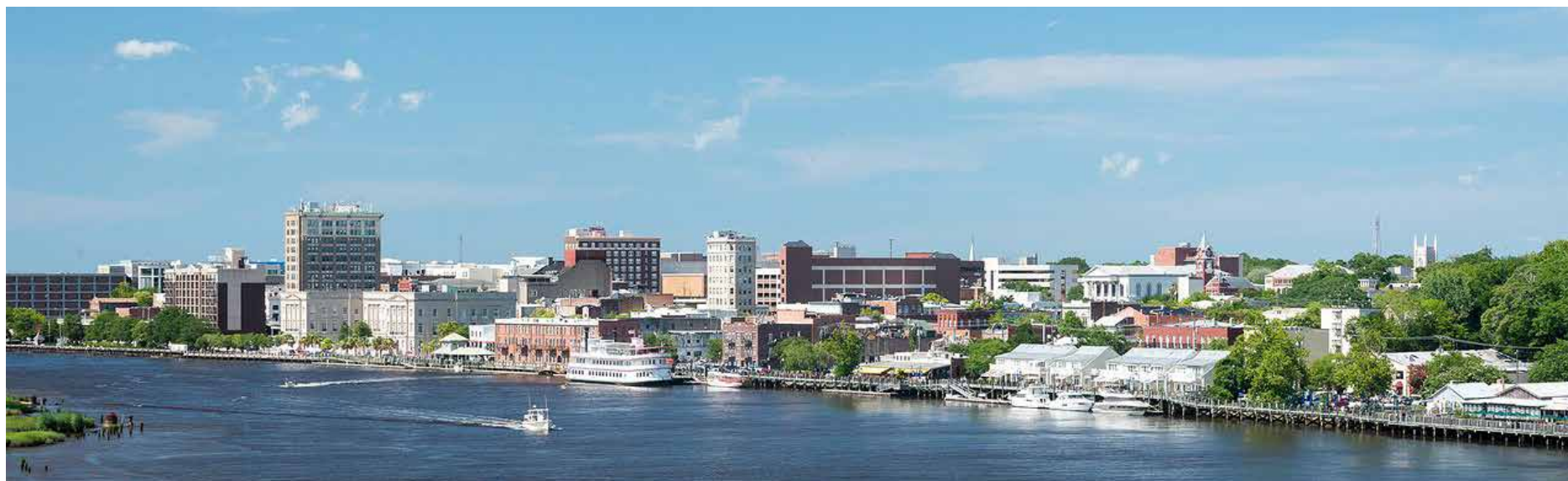
	1 MILE	3 MILE	5 MILE
ESTIMATED POPULATION	2,794	10,548	61,757
ESTIMATED HOUSEHOLDS	1,370	4,950	28,906
AVERAGE HH INCOME	\$65K	\$67K	\$74K
EMPLOYMENT	1,485	5,552	31,422

RETAIL SUBMARKET OVERVIEW



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LOCAL INFORMATION



LOCAL INFORMATION

From the downtown river district and Riverwalk that skirts the storied Cape Fear River to the new and modern facilities that are remaking the riverfront's skyline, Wilmington, NC is a must-see southern destination. Rivaling Charleston and Savannah in its charm and history and voted America's Best Riverfront, Wilmington serves as the portal to all this area has to offer. You'll love Wilmington's riverfront, historic neighborhoods and everything in between.

Location: Wilmington is located on the coast of North Carolina with island beaches Carolina Beach, Kure Beach and Wrightsville Beach nearby. It is about an hour from Jacksonville, NC, 2 hours from Raleigh, NC and an hour and a half from Myrtle Beach. Wilmington has easy access to major highways such as HWY 74, I-40 and HWY 17.

Attractions: Wilmington is full of attractions like the historic district, shopping and nightlife, downtown cuisine, historic tours and cruises, arts, theater, parks, gardens and midtown shopping, dining and family fun.



CONTACT INFORMATION



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