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FOR SALE

RETAIL PROPERTY

KENNETH FISHER - RE/MAX COMMERCIAL

1650 Military Cutoff Rd | Ste 100

Wilmington, NC 28403

PRIME MIDTOWN WILMINGTON LOCATION BUILDING + OPTIONAL VALUE ADD LAND

4609 WRIGHTSVILLE AVE | WILMINGTON, NC 28403



PRESENTED BY:

KENNETH FISHER

Broker / REALTOR

910.616.2123

NC #227264

// 4609 WRIGHTSVILLE AVENUE

PROPERTY DESCRIPTION

This multi-functional property is centrally located in Wilmington, NC with great visibility from the intersection of two of the city's main corridors. The parcel consists of .75 acres with access points connecting Wrightsville Ave. to Maple Ave via a private drive. Occupy the existing building now and subdivide the property to develop the Maple Avenue lot for its maximum potential, or use the vacant land portion as complimentary to existing building. The block perimeter building currently has an open main space, with L shape build out consisting of two large rooms (one with exterior door), two smaller rooms, and two bathrooms (see floor plan), and it could easily be reconfigured as desired.

Take advantage of excellent demographics, visibility, and accessibility. Ideal uses include medical, studio, restaurant, and retail amongst others, with a broad range possible for development on Maple.

\$1,100,000 Sale includes building and approximately .75 AC of land.

\$799,000 Sale- This offering is subject to subdivision of the property to include the building and approximately 12,217 SF of land, which could also be slightly amended to accommodate buyer use.

Please inquire for additional information. Seller financing possible for well qualified buyers.



OFFERING SUMMARY

Sale Price:	\$749,000- \$1,000,000
Lot Size:	12,217- 32,847 SF
Building Size:	2,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,117	31,530	64,729
Total Population	8,500	72,057	143,779
Average HH Income	\$75,170	\$90,706	\$100,199



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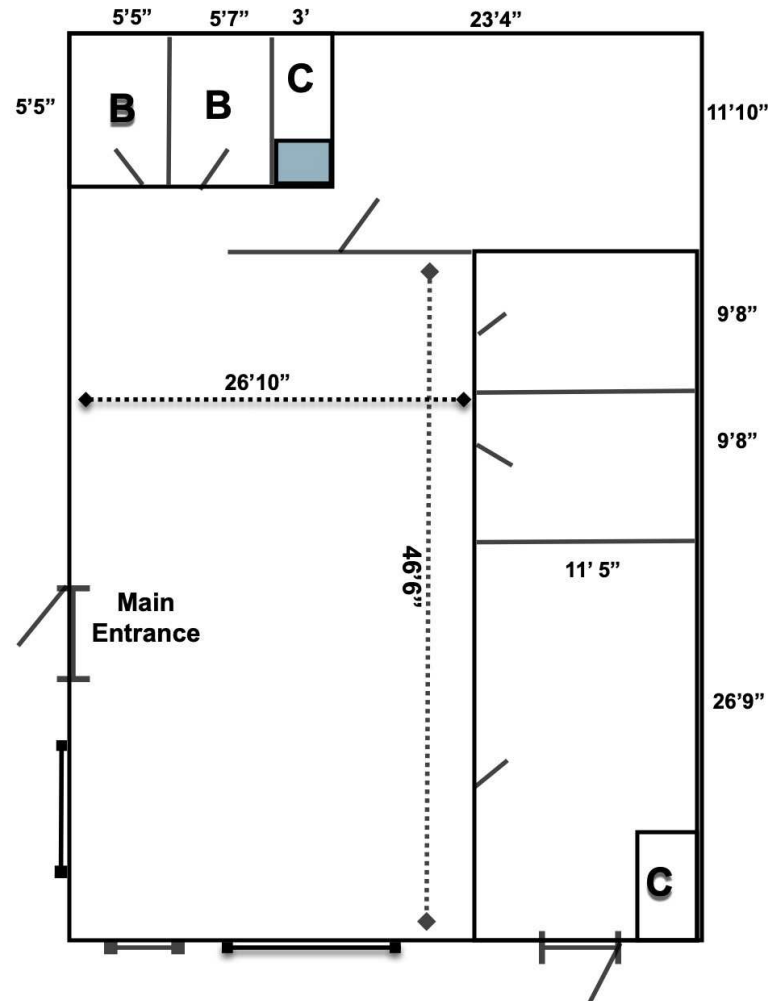
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FLOOR PLANS

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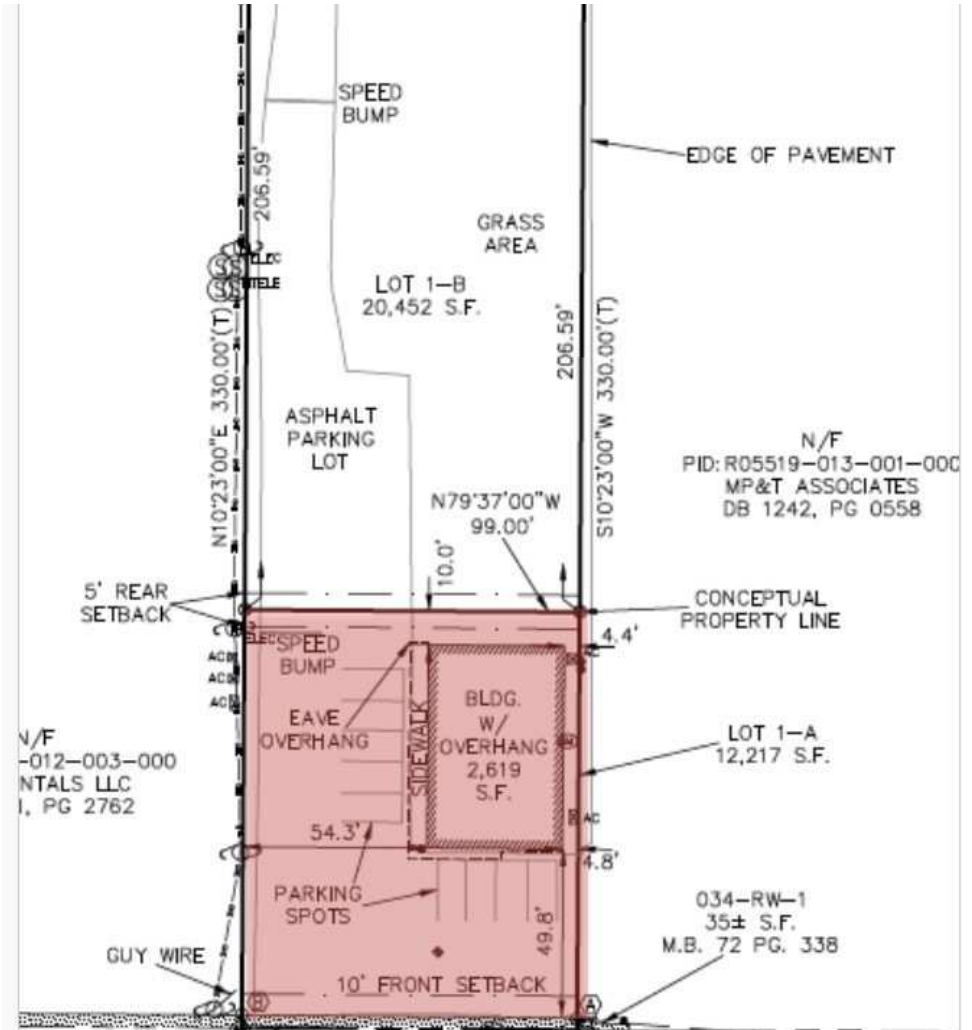
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ADDITIONAL PHOTOS

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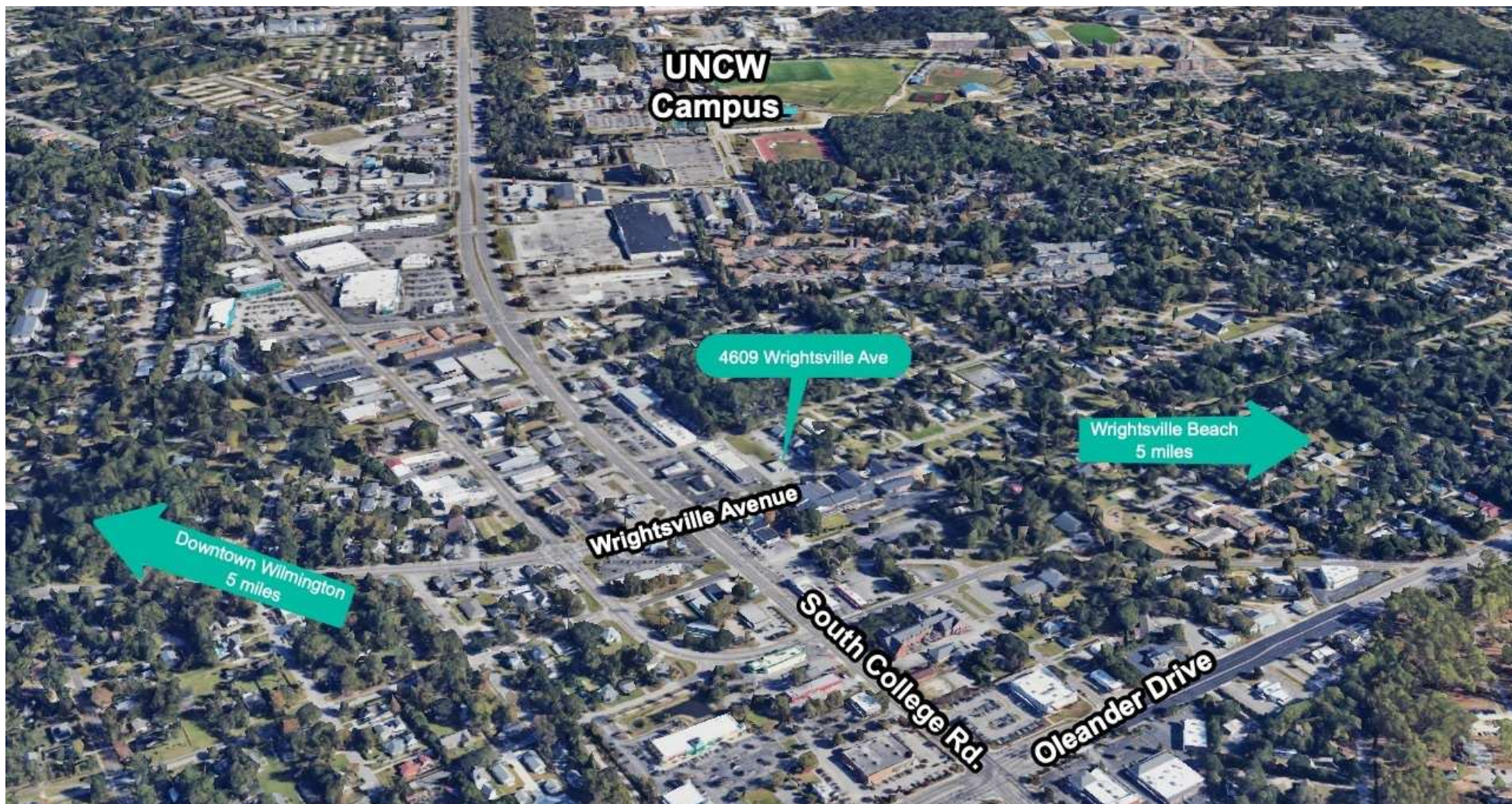
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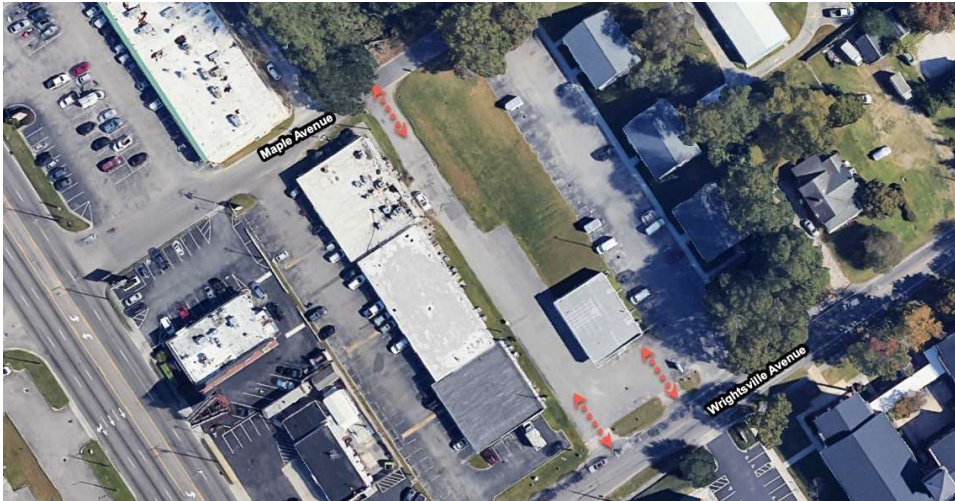
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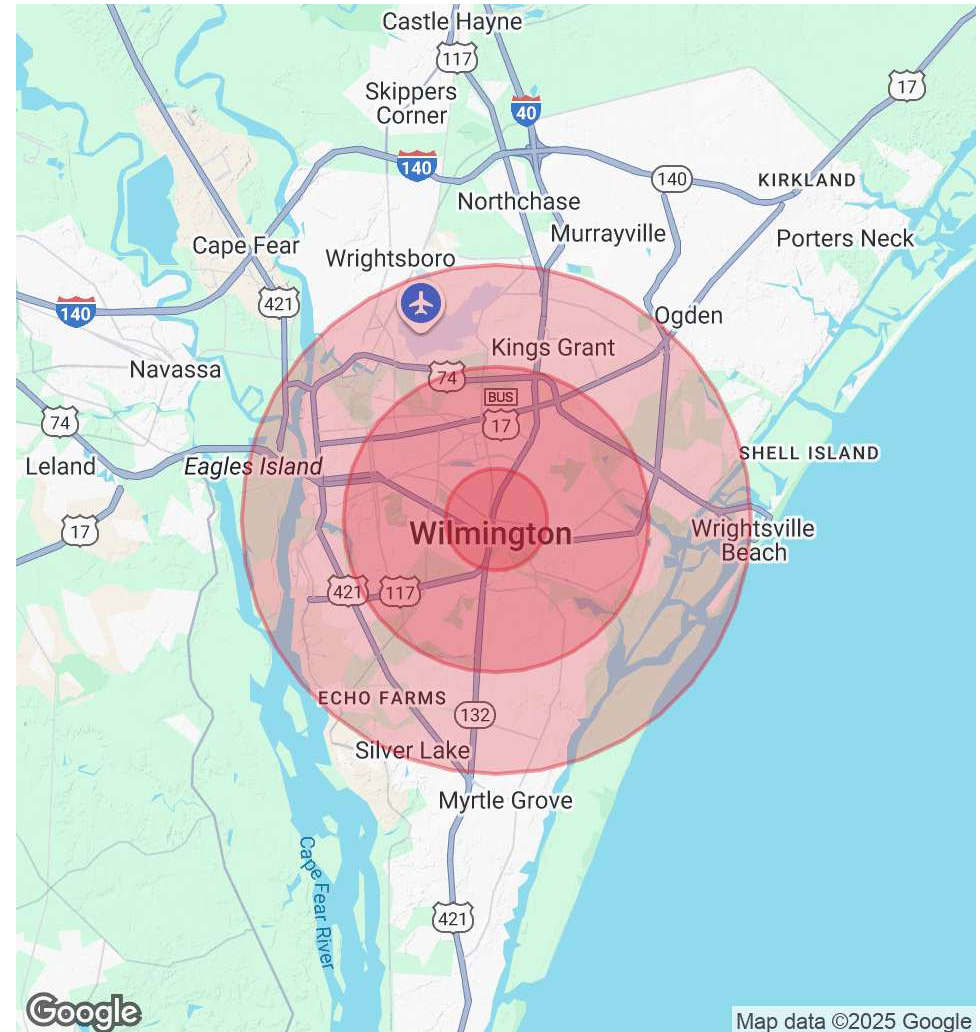
DEMOGRAPHICS MAP & REPORT

// **4609 WRIGHTSVILLE AVENUE****POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	8,500	72,057	143,779
Average Age	39	39	41
Average Age (Male)	37	38	40
Average Age (Female)	40	40	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,117	31,530	64,729
# of Persons per HH	2.1	2.3	2.2
Average HH Income	\$75,170	\$90,706	\$100,199
Average House Value	\$296,176	\$413,045	\$445,714

Demographics data derived from AlphaMap

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