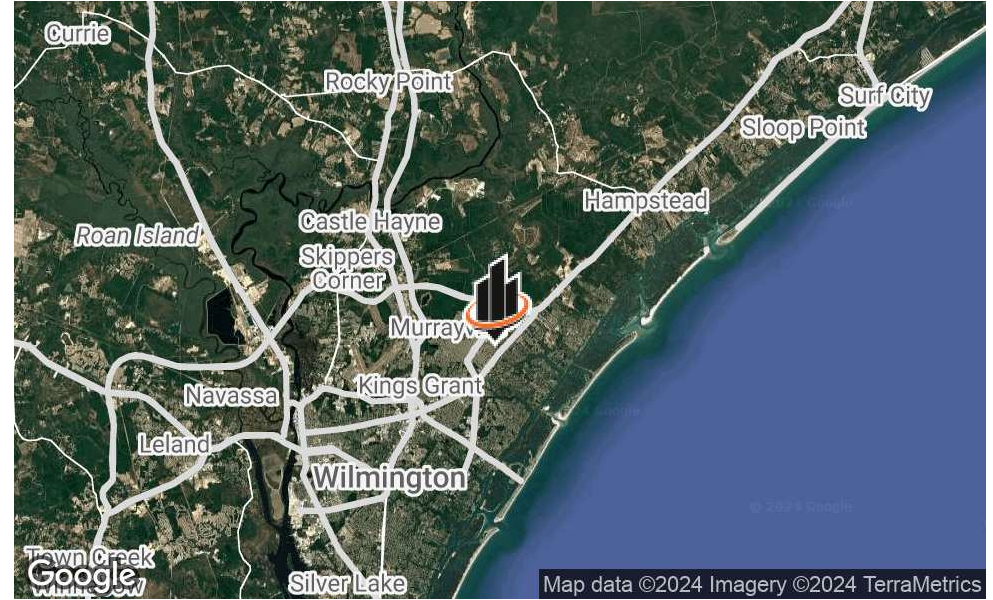


## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,250,000
<b>LOT SIZE:</b>	1.26 Acres
<b>PRICE / ACRE:</b>	\$992,063
<b>ZONING:</b>	B-1
<b>VIDEO:</b>	<a href="#">View Here</a>

### PROPERTY OVERVIEW

This 1.26-acre parcel, with approximately 1 +/- usable acre, is zoned B-1, offering flexibility for a variety of business uses. With 122 feet of frontage on Market Street (US Hwy 17)—one of the busiest corridors in the area, seeing 43,000 vehicles daily—this lot boasts excellent visibility and high traffic exposure.

The property is situated adjacent to Fins Car Wash and benefits from shared access points via Oak Ridge Lane and Greenview Drive, enhancing accessibility and convenience for customers and deliveries.

### PROPERTY HIGHLIGHTS

- 43,000 AADT
- Water & Sewer
- High Traffic with Maximum Exposure
- Zoned B-1 for generous commercial use



## PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

This 1.26-acre parcel, with approximately 1 +/- usable acre, is zoned B-1, offering flexibility for a variety of business uses. With 122 feet of frontage on Market Street (US Hwy 17)—one of the busiest corridors in the area, seeing 43,000 vehicles daily—this lot boasts excellent visibility and high traffic exposure.

The property is situated adjacent to Fins Car Wash and benefits from shared access points via Oak Ridge Lane and Greenview Drive, enhancing accessibility and convenience for customers and deliveries.

A detailed survey is available in the marketing package for further insight into the lot's dimensions and layout. This is an outstanding opportunity to establish or expand your business in a prime location within a high-growth area.

## LOCATION DESCRIPTION

Market Street, a key thoroughfare in Wilmington, is renowned for its heavy daily traffic and maximum exposure. Stretching from the historic downtown to the bustling suburban and Highway 17 North, it serves as a primary connector for commuters, residents, and tourists alike.

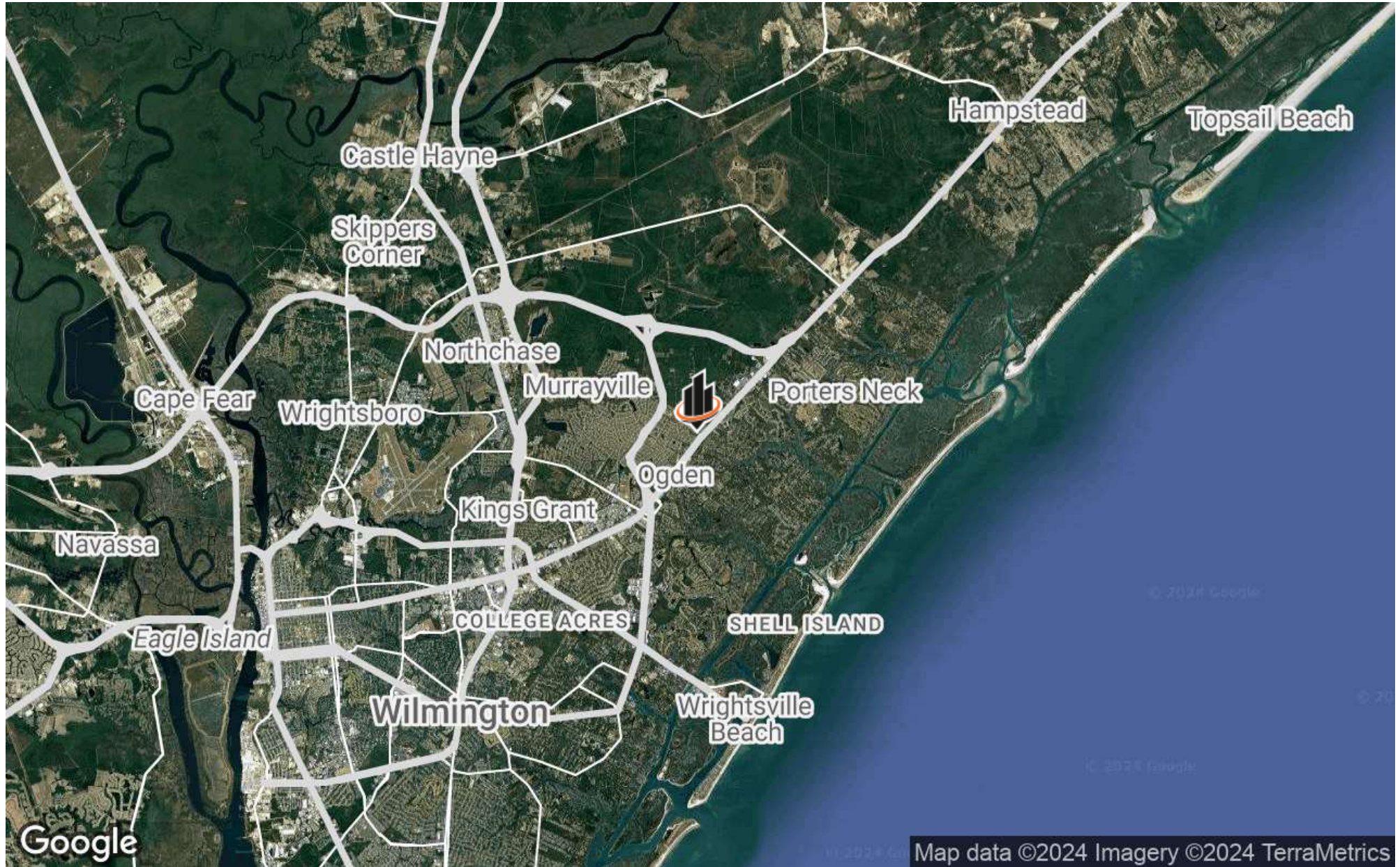
The corridor features a diverse mix of national retailers, restaurants, and professional offices, making it an ideal location for both retail and office users. Its high visibility, central location, and easy access to major residential neighborhoods ensure a steady flow of potential customers and clients.

With ongoing growth in the Wilmington market, Market Street continues to be a prime destination for businesses seeking exposure, convenience, and a vibrant commercial environment.

7597 Market St is the estimated address for this vacant land parcel.

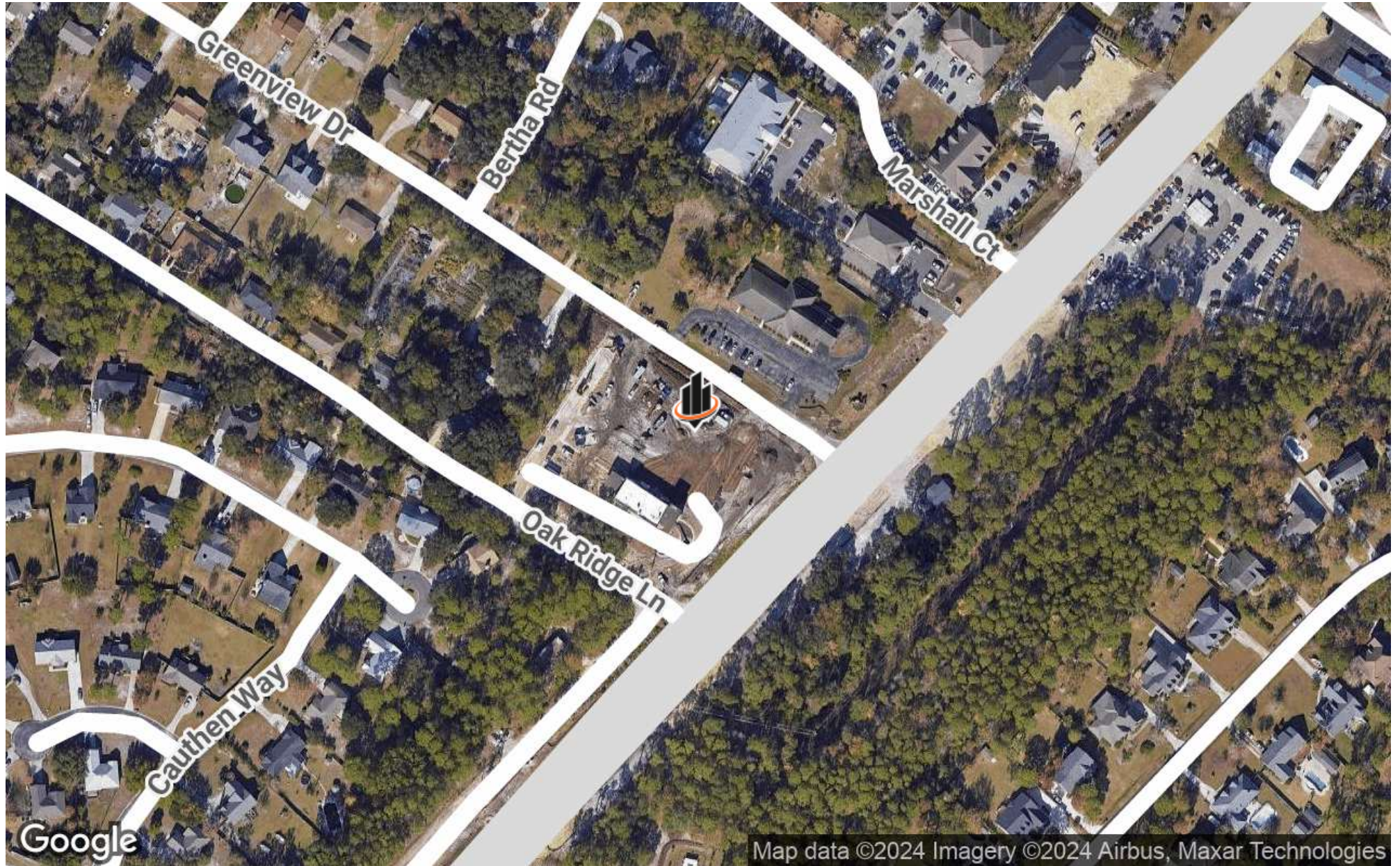


LOCATION MAP





AERIAL MAP





# DEMOGRAPHICS MAP & REPORT

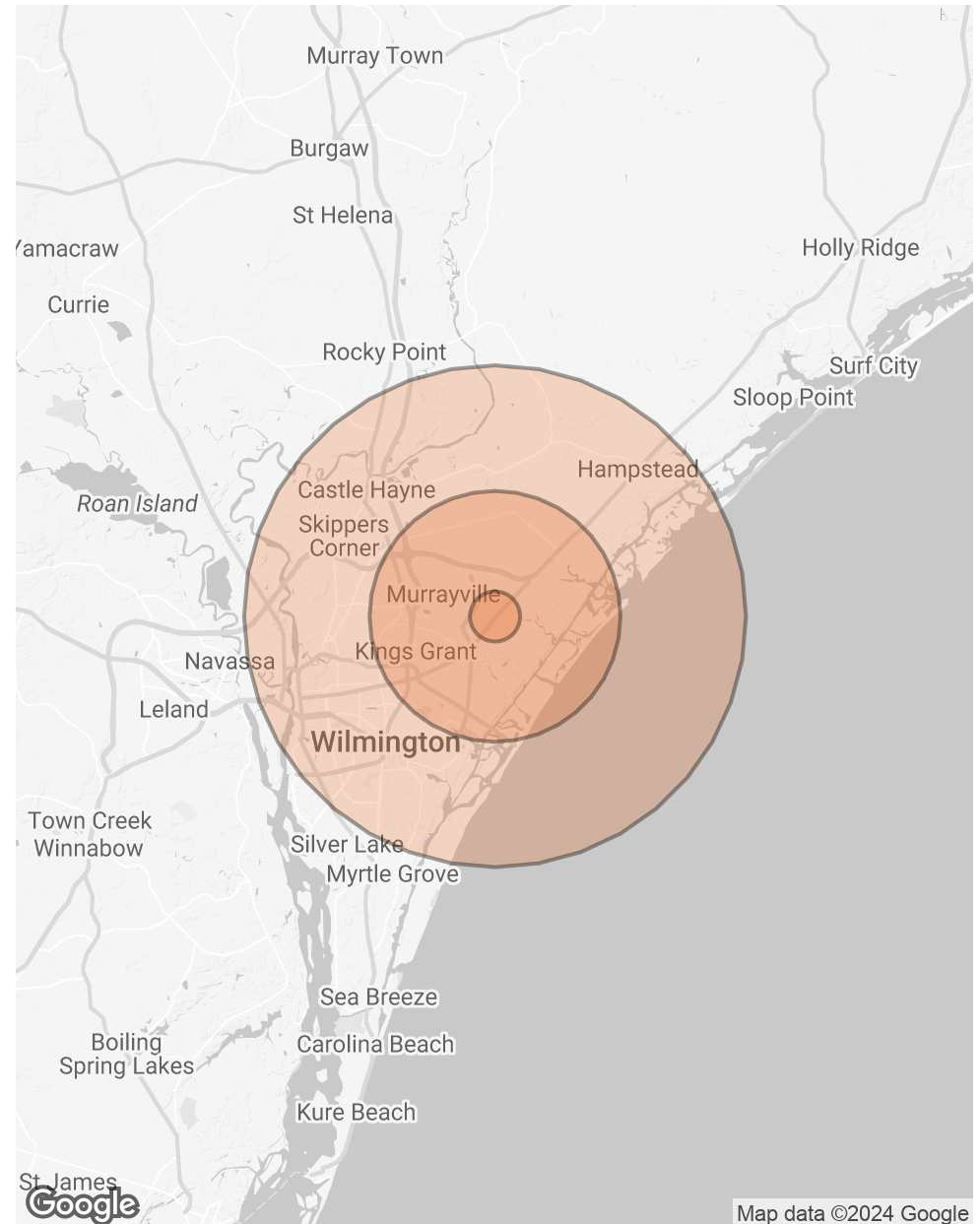
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	7,146	72,723	209,451
<b>AVERAGE AGE</b>	40	44	42
<b>AVERAGE AGE (MALE)</b>	39	42	40
<b>AVERAGE AGE (FEMALE)</b>	41	45	43

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	2,924	31,065	89,688
<b># OF PERSONS PER HH</b>	2.4	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$113,049	\$123,799	\$107,881
<b>AVERAGE HOUSE VALUE</b>	\$466,313	\$542,563	\$454,278

Demographics data derived from AlphaMap



## MEET JOSH TAYLOR



### JOSH TAYLOR

Senior Advisor

josh.taylor@svn.com

Direct: **252.670.9590** | Cell: **252.670.9590**

NC #318210

## PROFESSIONAL BACKGROUND

A native of New Bern, athletics and education took Josh to NC State University where he was a letterwinner on the Wolfpack football team while earning a business degree from NCSU's Poole College of Management. Hard work and a balanced regiment led Taylor to earn a full scholarship after initially walking onto the football team and continued his success as a Caterpillar Scholar-Athlete as well as serving on the Leadership Council for Wolfpack Football.

After his time in Raleigh, Taylor spent 4 years in the logistics and technology sectors. He became the National Sales Director at Survey.com who was eventually acquired by TRAX Retail, a leading global provider of retail analytics and AI solutions headquartered in Singapore.

Taylor has been surrounded by family in the real estate business, including development, real estate law, property management, and traditional brokerage. His athletic and sales background, passion for his home state, and relationship building has provided valuable skills in commercial real estate that he uses daily in deal sourcing, negotiations, educating buyers and sellers, and effectively marketing the team's listings.

Since joining SVN Efird Commercial Real Estate in 2020, Taylor has displayed his ability to successfully lead his clients to the closing table across various types of transactions from 1031 Exchanges, NNN Investments, Multifamily, Industrial, Office leasing and Marina sales.

Taylor enjoys his off time on the beautiful coast of NC, boating, waterfowl hunting, golfing, and of course cheering on Wolfpack athletics.

**SVN | Efird Commercial Real Estate**  
6 Market Street  
Wilmington, NC 28401

## DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.