

FOR LEASE: 3,554 SF AND 4,747 SF Lease Buildings Separate or Together

1507 Greenfield Street
Wilmington, NC 28401



South
Atlantic
Sites



Houston Moore Terrace
\$66M Redevelopment
(Planned 2026)

OFFERING SUMMARY:

Lease Rate: \$11.50 p/sf

Property Size: 3.00 Acres (Whole City Block) / 8,301 SF

Deal Type: Single Tenant - NNN

Property Type: Mixed Use (Flex, Retail, Auto, Warehouse, Office)

PROPERTY HIGHLIGHTS:

- Zoning: Urban Mixed Use (UMX)
- Rare ability to lease full city block!
- Several full access points on signalized intersection.
- Over 20,000 cars per day at the intersection.
- Adjacent to brand new Novant Health Michael Jordan Family Center.
- Adjacent to planned, \$66M Houston Moore Terrace redevelopment project.

Interested?

**Contact us for more
information**

Payton Reid, Broker

payton@southatlanticsites.com

(301) 514-0659

LOCATION DESCRIPTION:

Very rare opportunity to lease a whole city block at the signalized intersection of 16th Street and Greenfield Street with over 20,000 VPD at the intersection. The property is located just south of Downtown Wilmington and near Novant Hospital which has over 2,000 employees. Additionally, it is adjacent to the South Front District and Greenfield Lake Amphitheater.

The property is 3.00 acres with two brick buildings: the first building is 4,747 SF with 4 garage bays and warehouse space. The second building is 3,554 SF with several offices and storage areas. The two buildings are 8,301 SF in total. The entire lot is secured by perimeter fencing with 150+ parking spaces!

FOR LEASE / GROUND LEASE

Prime Opportunity: Whole City Block!

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	POPULATION	HOUSEHOLDS	AVG. HH INCOME	EMPLOYMENT
1 MILE	6,850	7,128	\$47K	2,611
3 MILES	48,791	33,734	\$47K	22,844
5 MILES	102,765	64,468	\$53K	49,477

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Buildings Can Be Leased Together or Separate



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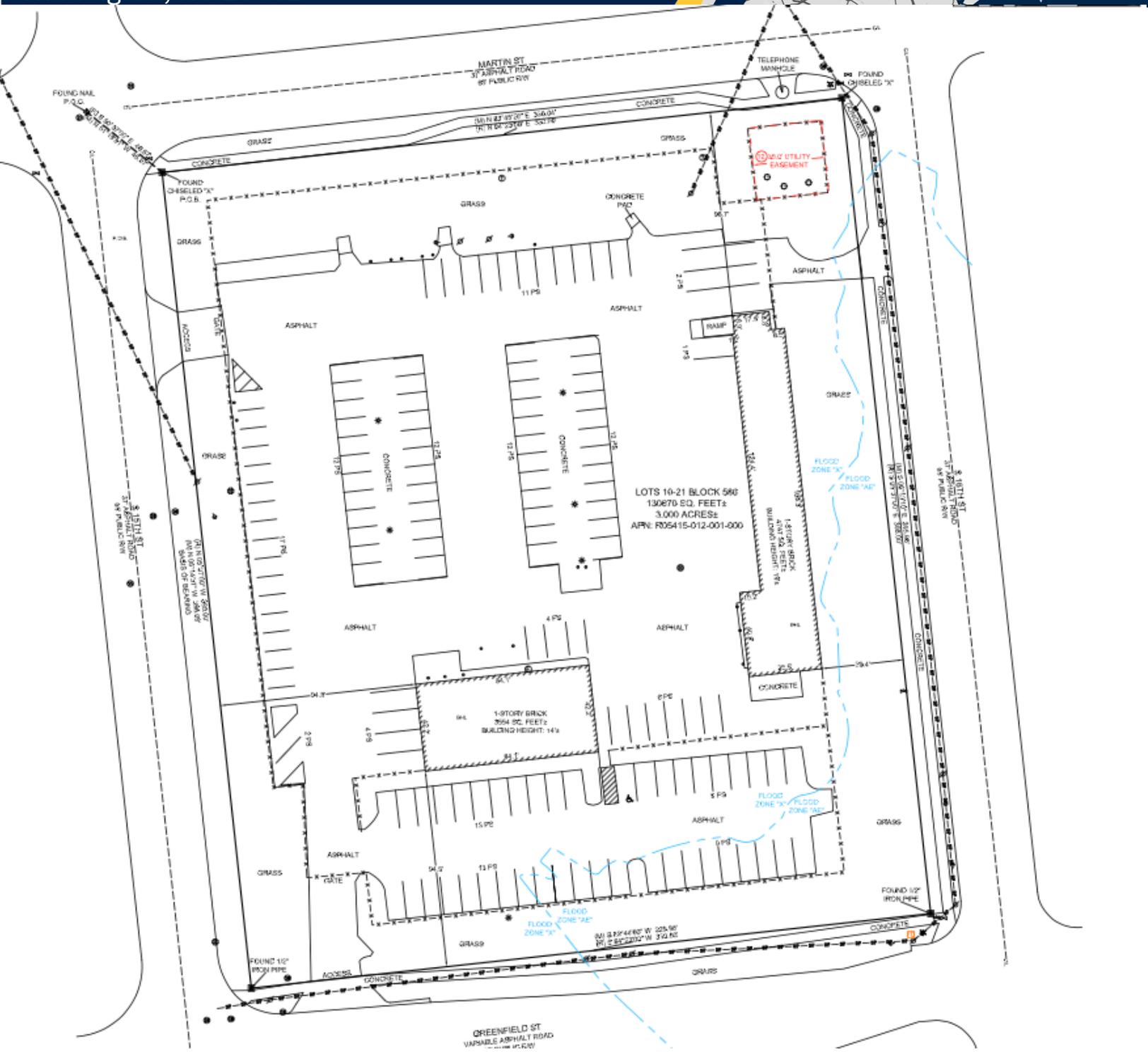
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LOTS 16-21 BLOCK 580
130670 SQ. FEET±
3.000 ACRES±
APN: R05415-012-001-000

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FOR LEASE / GROUND LEASE

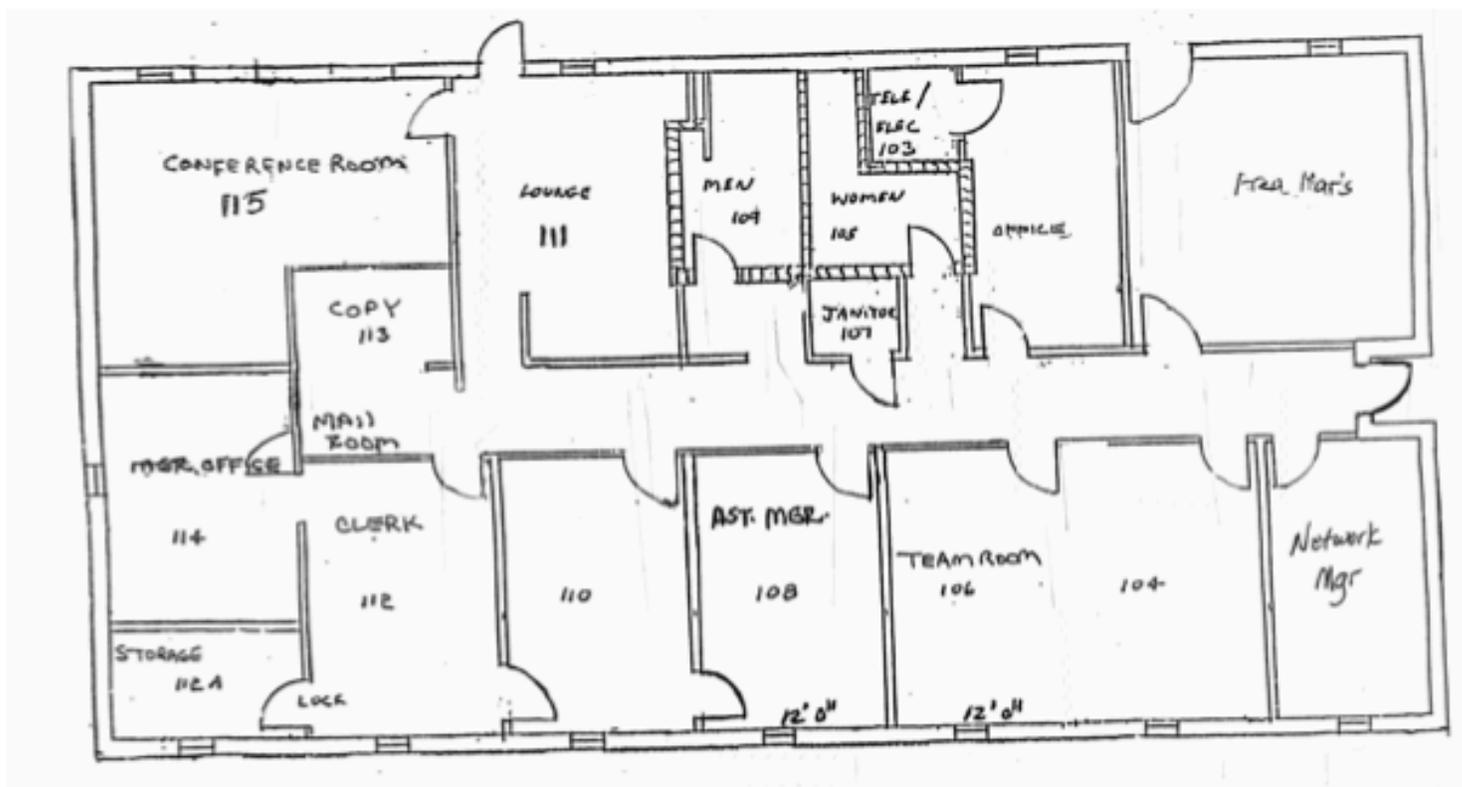
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Floor Plans

3,554 SQ FT Office Building



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