

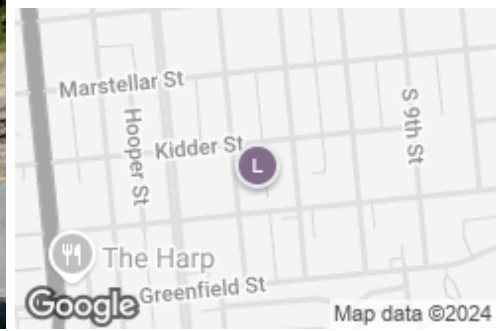
## Commercial Land

1313 S 6th Street( 6th & Martin), Wilmington, NC, 28401

Land For Sale

Prepared on December 27, 2024

1 of 1 Listings



### Listing Details | Land For Sale

Secondary Uses	<b>Specialty, Industrial</b>
Total Available Space	<b>0.56 Acres</b>
Asking Price	<b>\$365,000</b>
Listing Price Per SF	-
List Price Per Acre	<b>\$646,018</b>
Cap Rate (Actual)	-
Terms	<b>Cash, Financing,</b>
Possession	<b>Now</b>
Signage	<b>Free-Standing</b>
Show Instructions	<b>Call broker</b>

Available Date	<b>Now</b>
Days On Market	<b>11 days</b>
Date Listed	<b>12/16/2024</b>
Last Modified	<b>12/27/2024</b>
Listing ID	<b>41612485</b>
Parking Spaces	-
Electric Service	-
Water	-
Sanitary Sewer	-

### Description

Over 1/2 an acre lot located in a developing area. This vacant land sits at the corner of S 6th and Martin Streets. It is over 24,611 Square Feet, with 148 feet of frontage on S 6th and 159 feet of frontage on Martin. This property is currently zoned Light Industrial and borders Urban Mixed Use. The property can also be purchased with 1315 S 5th Avenue as part of a development plan(see survey and brochure) Located in an opportunity zone, there are many options for further development.

### Property Features

#### Location Details

Address	<b>1313 S 6th Street( 6th &amp; Martin), Wilm...</b>
Zoning	<b>LI</b>
County	<b>New Hanover</b>

Parcels	<b>3127-02-5295.000 3</b>
In Opportunity Zone	<b>Yes</b>
Name	<b>1313 S 6th St</b>

## Building Details

Sub Type	-
Land Size	<b>0.53 Acres / 23,041 SF</b>
Electricity	-

Water	-
Sanitary Sewer	-
In Opportunity Zone	<b>Yes</b>

## Property Listings

1 Listing | 0.56 Acres | \$365,000

Type	Space Use	Suite	Available Space	Rate	Price Per Acre	Available
For Sale	Vacant Land	-	0.57 Acre	\$365,000	\$690,059.25	Now

## Additional Photos





















## Contact

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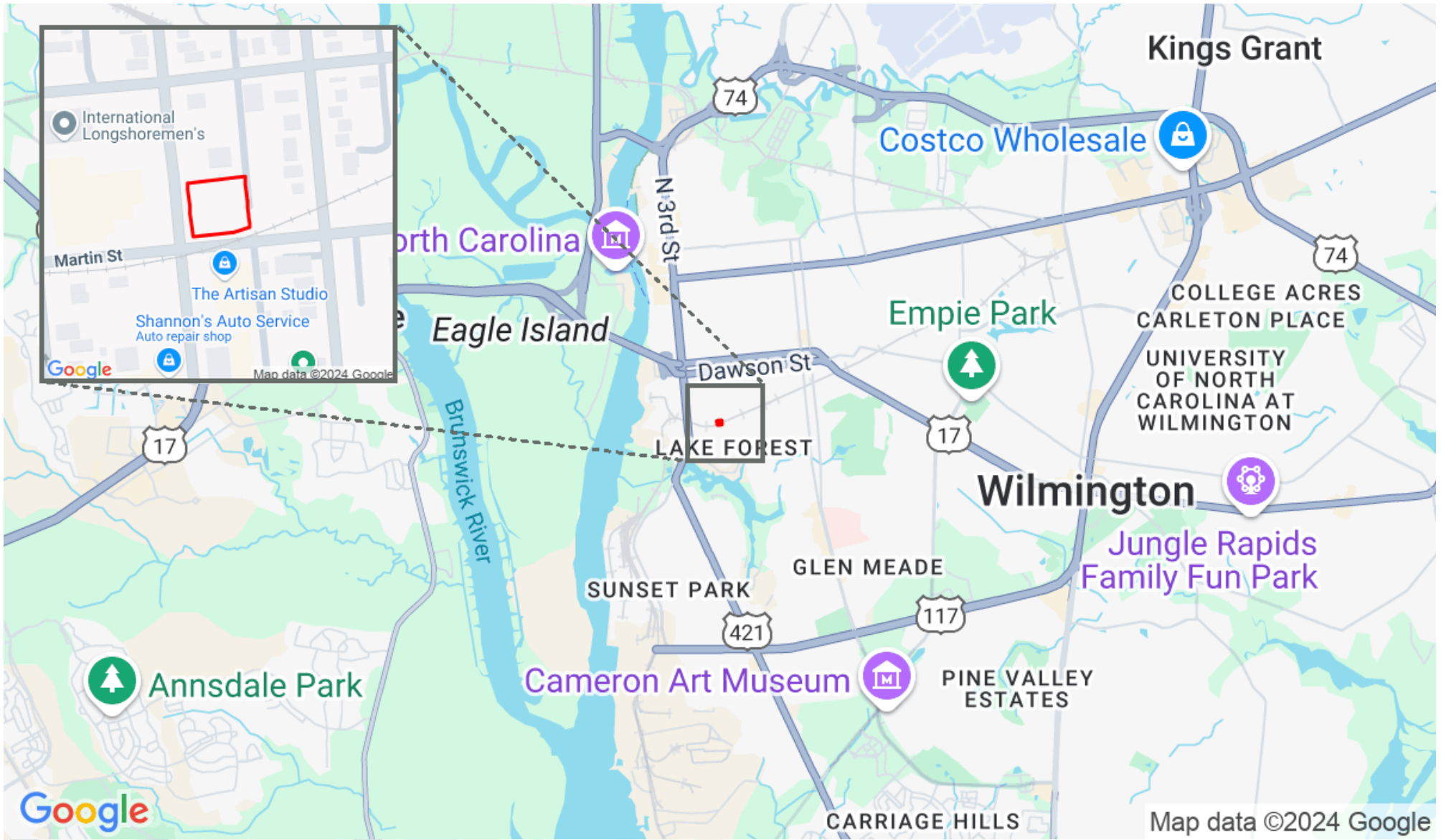
**Jeffrey Hovis**  
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[jhovis@intracoastalrealty.com](mailto:jhovis@intracoastalrealty.com)

Intracoastal Realty Corp - Lumina Station

# 1313 S 6th St

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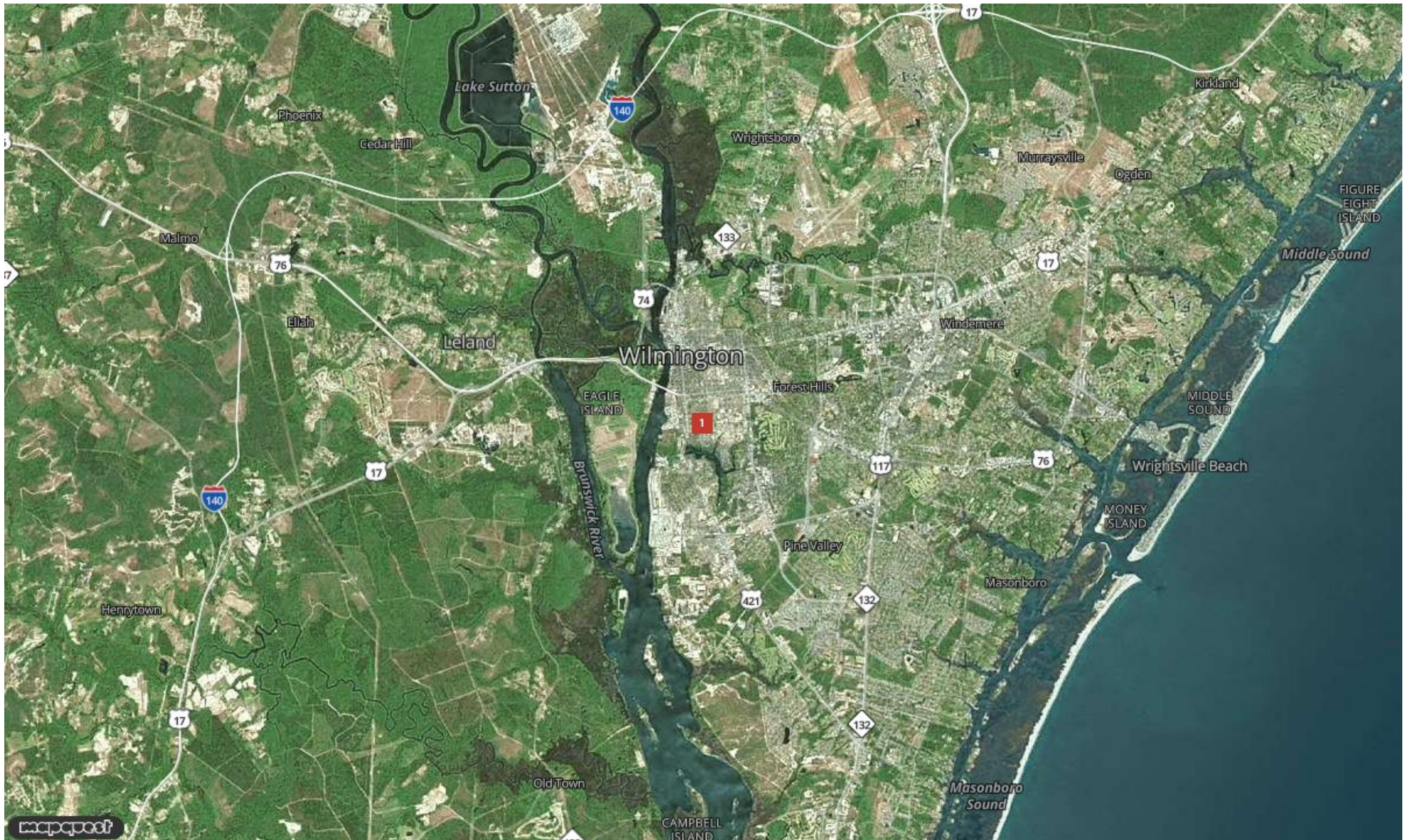
**Jeffrey Hovis**  
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# Report for 1313 S 6th St, Wilmi...

# MOODY'S

Intracoastal Realty Corp - Lumina Station

1900 Eastwood Road, Suite 38 Wilmington, NC 284030505 | 910-256-4503



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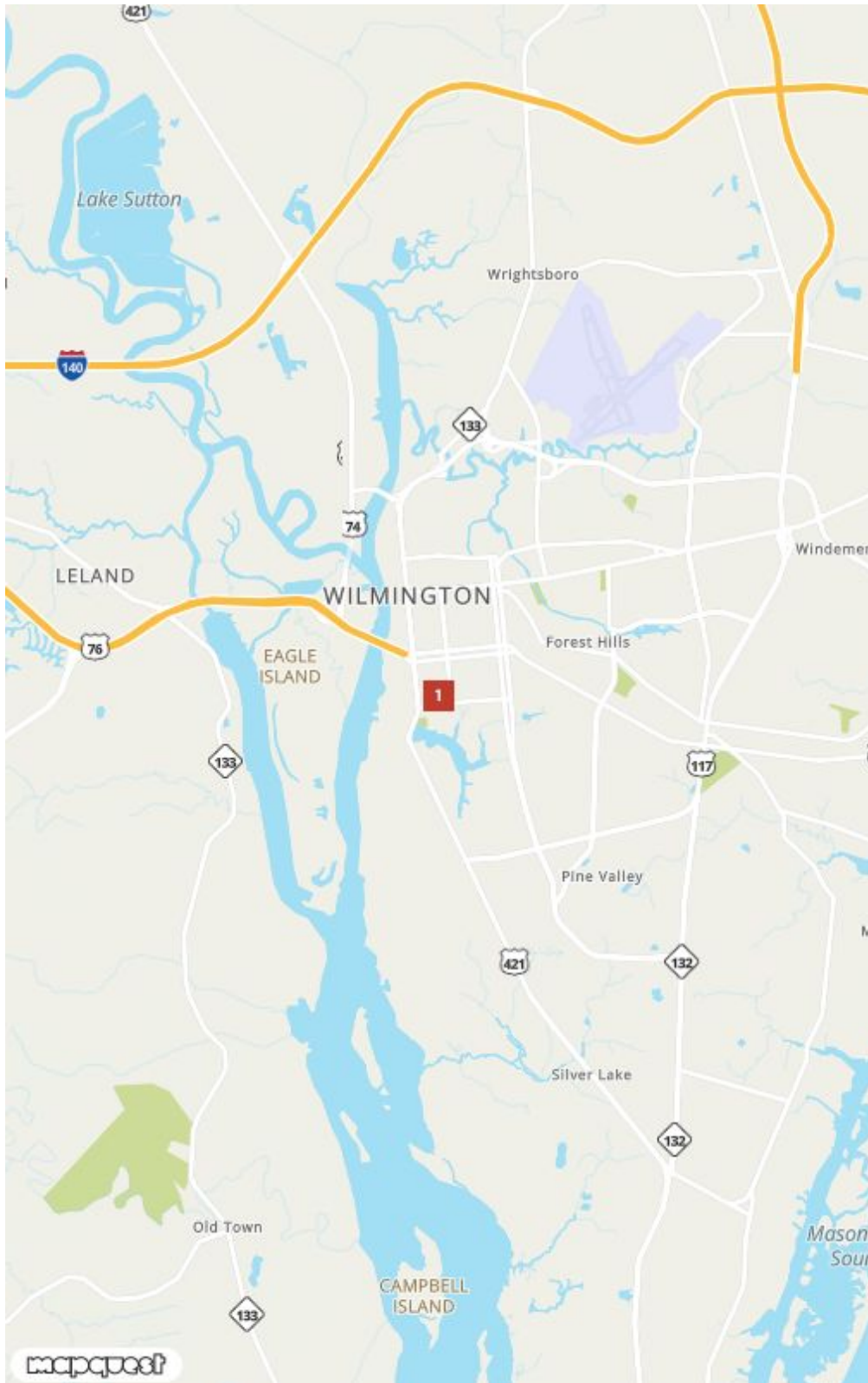
# MOODY'S

# Report for 1313 S 6th St, Wilmi...

# MOODY'S

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1



1313 S 6th St  
Wilmington, NC 28401



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# MOODY'S

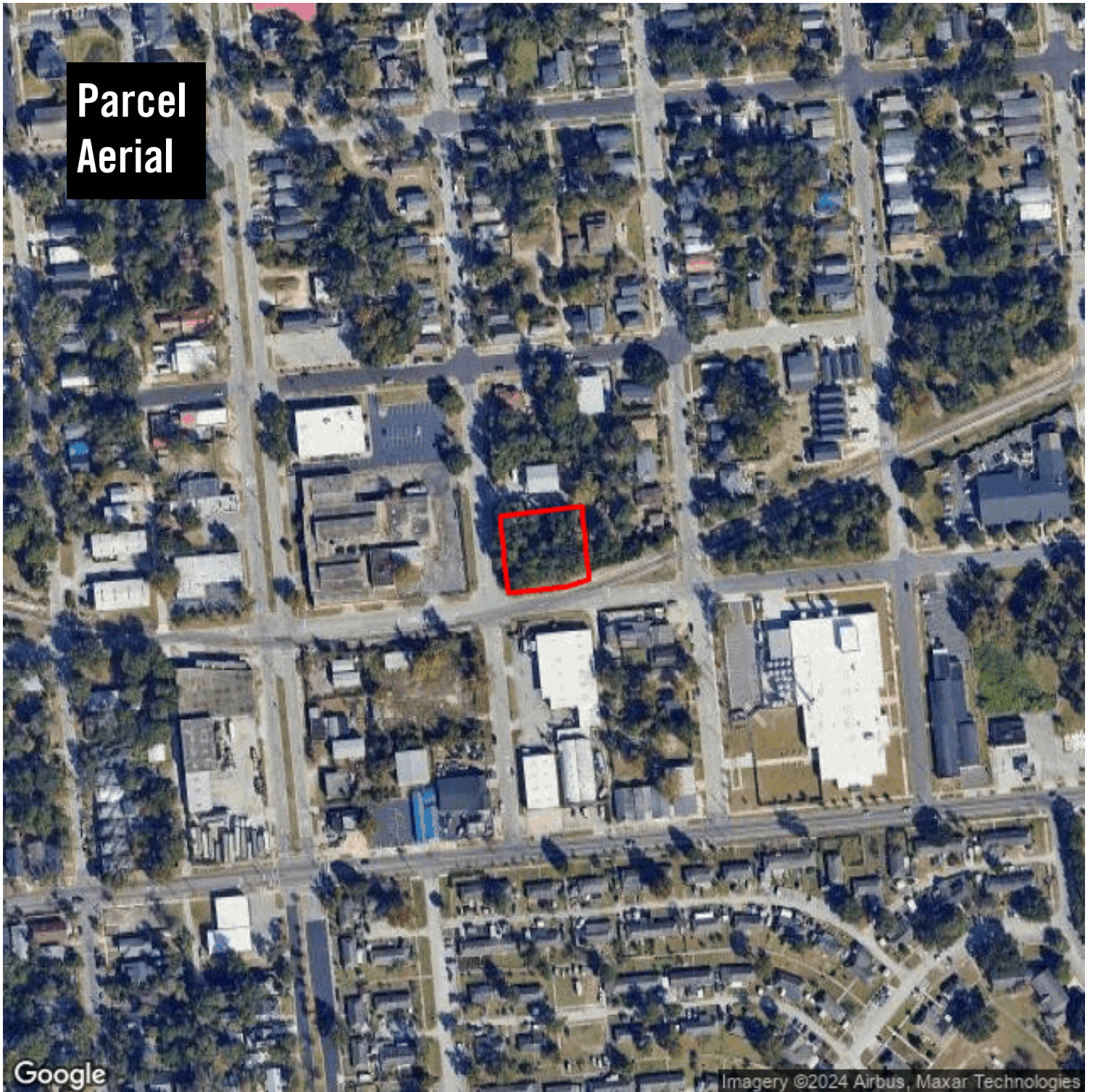
# 1313 S 6th St

# MOODY'S

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**Parcel  
Aerial**



# 1313 S 6th St

1313 S 6th St  
Wilmington, NC 28401



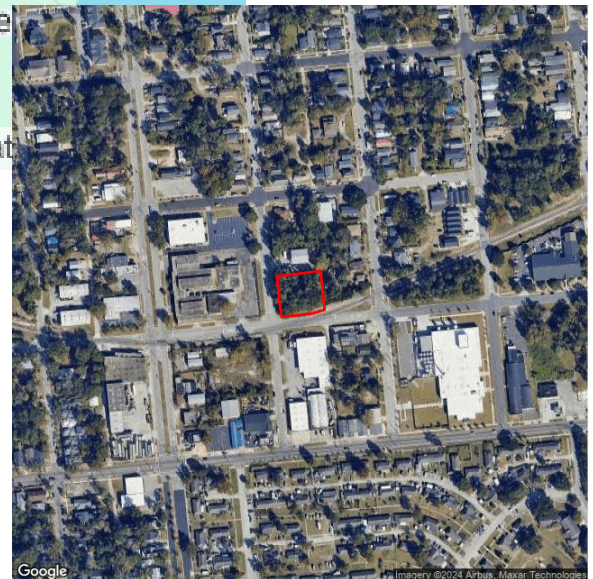
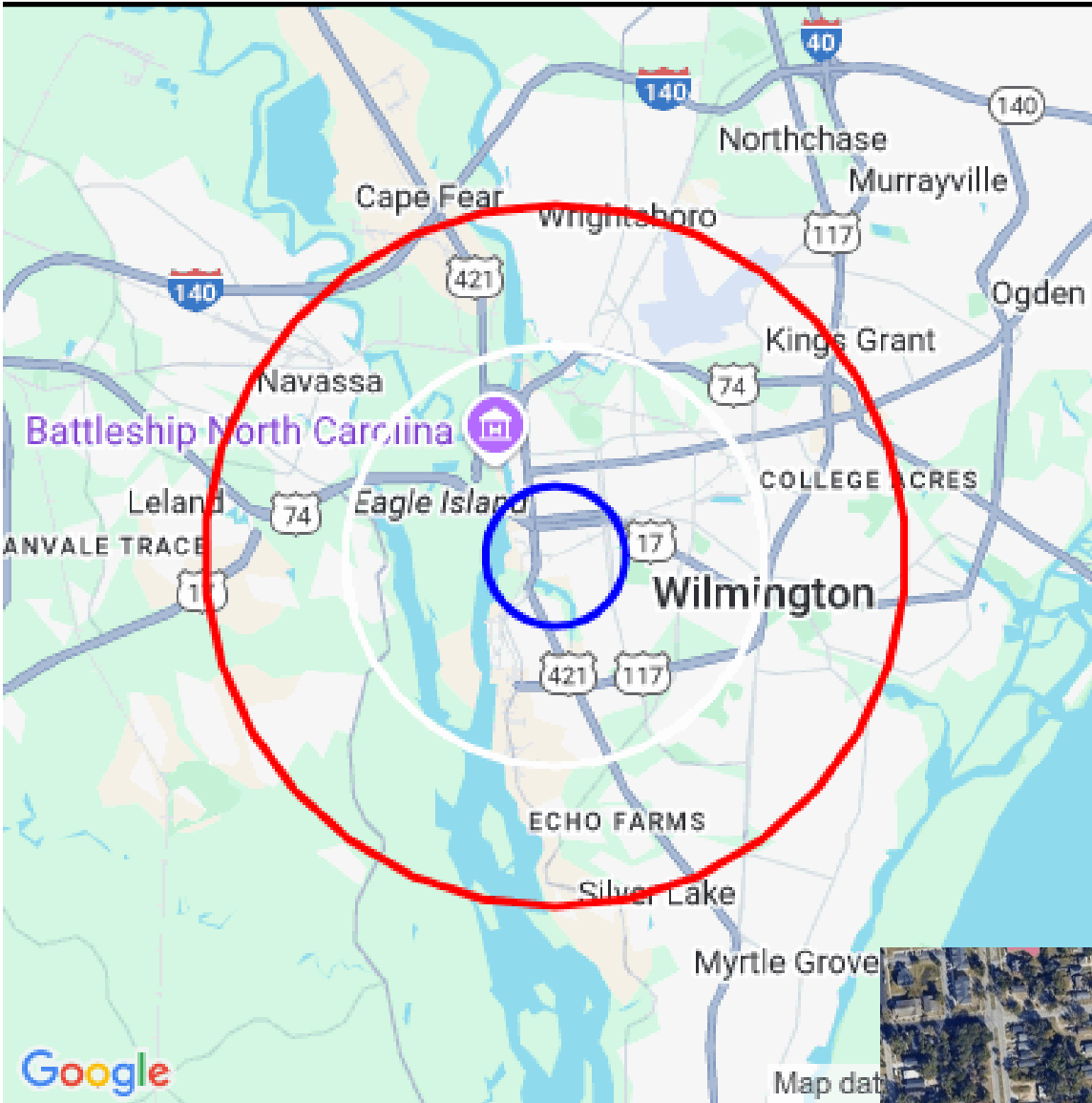
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**MOODY'S**  
ANALYTICS

Catylist

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## Demographic Report



### 1313 S 6th St

#### Population

Distance	Male	Female	Total
1- Mile	3,161	3,808	6,969
3- Mile	18,906	20,988	39,894
5- Mile	44,461	48,703	93,164

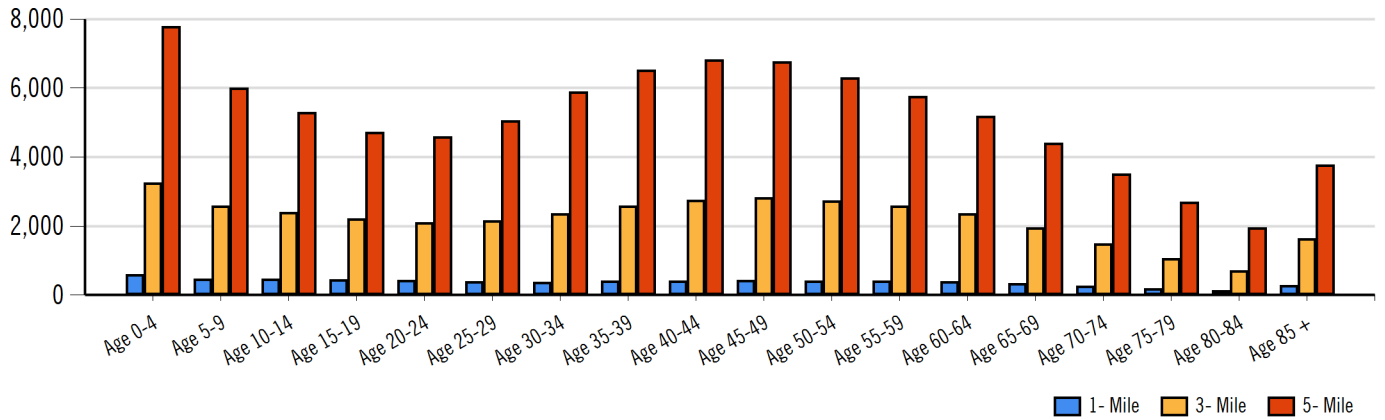


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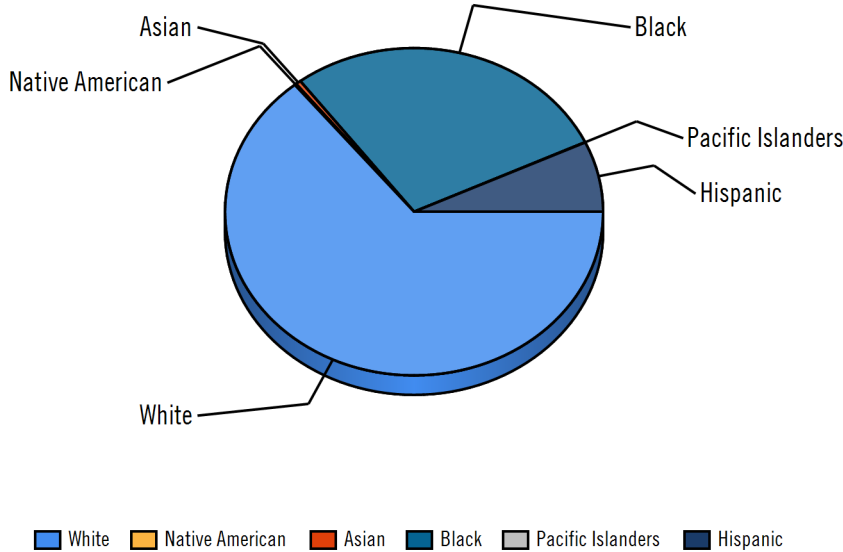
**MOODY'S**  
 ANALYTICS

Catylist

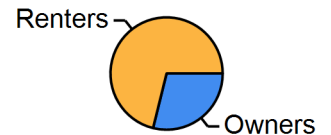
**Population by Distance and Age (2020)**



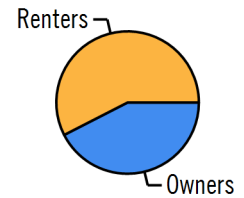
**Ethnicity within 5 miles**



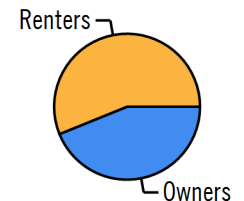
**Home Ownership 1 Mile**



**Home Ownership 3 Mile**



**Home Ownership 5 Mile**



**Employment by Distance**

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	2,624	289	5.20 %
3-Mile	18,434	1,067	4.41 %
5-Mile	44,496	2,387	4.31 %



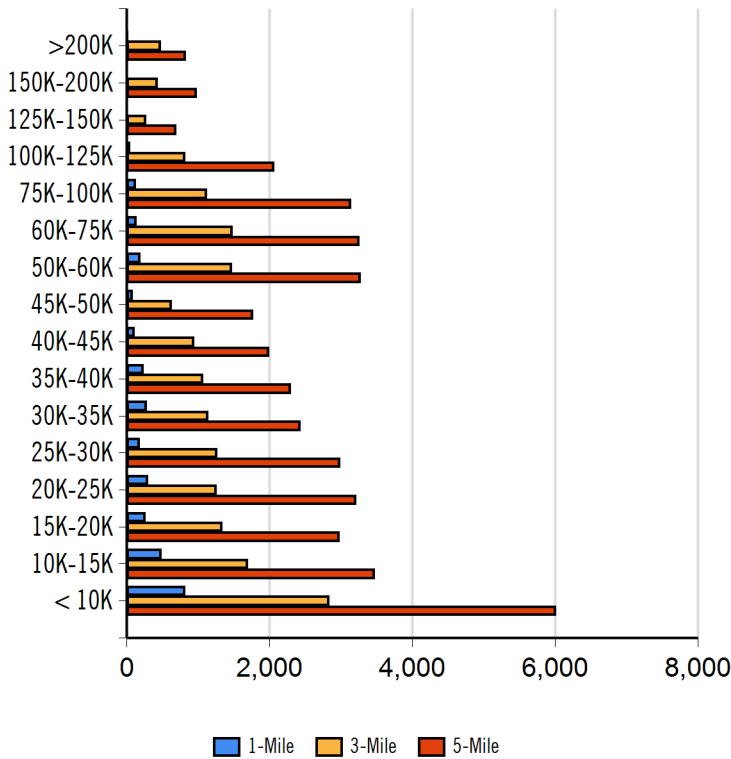
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**Labor & Income**

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	21	15	305	291	74	294	43	46	258	650	352	70	163
3-Mile	113	64	1,665	1,112	472	2,006	563	601	2,112	4,814	2,541	449	1,512
5-Mile	281	173	3,566	2,821	1,088	5,097	1,480	1,367	4,569	10,956	6,776	1,177	3,910

**Household Income**



Radius	Median Household Income
1-Mile	\$29,956.00
3-Mile	\$37,970.33
5-Mile	\$41,354.62

Radius	Average Household Income
1-Mile	\$35,473.08
3-Mile	\$46,682.55
5-Mile	\$49,296.18

Radius	Aggregate Household Income
1-Mile	\$87,358,191.38
3-Mile	\$850,408,027.96
5-Mile	\$1,973,840,985.92

**Education**

	1-Mile	3-mile	5-mile
Pop > 25	4,541	27,319	64,722
High School Grad	1,292	6,532	15,471
Some College	906	5,824	14,628
Associates	273	1,691	4,560
Bachelors	385	5,568	13,981
Masters	93	1,186	3,682
Prof. Degree	18	503	1,173
Doctorate	17	167	334

**Tapestry**

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	77 %	100 %	92 %
Teen's	49 %	65 %	67 %
Expensive Homes	57 %	87 %	59 %
Mobile Homes	1 %	10 %	32 %
New Homes	6 %	56 %	126 %
New Households	64 %	101 %	123 %
Military Households	31 %	63 %	58 %
Households with 4+ Cars	7 %	26 %	37 %
Public Transportation Users	89 %	57 %	49 %
Young Wealthy Households	0 %	26 %	40 %

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## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	108,737,805		731,713,544		1,671,776,490	
<b>Average annual household</b>	36,270		40,155		40,685	
<b>Food</b>	4,960	13.68 %	5,401	13.45 %	5,443	13.38 %
Food at home	3,441		3,658		3,669	
Cereals and bakery products	484		517		519	
Cereals and cereal products	174		185		186	
Bakery products	310		331		333	
Meats poultry fish and eggs	719		754		750	
Beef	164		174		173	
Pork	128		134		134	
Poultry	138		144		143	
Fish and seafood	117		122		121	
Eggs	58		61		61	
Dairy products	336		362		364	
Fruits and vegetables	685		731		735	
Fresh fruits	101		107		108	
Processed vegetables	138		145		145	
Sugar and other sweets	126		134		134	
Fats and oils	108		115		115	
Miscellaneous foods	643		686		689	
Nonalcoholic beverages	307		321		321	
Food away from home	1,519		1,742		1,774	
Alcoholic beverages	231		268		274	
<b>Housing</b>	14,014	38.64 %	15,120	37.65 %	15,213	37.39 %
Shelter	8,403		9,098		9,160	
Owned dwellings	4,291		4,910		5,031	
Mortgage interest and charges	2,060		2,397		2,472	
Property taxes	1,413		1,632		1,673	
Maintenance repairs	817		880		885	
Rented dwellings	3,596		3,554		3,481	
Other lodging	515		634		648	
Utilities fuels	3,510		3,684		3,690	
Natural gas	309		332		334	
Electricity	1,480		1,526		1,518	
Fuel oil	124		134		136	
Telephone services	1,065		1,126		1,133	
Water and other public services	530		564		567	
<b>Household operations</b>	843	2.32 %	956	2.38 %	973	2.39 %
Personal services	209		253		262	
Other household expenses	634		703		711	
Housekeeping supplies	480		518		518	
Laundry and cleaning supplies	139		146		145	
Other household products	266		291		293	
Postage and stationery	74		80		78	
Household furnishings	777		862		871	
Household textiles	65		69		69	
Furniture	154		182		184	
Floor coverings	17		21		21	
Major appliances	115		119		121	
Small appliances	73		78		77	
Miscellaneous	351		390		397	
<b>Apparel and services</b>	1,022	2.82 %	1,118	2.78 %	1,122	2.76 %
Men and boys	174		200		203	
Men 16 and over	137		160		164	
Boys 2 to 15	36		39		38	
Women and girls	389		419		418	



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Women 16 and over	320	349	348
Girls 2 to 15	68	69	69
Children under 2	82	86	85

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	108,737,805		731,713,544		1,671,776,490	
<b>Average annual household</b>	36,270		40,155		40,685	
<b>Transportation</b>	4,956	13.66 %	5,467	13.61 %	5,556	13.66 %
Vehicle purchases	1,003		1,175		1,218	
Cars and trucks new	441		559		592	
Cars and trucks used	539		589		596	
Gasoline and motor oil	1,729		1,834		1,850	
Other vehicle expenses	1,913		2,088		2,114	
Vehicle finance charges	121		134		138	
Maintenance and repairs	662		731		739	
Vehicle insurance	912		975		982	
Vehicle rental leases	216		248		253	
Public transportation	310		368		373	
<b>Health care</b>	2,849	7.85 %	3,108	7.74 %	3,163	7.77 %
Health insurance	1,947		2,096		2,120	
Medical services	526		599		622	
Drugs	282		310		316	
Medical supplies	92		101		102	
<b>Entertainment</b>	2,073	5.72 %	2,312	5.76 %	2,361	5.80 %
Fees and admissions	307		387		401	
Television radios	854		900		905	
Pets toys	752		843		861	
Personal care products	467		519		525	
Reading	41		46		46	
Education	864		1,024		1,026	
Tobacco products	388		390		388	
<b>Miscellaneous</b>	567	1.56 %	638	1.59 %	645	1.59 %
<b>Cash contributions</b>	977		1,069		1,084	
<b>Personal insurance</b>	2,854		3,669		3,832	
Life and other personal insurance	116		129		131	
Pensions and Social Security	2,737		3,540		3,700	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	6,713	6,492	3.10 %	2,931	3,090	2,191	4,522	2,315
3-Mile	2020	29,925	26,265	10.41 %	10,902	15,321	13,847	16,078	6,287
5-Mile	2020	55,762	46,629	16.19 %	19,581	29,060	27,427	28,335	8,072
1-Mile	2023	6,844	6,492	5.23 %	2,983	3,155	2,184	4,660	2,702
3-Mile	2023	30,941	26,265	13.88 %	11,219	15,893	14,272	16,669	7,311
5-Mile	2023	57,976	46,629	20.73 %	20,285	30,309	28,468	29,508	9,757

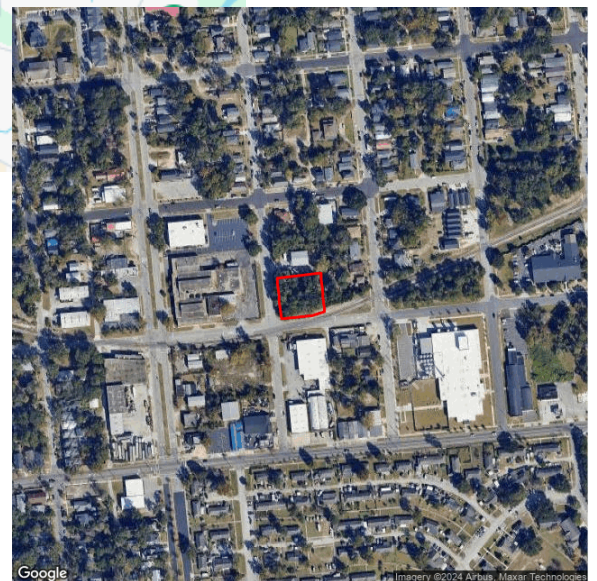
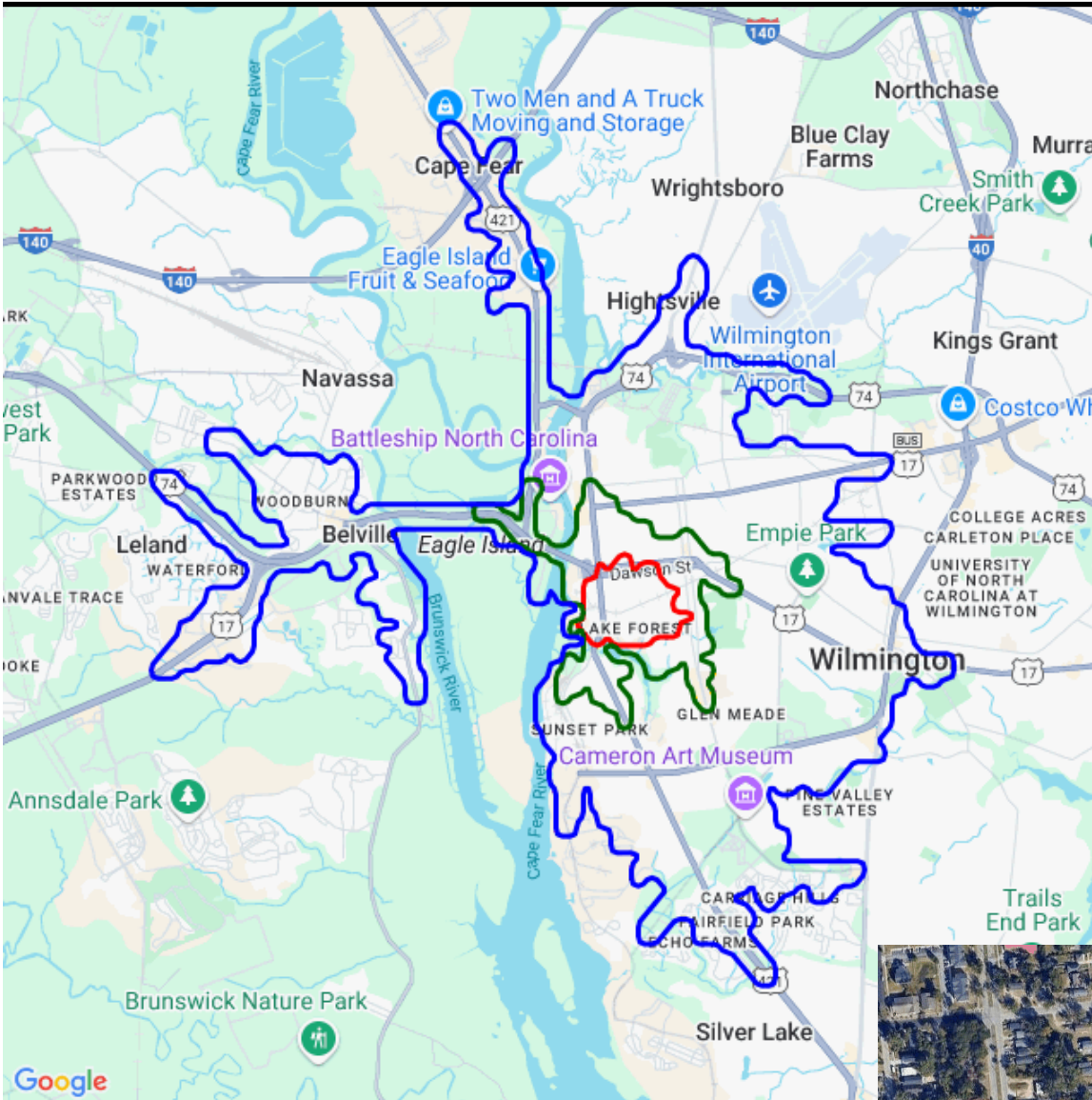


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MOODY'S  
ANALYTICS

Catylist

# Demographic Report



## 1313 S 6th St

### Population

Distance	Male	Female	Total
3- Minute	1,643	2,055	3,698
5- Minute	5,438	6,279	11,717
10 Minute	29,116	32,223	61,338

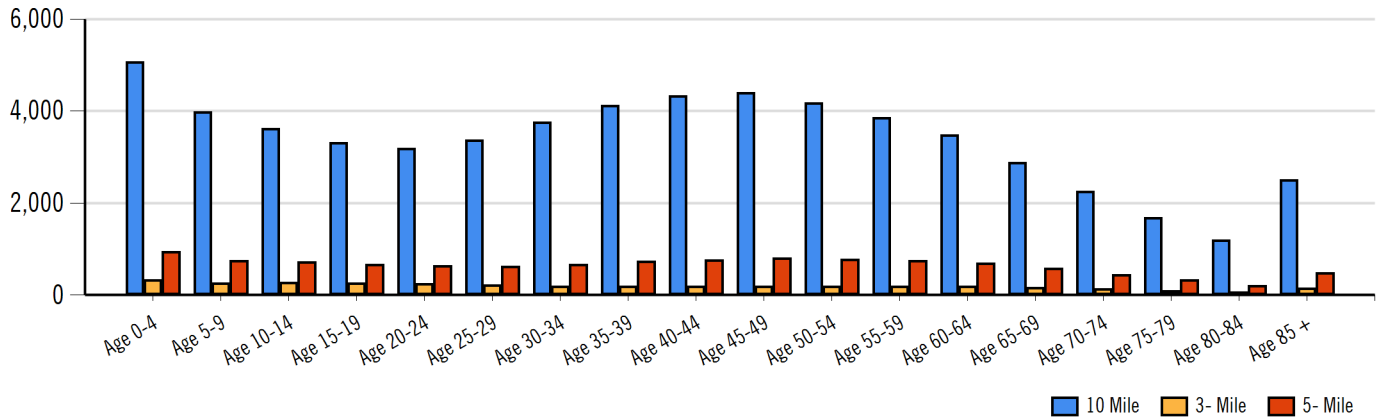


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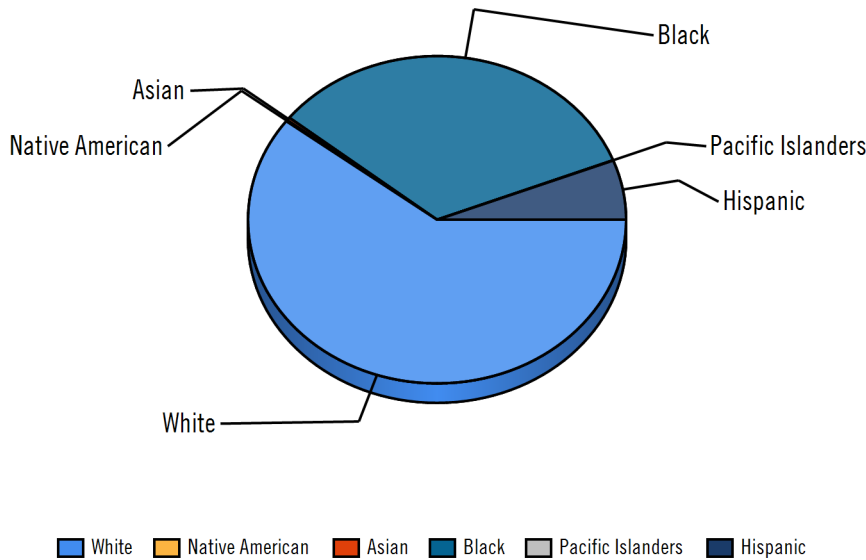
**MOODY'S**  
 ANALYTICS

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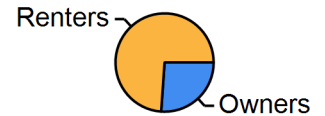
**Population by Distance and Age (2020)**



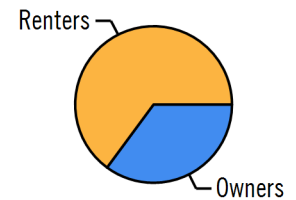
**Ethnicity within 5 Minute**



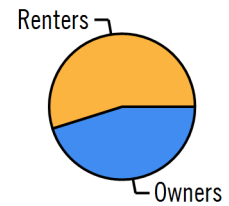
**Home Ownership 3 Minute**



**Home Ownership 5 Minute**



**Home Ownership 10 Minute**



**Employment by Distance**

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	1,268	167	6.08 %
5-Minute	4,866	405	3.94 %
10-Minute	29,032	1,522	3.99 %

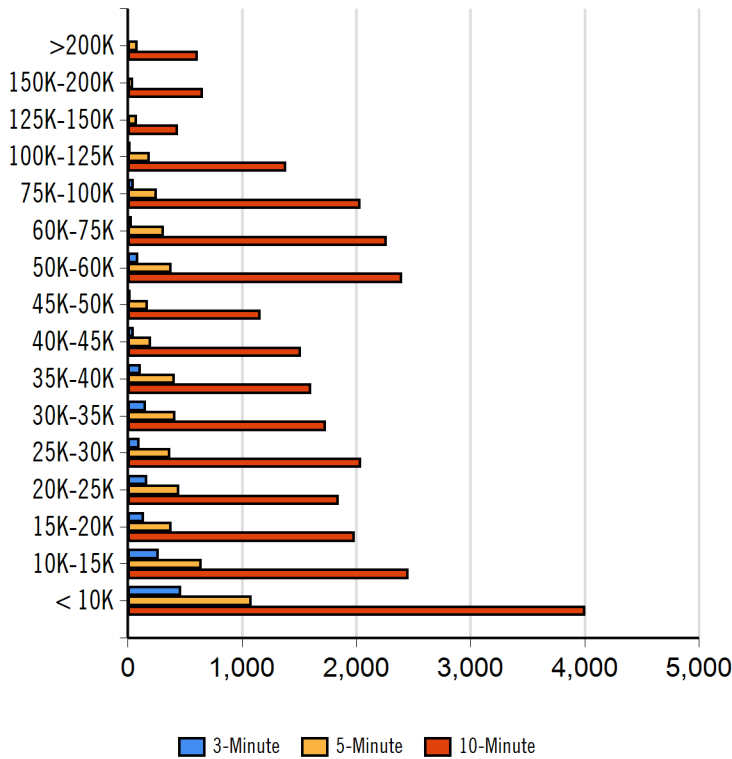


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**Labor & Income**

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	9	9	163	160	35	119	13	9	125	337	169	30	72
5-Minute	36	23	465	443	127	546	136	137	531	1,191	637	122	377
10-Minute	172	98	2,430	1,910	677	3,500	979	909	3,050	7,432	3,979	734	2,451

**Household Income**



Radius	Median Household Income
3-Minute	\$18,576.67
5-Minute	\$38,431.86
10-Minute	\$42,097.39

Radius	Average Household Income
3-Minute	\$25,290.17
5-Minute	\$47,505.64
10-Minute	\$50,372.61

Radius	Aggregate Household Income
3-Minute	\$39,887,925.53
5-Minute	\$204,224,215.93
10-Minute	\$1,350,827,563.75

**Education**

	3-Minute	5-Minute	10-Minute
Pop > 25	2,290	7,970	42,121
High School Grad	696	2,021	10,540
Some College	402	1,665	9,518
Associates	131	467	2,752
Bachelors	132	1,184	8,359
Masters	26	272	1,950
Prof. Degree	7	94	687
Doctorate	1	39	243

**Tapestry**

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	72 %	74 %	86 %
Teen's	58 %	42 %	62 %
Expensive Homes	5 %	109 %	66 %
Mobile Homes	0 %	4 %	29 %
New Homes	6 %	15 %	92 %
New Households	67 %	69 %	102 %
Military Households	16 %	48 %	54 %
Households with 4+ Cars	0 %	10 %	29 %
Public Transportation Users	100 %	57 %	52 %
Young Wealthy Households	0 %	0 %	27 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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## Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	54,630,732		202,884,731		1,140,129,576	
<b>Average annual household</b>	32,747		40,513		41,358	
<b>Food</b>	4,600	14.05 %	5,446	13.44 %	5,533	13.38 %
Food at home	3,258		3,680		3,727	
Cereals and bakery products	456		520		527	
Cereals and cereal products	164		186		189	
Bakery products	291		333		338	
Meats poultry fish and eggs	692		757		763	
Beef	158		174		176	
Pork	119		134		136	
Poultry	134		145		146	
Fish and seafood	116		124		123	
Eggs	56		61		62	
Dairy products	318		365		370	
Fruits and vegetables	642		738		747	
Fresh fruits	94		109		110	
Processed vegetables	131		146		147	
Sugar and other sweets	119		135		136	
Fats and oils	101		115		117	
Miscellaneous foods	608		688		700	
Nonalcoholic beverages	295		323		325	
Food away from home	1,342		1,765		1,805	
Alcoholic beverages	199		272		279	
<b>Housing</b>	12,945	39.53 %	15,198	37.51 %	15,466	37.40 %
Shelter	7,744		9,142		9,314	
Owned dwellings	3,664		4,963		5,122	
Mortgage interest and charges	1,735		2,435		2,516	
Property taxes	1,195		1,648		1,702	
Maintenance repairs	733		879		902	
Rented dwellings	3,646		3,534		3,532	
Other lodging	433		644		659	
Utilities fuels	3,282		3,694		3,750	
Natural gas	286		334		340	
Electricity	1,413		1,528		1,543	
Fuel oil	112		135		138	
Telephone services	980		1,128		1,152	
Water and other public services	489		567		576	
<b>Household operations</b>	741	2.26 %	963	2.38 %	989	2.39 %
Personal services	174		256		265	
Other household expenses	567		707		723	
Housekeeping supplies	453		521		527	
Laundry and cleaning supplies	136		147		148	
Other household products	244		294		298	
Postage and stationery	73		80		80	
Household furnishings	723		876		885	
Household textiles	65		71		70	
Furniture	142		185		187	
Floor coverings	15		21		21	
Major appliances	102		119		123	
Small appliances	70		79		79	
Miscellaneous	327		398		402	
<b>Apparel and services</b>	987	3.01 %	1,135	2.80 %	1,137	2.75 %
Men and boys	169		204		206	
Men 16 and over	131		164		166	
Boys 2 to 15	38		39		39	
Women and girls	374		424		424	



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Women 16 and over	307	354	354
Girls 2 to 15	67	69	70
Children under 2	81	86	86

## Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	54,630,732		202,884,731		1,140,129,576	
<b>Average annual household</b>	32,747		40,513		41,358	
<b>Transportation</b>	4,436	13.55 %	5,519	13.62 %	5,650	13.66 %
Vehicle purchases	869		1,199		1,237	
Cars and trucks new	325		563		604	
Cars and trucks used	526		609		603	
Gasoline and motor oil	1,585		1,846		1,880	
Other vehicle expenses	1,705		2,096		2,151	
Vehicle finance charges	100		135		139	
Maintenance and repairs	600		736		753	
Vehicle insurance	812		972		999	
Vehicle rental leases	192		252		258	
Public transportation	276		376		381	
<b>Health care</b>	2,489	7.60 %	3,132	7.73 %	3,215	7.77 %
Health insurance	1,736		2,107		2,155	
Medical services	428		609		631	
Drugs	241		313		323	
Medical supplies	83		102		104	
<b>Entertainment</b>	1,821	5.56 %	2,342	5.78 %	2,398	5.80 %
Fees and admissions	247		396		409	
Television radios	785		902		919	
Pets toys	660		856		875	
Personal care products	428		526		534	
Reading	37		46		47	
Education	850		1,042		1,037	
Tobacco products	377		389		393	
<b>Miscellaneous</b>	482	1.47 %	637	1.57 %	658	1.59 %
<b>Cash contributions</b>	850		1,064		1,103	
<b>Personal insurance</b>	2,240		3,759		3,902	
Life and other personal insurance	101		132		133	
Pensions and Social Security	2,139		3,626		3,768	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	1,736	1,699	7.71 %	724	889	450	1,286	530
5-Minute	2020	5,674	5,451	40.13 %	2,374	2,712	1,985	3,689	1,870
10-Minute	2020	29,369	25,710	472.84 %	11,018	14,600	13,259	16,111	6,032
3-Minute	2023	1,779	1,699	17.45 %	740	915	446	1,333	634
5-Minute	2023	5,800	5,451	66.74 %	2,419	2,780	1,995	3,805	2,175
10-Minute	2023	30,339	25,710	624.56 %	11,335	15,127	13,647	16,692	7,162



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# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1313 S 6th St, Wilmington, NC 28401

## CITY, STATE

**Wilmington, NC**

## POPULATION

**61,338**

## AVG. HHSIZE

**2.19**

## MEDIAN HH INCOME

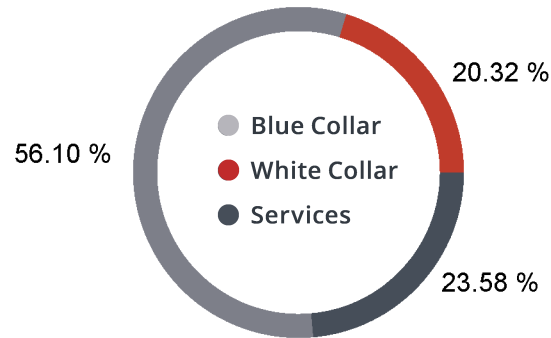
**\$42,097**

## HOME OWNERSHIP

Renters: **15,413**

Owners: **12,690**

## EMPLOYMENT



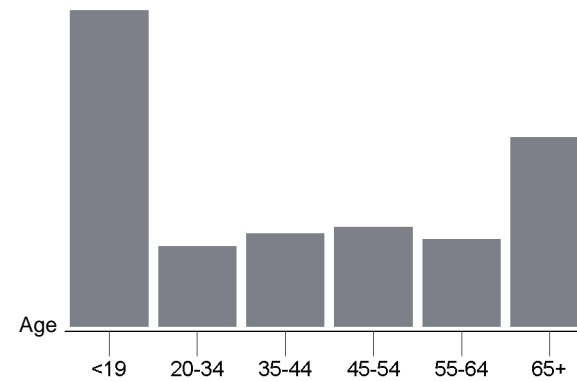
**47.33 %** Employed  
**2.48 %** Unemployed

## EDUCATION

High School Grad: **25.02 %**  
Some College: **22.60 %**  
Associates: **6.53 %**  
Bachelors: **29.68 %**

## GENDER & AGE

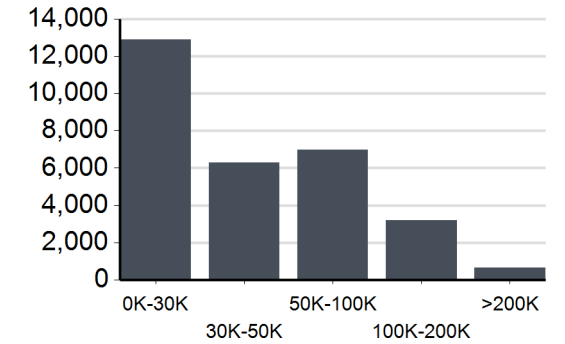
**47.47 %** **52.53 %**



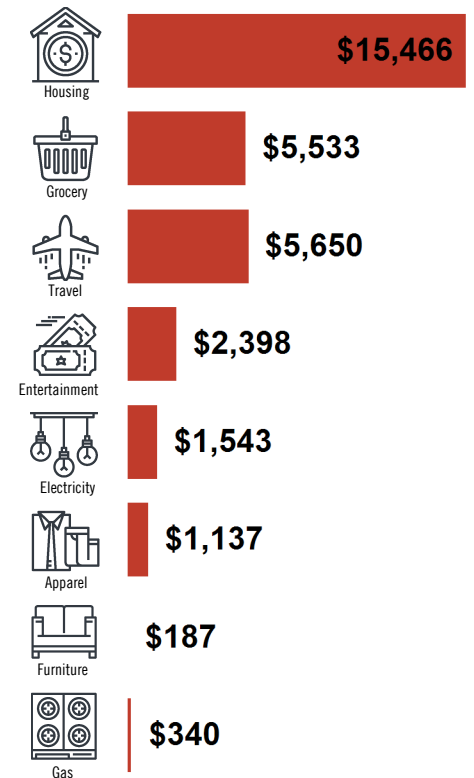
## RACE & ETHNICITY

White: **46.51 %**  
Asian: **0.05 %**  
Native American: **0.05 %**  
Pacific Islanders: **0.00 %**  
African-American: **47.35 %**  
Hispanic: **3.58 %**  
Two or More Races: **2.45 %**

## INCOME BY HOUSEHOLD



## HH SPENDING

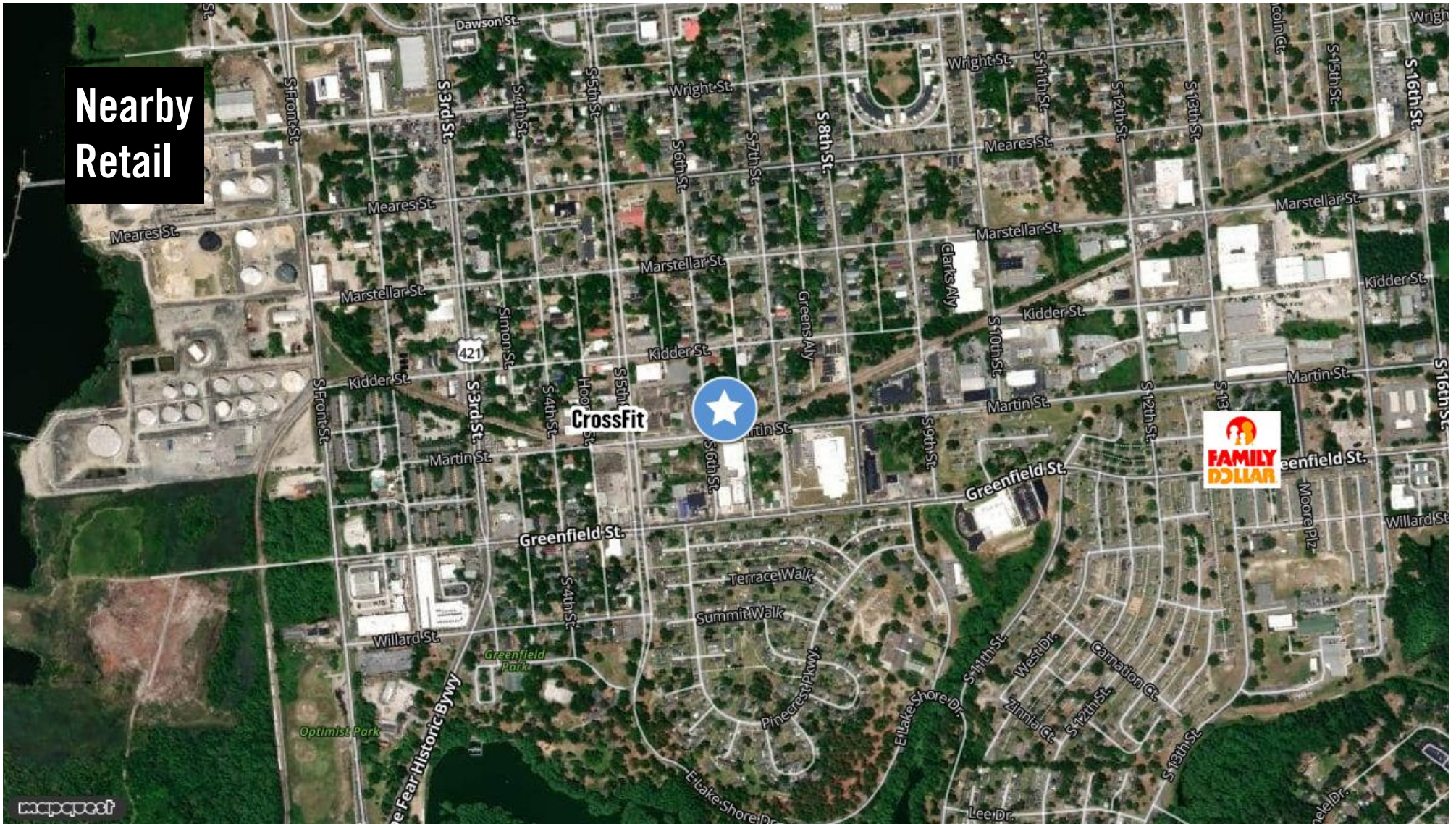


# 1313 S 6th St

Intracoastal Realty Corp - Lumina Station

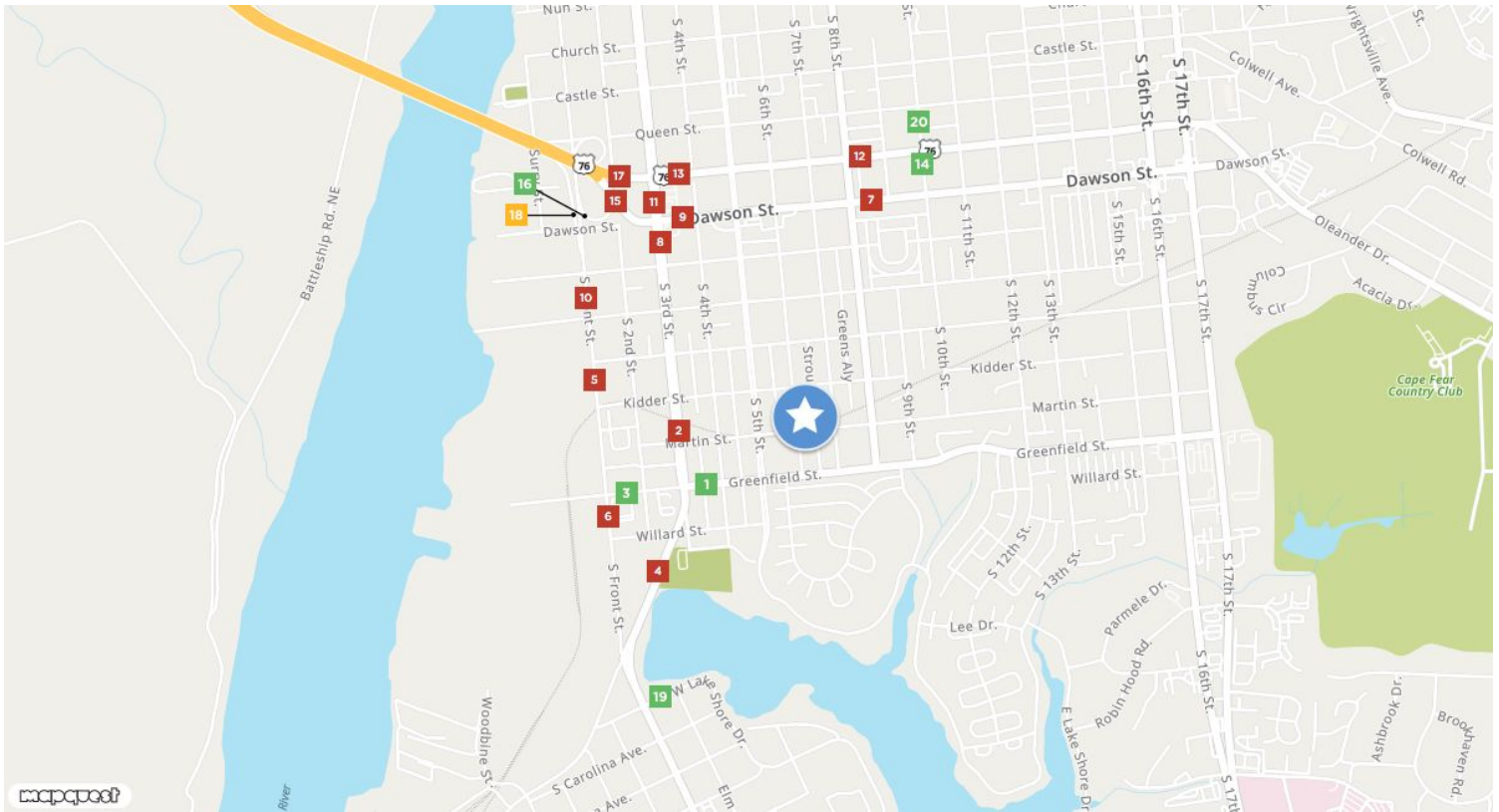
1900 Eastwood Road, Suite 38 Wilmington, NC 284030505 | 910-256-4503

**Nearby  
Retail**



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## Traffic Counts



<b>Greenfield Street</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">1</span>	<b>South 3rd Street</b> <span style="background-color: #dc3545; color: white; padding: 2px 5px;">2</span>	<b>Greenfield Street</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">3</span>	<b>Burnett Boulevard</b> <span style="background-color: #dc3545; color: white; padding: 2px 5px;">4</span>	<b>South Front Street</b> <span style="background-color: #dc3545; color: white; padding: 2px 5px;">5</span>
Simon St	Kidder St	S 2nd St	Park St	Marstellar St
Year: 2023 4,300	Year: 2023 20,000	Year: 2023 600	Year: 2023 18,500	Year: 2023 24,000
Year: 2021 4,258	Year: 2022 19,150	Year: 2011 1,144	Year: 2022 17,400	Year: 2021 26,427
Year: 2019 4,500	Year: 2021 19,150	Year: 2003 1,500	Year: 2021 17,400	Year: 2019 24,500
<b>South Front Street</b> <span style="background-color: #dc3545; color: white; padding: 2px 5px;">6</span>	<b>Dawson Street</b> <span style="background-color: #dc3545; color: white; padding: 2px 5px;">7</span>	<b>South 3rd Street</b> <span style="background-color: #dc3545; color: white; padding: 2px 5px;">8</span>	<b>Dawson Street</b> <span style="background-color: #dc3545; color: white; padding: 2px 5px;">9</span>	<b>South Front Street</b> <span style="background-color: #dc3545; color: white; padding: 2px 5px;">10</span>
Greenfield St	Millis Aly	Wright St	S 4th St	Mears St
Year: 2023 21,500	Year: 2023 19,500	Year: 2023 19,500	Year: 2023 18,500	Year: 2023 24,000
Year: 2021 23,098	Year: 2022 18,062	Year: 2022 18,780	Year: 2022 17,405	Year: 2021 26,619
Year: 2019 20,000	Year: 2021 18,062	Year: 2021 18,780	Year: 2021 17,405	Year: 2020 22,500
<b>South 3rd Street</b> <span style="background-color: #dc3545; color: white; padding: 2px 5px;">11</span>	<b>Wooster Street</b> <span style="background-color: #dc3545; color: white; padding: 2px 5px;">12</span>	<b>Wooster Street</b> <span style="background-color: #dc3545; color: white; padding: 2px 5px;">13</span>	<b>South 10th Street</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">14</span>	<b>South 10th Street</b> <span style="background-color: #dc3545; color: white; padding: 2px 5px;">15</span>
Dawson St	S 9th St	Hwy 76	Dawson St	Wooster St
Year: 2023 20,500	Year: 2023 18,000	Year: 2023 16,500	Year: 2023 1,100	Year: 2023 17,500
Year: 2022 19,545	Year: 2022 16,740	Year: 2022 15,669	Year: 2021 1,125	Year: 2022 17,415
Year: 2021 19,545	Year: 2021 16,740	Year: 2021 15,669	Year: 2019 1,200	Year: 2021 17,415
<b>Dawson St</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">16</span>	<b>Wooster St</b> <span style="background-color: #dc3545; color: white; padding: 2px 5px;">17</span>	<b>Dawson St</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">18</span>	<b>West Lake Shore Drive</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">19</span>	<b>South 10th Street</b> <span style="background-color: #28a745; color: white; padding: 2px 5px;">20</span>
Year: 2023 450	Year: 2023 18,000	Year: 2023 9,000	Year: 2023 300	Year: 2023 1,500
Year: 2021 443	Year: 2022 17,015	Year: 2021 8,700	Year: 2021 301	Year: 2021 1,447
	Year: 2021 17,015		Year: 2019 400	Year: 2019 1,800



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**MOODY'S**  
 ANALYTICS

Catylist