



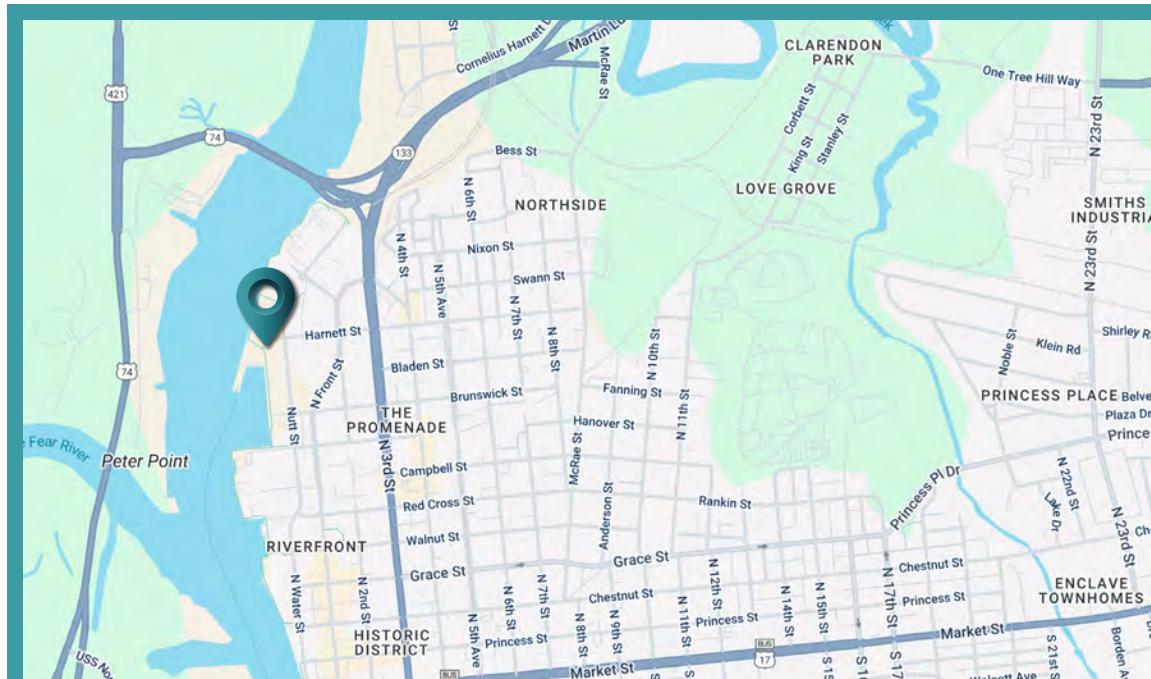
RETAIL IN WILMINGTON'S WATERFRONT DISTRICT | 32 HARNETT ST., SUITE 9

ANNE ADAMS
910 538 2453
anne.adams@scpcommercial.com

FOR SUBLLEASE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpcommercial.com

 **Sun Coast
Partners
COMMERCIAL**



RETAIL OPPORTUNITY AT PIER 33 - WILMINGTON'S WATERFRONT DISTRICT

Presenting a turnkey retail opportunity in the heart of Wilmington's vibrant waterfront district. This professionally finished suite features a clean, modern design ideal for quick-service dining, beverage, or specialty retail concepts looking to launch in a high-visibility location.

The space offers a bright interior with quality finishes and a flexible layout that can be easily adapted for a variety of light food or retail uses. Its open configuration allows efficient customer flow and branding potential for operators seeking a contemporary environment without the expense of a full buildout.

Highlights:

- Move-in-ready retail suite with polished interior finishes
- Open layout suited for quick-service or specialty retail concepts
- Modern aesthetic designed for strong visual appeal and customer engagement
- Excellent exposure to foot traffic from nearby residential and event venues
- Usage restrictions apply; inquire for approved concepts

Located within Pier 33, Wilmington's signature waterfront development, this space sits among a mix of restaurants, retail, and entertainment venues, surrounded by major attractions like the Live Oak Pavilion, Wilmington Convention Center, and the upcoming Drury Waterfront Hotel.

Pier 33 blends lifestyle, commerce, and connectivity, offering a dynamic setting along the Cape Fear River with direct access to the Riverwalk and steady year-round activity. Businesses benefit from strong visibility, walkability, and the energy of Wilmington's growing downtown waterfront community.

Position your business in one of Wilmington's most sought-after destinations, a modern space designed for visibility, flexibility, and growth.

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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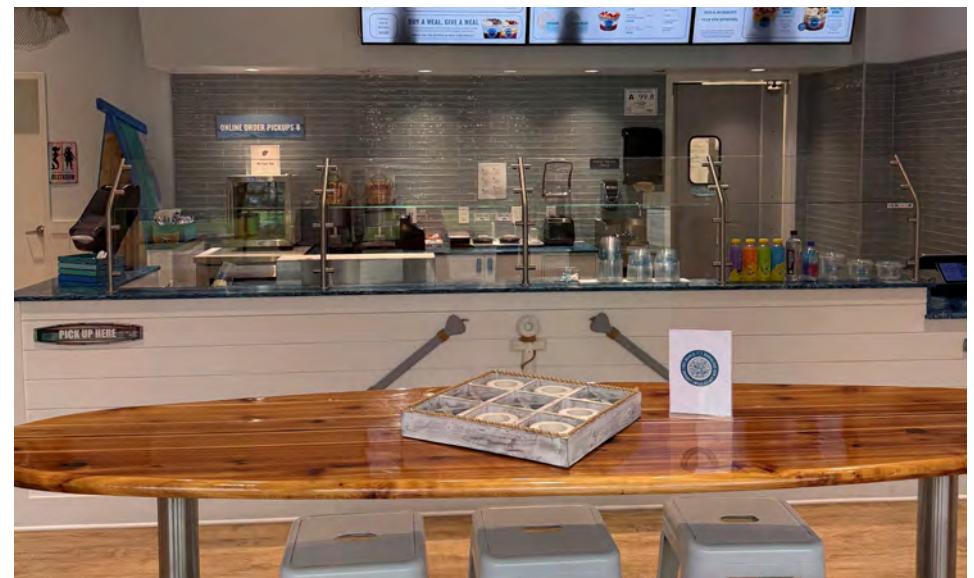
SUBLEASE

32 Harnett Street, Suite 9
Wilmington, NC 28401

AVAILABLE SPACE*	1,297
SUBLEASE RATE	\$30.00 Annual/SF
SUBLEASE TYPE	Net NNN
PROPERTY TYPE	Multi-tenant
PRIMARY USE	Retail
YEAR BUILT	2020
NUMBER OF UNITS	286
# OF BUILDINGS, FLOORS	1,6

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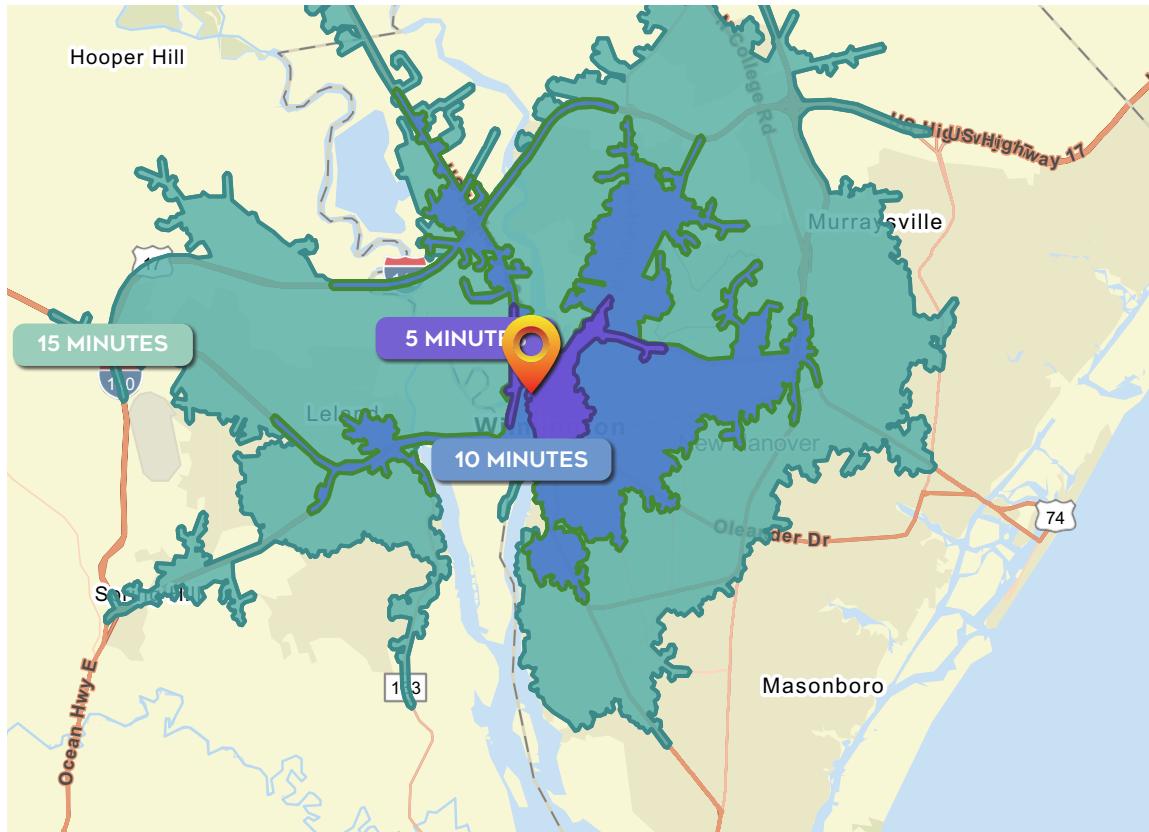
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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	7,216	40,023	126,006
Average Age	38.6	38.8	39.5
Households	4,025	19,642	59,700
Average HH Size	1.78	2.00	2.06
Median HH Income	\$80,582	\$63,945	\$66,552
Average HH Income	\$102,886	\$82,899	\$86,951
Per Capita Income	\$57,060	\$40,510	\$41,090

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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