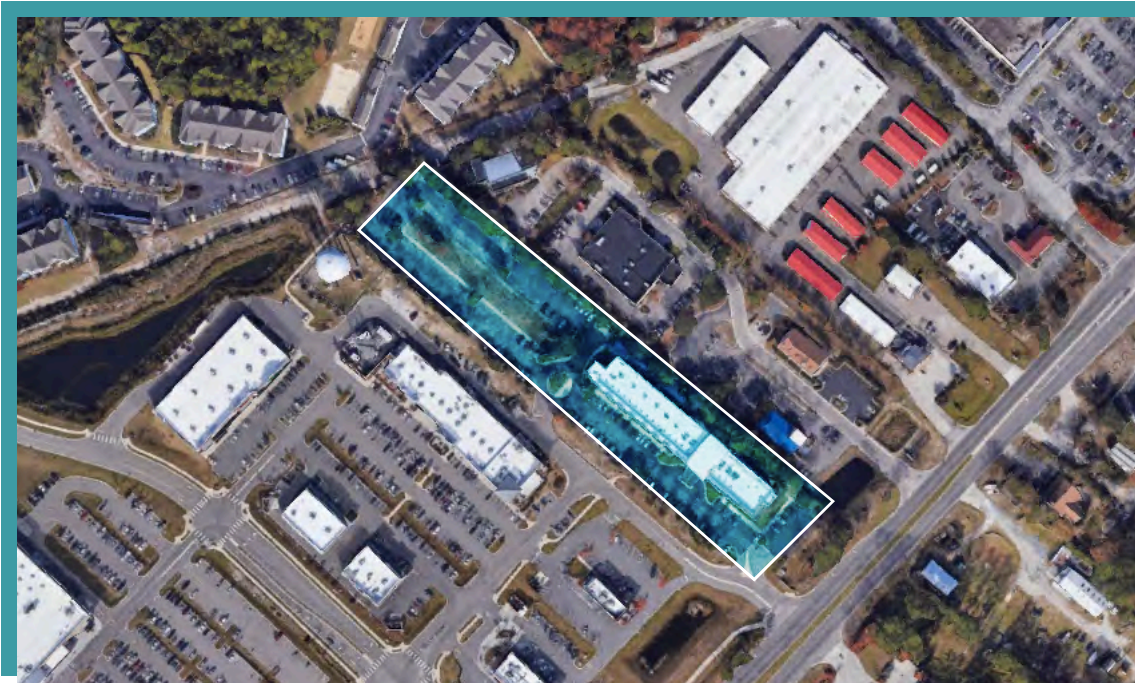




PORTERS NECK PROFESSORIAL CENTER OFFICE CONDO 2C-X

SALE OR **LEASE**





8115 Market Street Wilmington, NC 28411

OWNER	Seamist Management, LLC
ACREAGE ¹	3.90 Acres
BUILDING RSF ²	60,000± SF
ZONING	B-2
CLASS OF SPACE	Class A
CEILING HEIGHT	10'
SPRINKLER SYSTEM	Yes
ELEVATOR	Yes, 2
PARKING TYPE	Surface
TOTAL PARKING SPACES	238

Porters Neck Professional Center is a premier three-story condominiumized office building totaling approximately 60,000 Square Feet. The property is located at 8115 Market Street in the dynamic Porters Neck submarket of Wilmington, North Carolina. The property has an excellent traffic pattern with a direct right-in, right-out access from Market Street and interconnectivity with the Bayshore Commons Shopping Center, which provides accessibility to a stoplight intersection. The property is zoned B-2 and located within the New Hanover County zoning district.

Current occupants in the building include UCG/Medac, EmergeOrtho, Wilmington Ear Nose & Throat, Benjamin Friberg, DDS, Matsumoto, DDS, PMG Research, Provis Media and Samet Corporation. The building was originally constructed in 2006 with a modern and attractive design by architect, Michael Kersting. The building contains three stairwells and two elevators servicing all floors. Additionally, there are approximately 238 parking spaces available onsite.

Unit 2C-X is in cold dark shell condition ready for customized upfit for a new tenant/owner.

This unit is available for sale and/or lease:

For condo owners, the Insurance and Common Area Maintenance (ICAM) is estimated at \$3.00 PSF and reconciled annually. Taxes are paid separately and directly by the condo owner.

For tenants, the Taxes, Insurance and Common Area Maintenance (TICAM) is estimated at \$4.00 PSF and reconciled annually.

*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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SALE OR LEASE

CODY CRESS
910 409 8421

cody.cress@scpcommercial.com

TYLER PEGG
910 512 3550

tyler.pegg@scpcommercial.com





PROPERTY HIGHLIGHTS

- Excellent Accessibility with Direct Right-In, Right Out Access from Market Street
- Inter-connectivity with the Bayshore Commons Shopping Center, which provides Accessibility to a Stoplight Intersection
- Close Proximity to a Large Concentration of Amenities including Restaurants & Retail
- Conveniently Situated Less than On-Half Mile to I-140, 15 Miles from Downtown Wilmington, 13 Miles from Wilmington International Airport, & 3 miles to Figure Eight Island
- Three Story Building with Modern Architectural Design with 3 Stairwells & 2 Elevators Servicing All Floors
- Third Story Outdoor Balcony

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Suite 2C-X

SUITE	2C-X
CONDO	Yes
AVAILABLE SF (RSF)*	3,507 SF
USABLE SF (USF)*	2,922 SF
SALE PRICE	\$595,000
LEASE RATE	\$24 PSF (Annual)
LEASE TYPE	NNN
CORE FACTOR	20%
PROPERTY USE TYPE	Vacant/Owner-User
UPFIT ALLOWANCE	\$50/USF (Lease Only)

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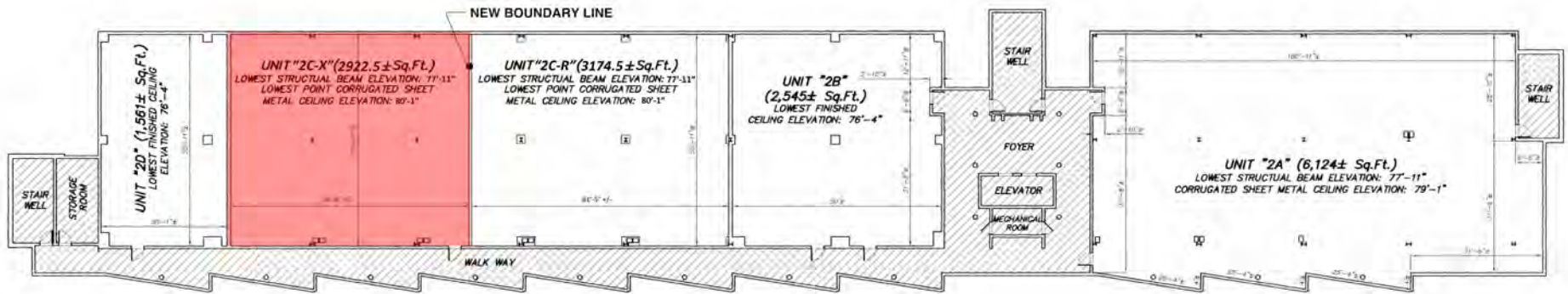
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SECOND FLOOR
FINISHED FLOOR ELEVATION: 66'-5"

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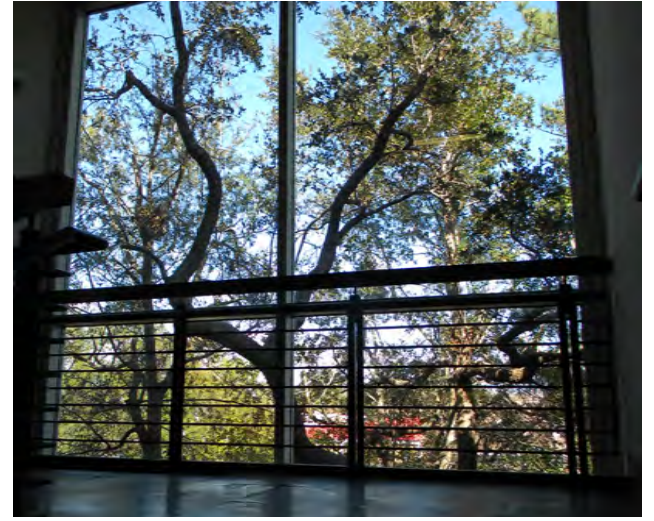
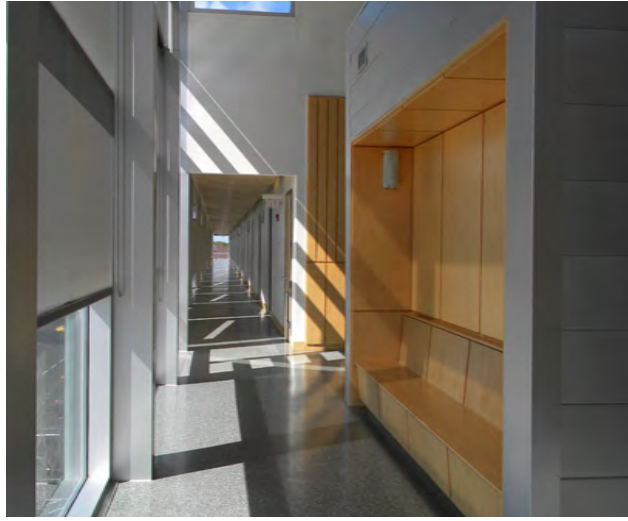
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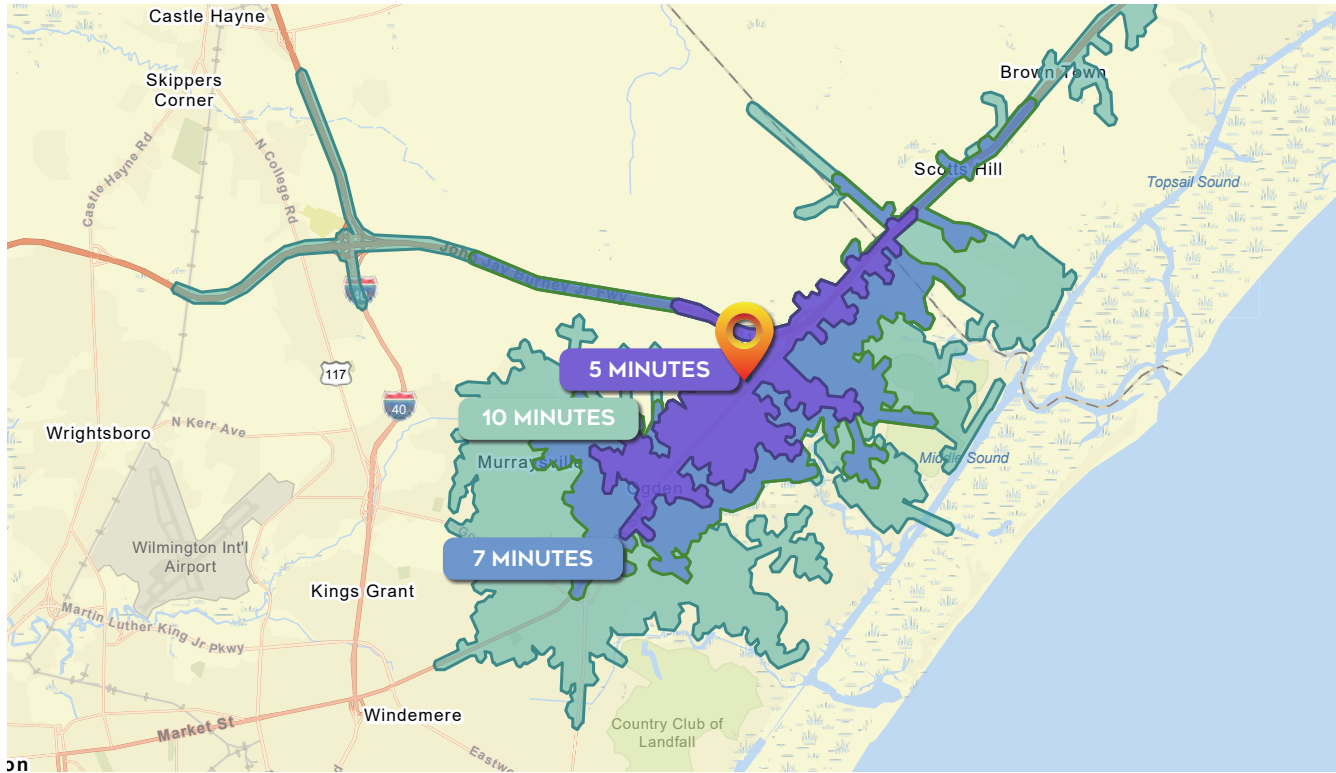
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DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	4,227	13,095	30,762
Average Age	42.1	43	41.9
Households	1,747	5,185	12,726
Average HH Size	2.42	2.50	2.40
Median HH Income	\$94,991	\$101,117	\$91,214
Average HH Income	\$128,879	\$134,752	\$125,278
Per Capita Income	\$53,018	\$53,958	\$51,499

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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