



Retail Flex Space

**10300 US HWY 17**

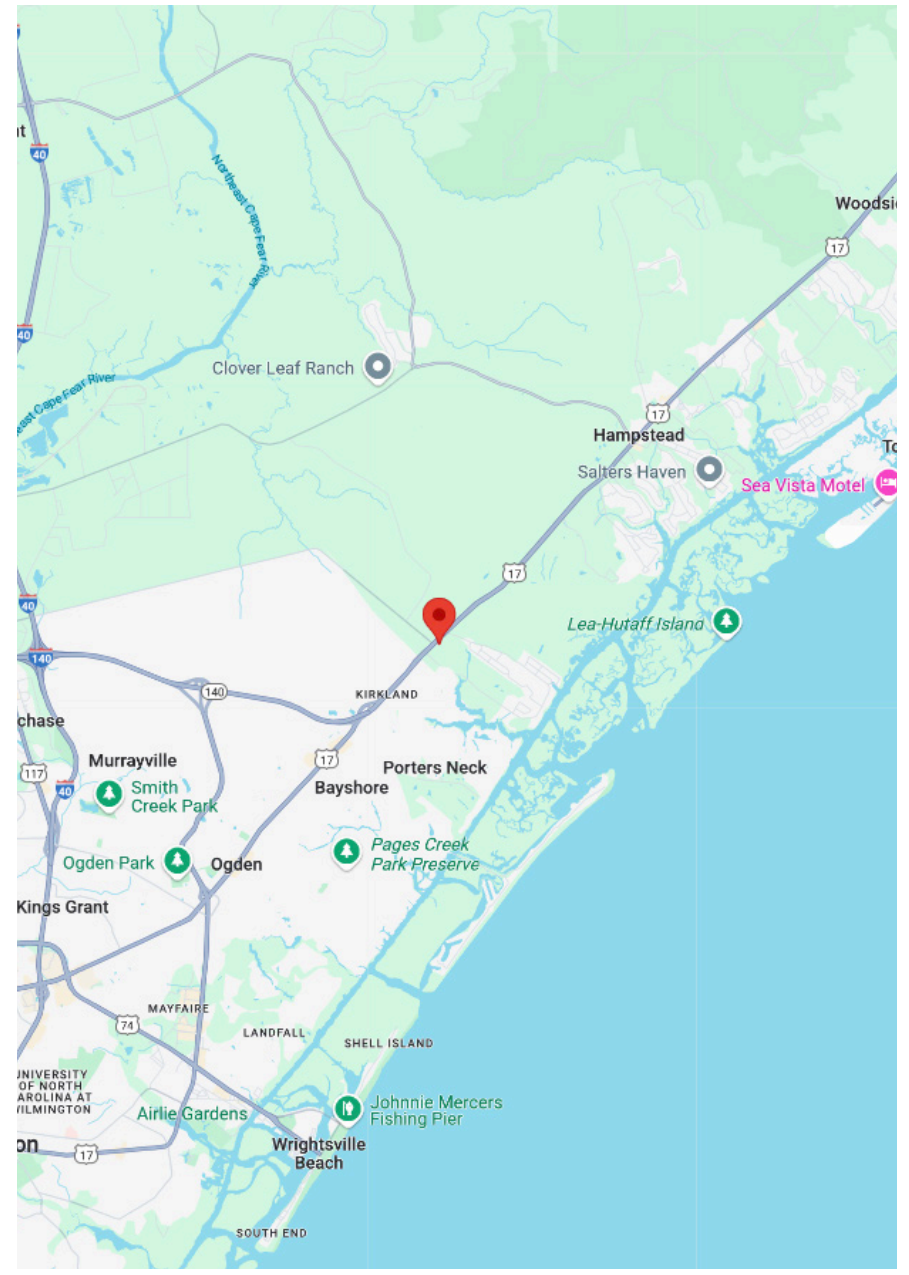
For Sale | Wilmington, NC



# Overview

<b>Status:</b>	For Sale
<b>Property Type:</b>	Retail
<b>Size:</b>	3,279 SF
<b>Zoning:</b>	Pender County: GB
<b>County:</b>	Pender

This property is 3 lots north of Poplar Grove Plantation on HWY 17. It generates \$8,000 plus monthly revenue from commercial kitchens to mail-order businesses and Airbnb rentals. There are multiple buildings on the property. Great visibility for retail use or medical offices with the Novant Hospital just south of Scotts Hill Loop Road on US HWY 17.



# Property Information



<b>Listing ID:</b>	42171538	<b>Nearest MSA:</b>	Wilmington
<b>Status:</b>	For Sale	<b>Sub Type:</b>	Freestanding
<b>Property Type:</b>	Retail	<b>Building Status:</b>	Existing
<b>Secondary Uses:</b>	Office	<b>Building Size:</b>	3,279 SF
<b>Asking Price:</b>	\$849,900	<b>Land Size:</b>	1.01 Acres
<b>Listing Price/SF:</b>	\$259.19	<b># of Buildings:</b>	1
<b>Total Income:</b>	\$100,000	<b># of Floors:</b>	1
<b>Owner Occupied:</b>	Yes	<b>Year Built:</b>	2008
<b>Zoning:</b>	GB	<b>Occupancy Type:</b>	Single Tenant
<b>County:</b>	Pender	<b>Rentable Space:</b>	3,279 SF
<b>Parcels:</b>	3271-30-1455-0000	<b>Electric, Water, Sewer:</b>	Yes



# Demographics

	POPULATION	HOUSEHOLDS	AVG. HH INCOME	EMPLOYMENT
<b>1 MILE</b>	989	5,561	\$79K	420
<b>3 MILES</b>	8,807	7,565	\$77K	3,613
<b>5 MILES</b>	20,133	17,103	\$73K	9,272



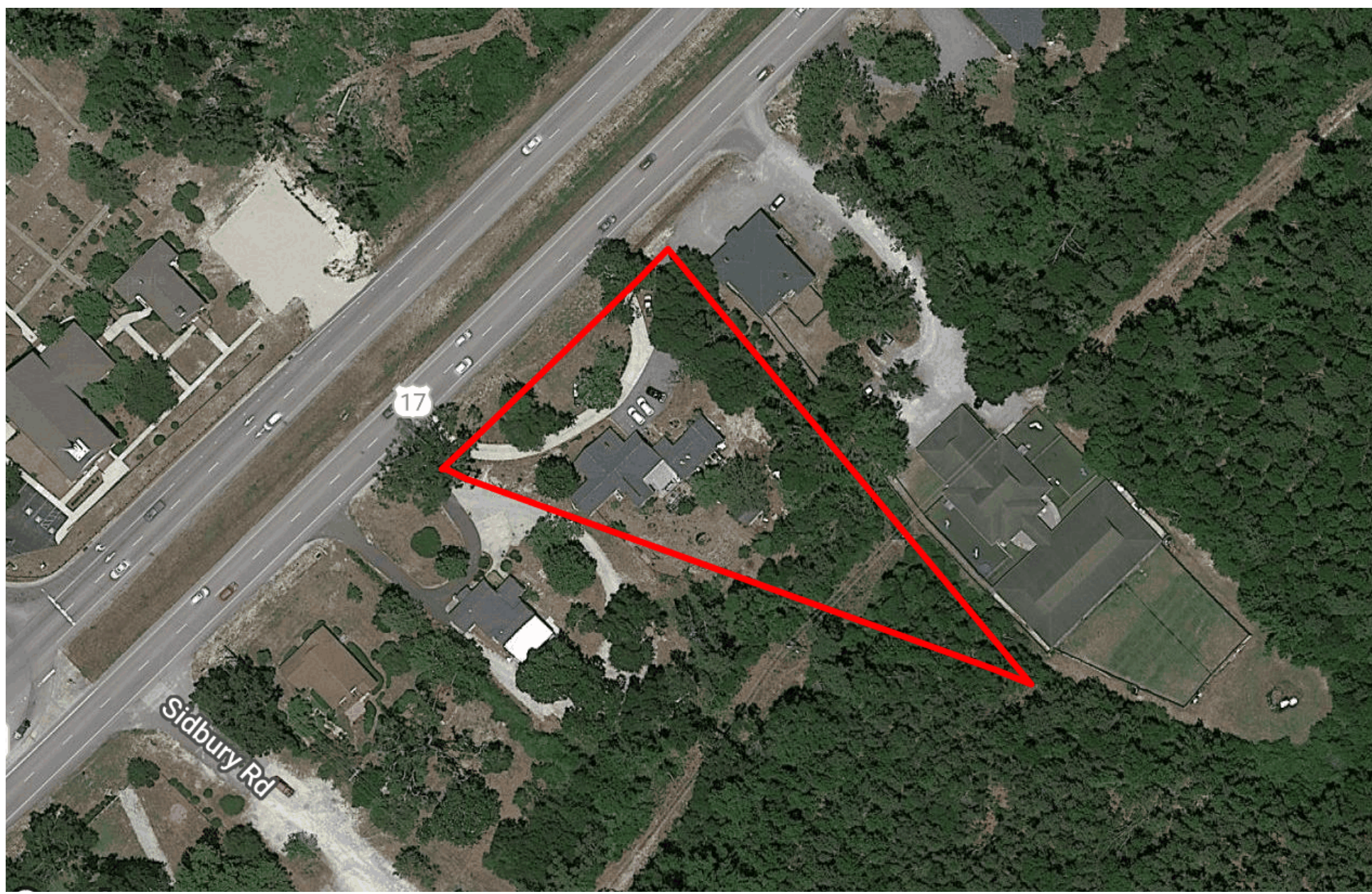


# Submarket Overview





# Aerial





# Property Photos





# Property Photos



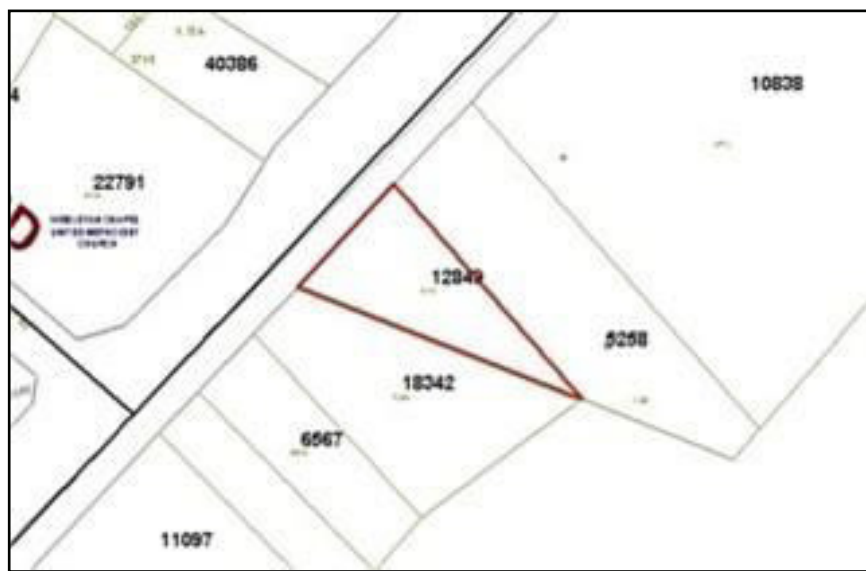


# Property Photos





# Property Photos





## Local Information



## 📍 Wilmington, NC

Wilmington, North Carolina, is a thriving coastal city offering a blend of rich history, modern amenities, and a vibrant economy. Nestled along the Cape Fear River and just minutes from the Atlantic Ocean, Wilmington boasts an enviable location with stunning natural beauty. The area is a hub for diverse activities, from exploring the historic downtown district with its charming riverwalk and cultural attractions to enjoying outdoor adventures at nearby Wrightsville Beach. Wilmington's economy is robust, driven by a mix of industries including film production, education, healthcare, and a growing tech sector. The city's well-connected infrastructure, anchored by the Port of Wilmington and Wilmington International Airport, supports both business growth and tourism. With a welcoming community, excellent schools, and a range of recreational options, Wilmington offers an ideal environment for both businesses and residents, making it a prime location for commercial investment.



# Contact Info

## Office

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Wilmington NC 28412

910-791-0400

[www.mwmrealestate.com](http://www.mwmrealestate.com)

## Listing Agent

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