



WILMINGTON, NC

4505 MARKET ST

1.03 ACRES AVAILABLE FOR LEASE OR SALE



PROJECT DETAILS

4505 MARKET ST • 1.03 ACRES AVAILABLE FOR LEASE OR SALE • RETAIL

AVAILABLE SPACE

1.03 acres

TRAFFIC COUNTS

33,500 ADT on Market St

PROPERTY HIGHLIGHTS

- Excellent visibility to Market St
- Multiple points of ingress/egress from Market St, Birchwood Dr, & Kerr Ave
- Adjacent tenants include Walgreens, Bojangles, and c-store

LEASE RATE

Call to discuss

SALE PRICE

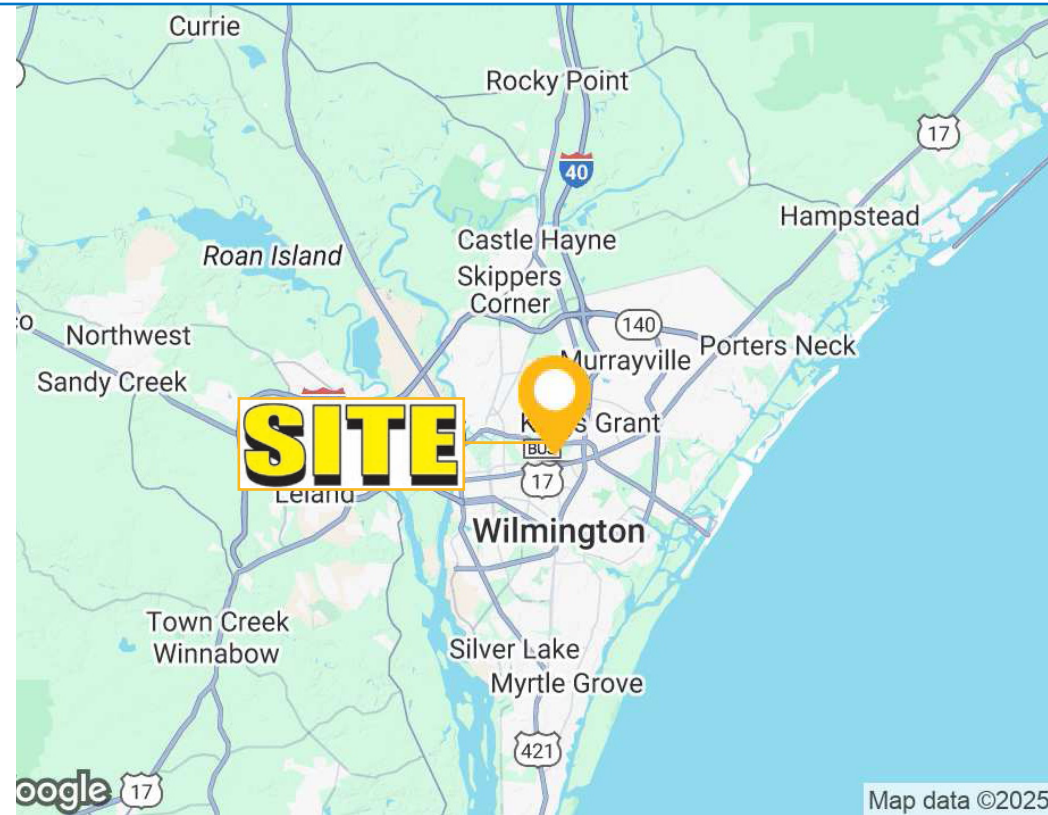
Call to discuss

COUNTY

New Hanover

MARKET

Wilmington



Map data ©2025



DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

TOTAL HOUSEHOLDS

5,530

27,057

61,996



TOTAL POPULATION

11,343

61,931

140,119



MEDIAN HH INCOME

\$34,681

\$44,304

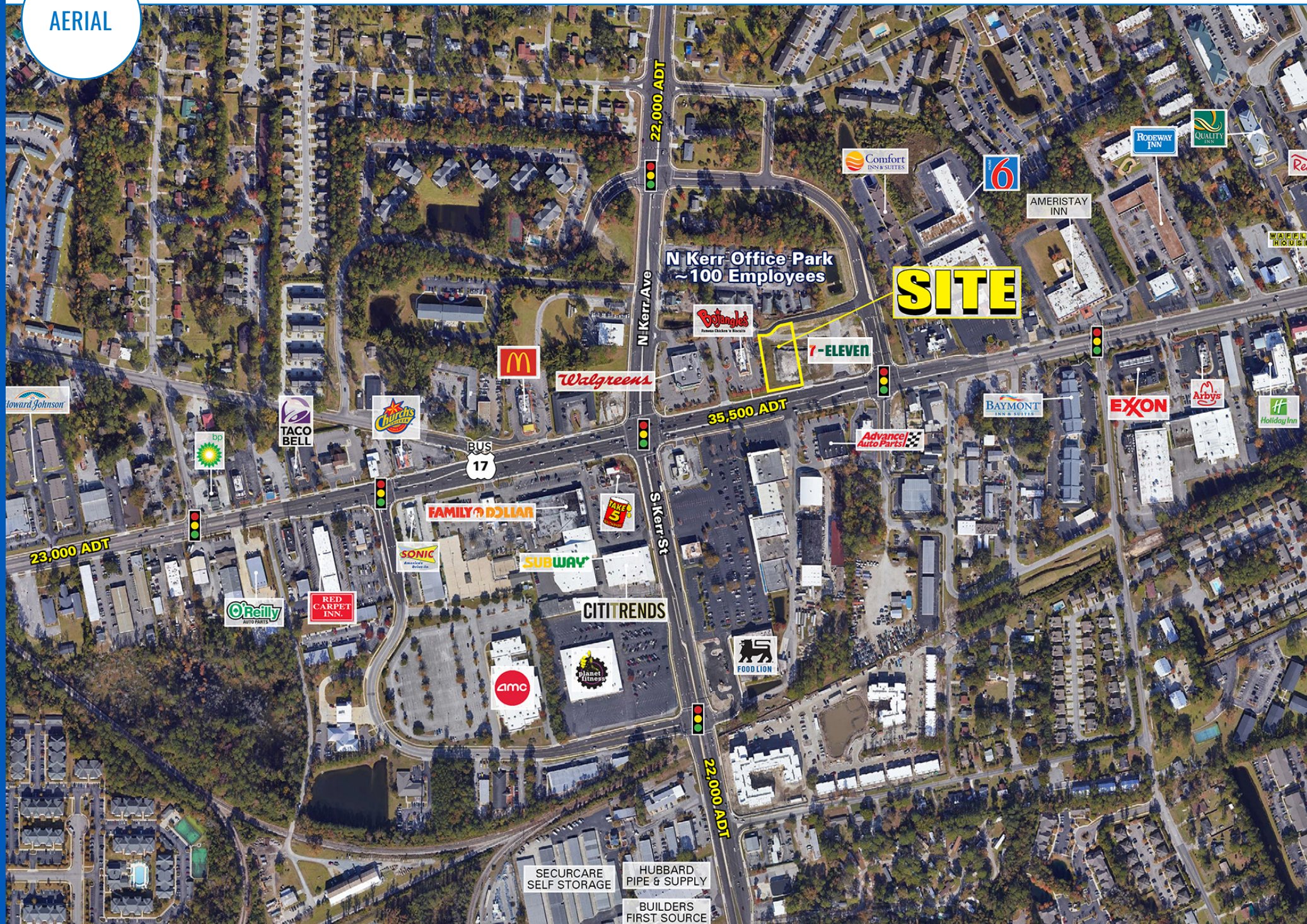
\$54,798

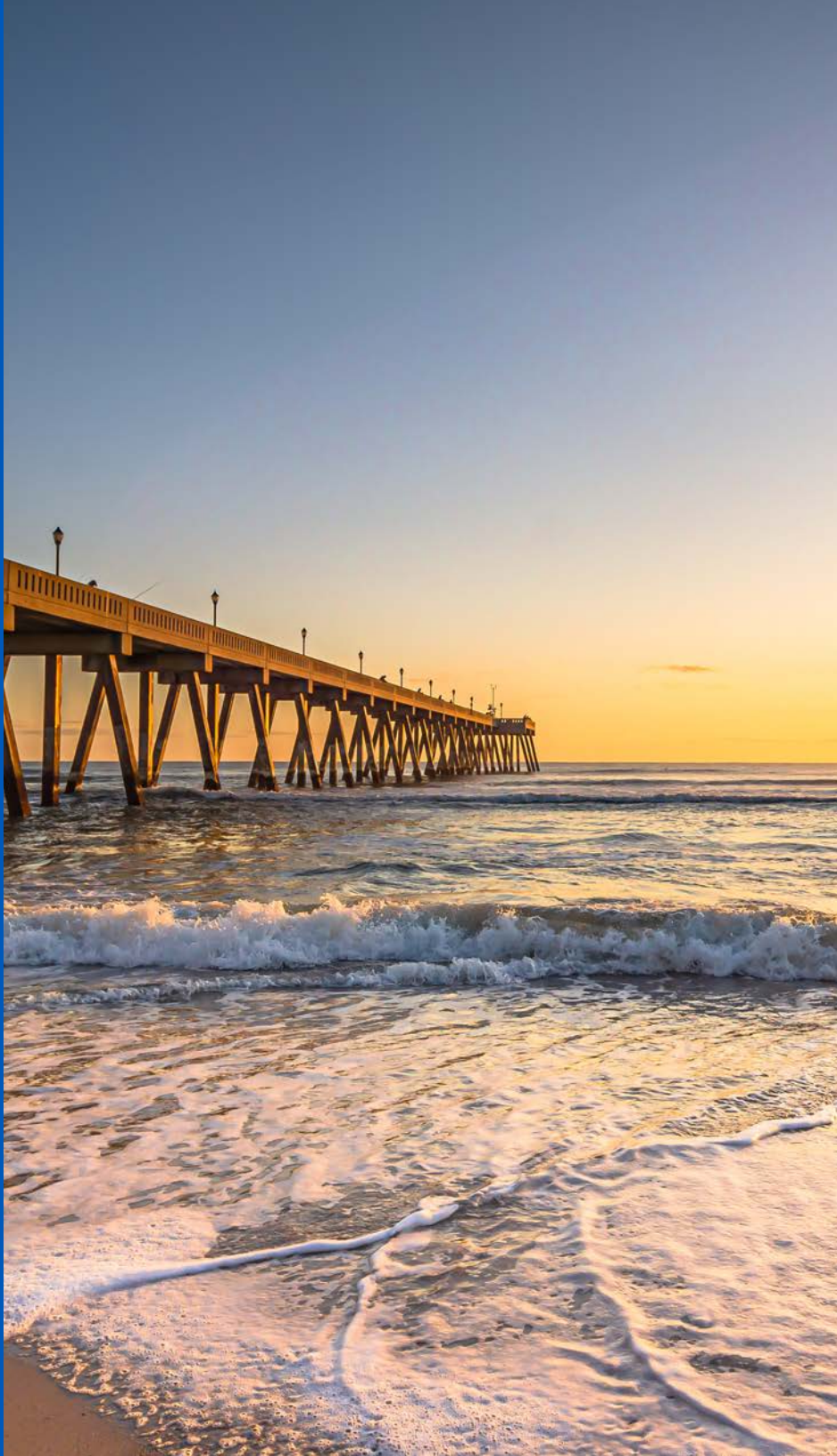


AERIAL



AERIAL





NORTH CAROLINA

WILMINGTON

Wilmington, North Carolina, is a vibrant coastal city situated between the Cape Fear River and the Atlantic Ocean. As of the 2020 census, it boasts a population of 115,451, making it the eighth-most populous city in the state. The city's historic downtown features a scenic Riverwalk lined with shops, cafés, and cultural attractions. Wilmington is renowned for its rich history, including the Battleship North Carolina, and its thriving arts scene, which has earned it the nickname "Hollywood East" due to its prominence in film and television production.

Beyond its cultural offerings, Wilmington is home to the University of North Carolina Wilmington, a leading research institution with nearly 19,000 students. The city's economy is bolstered by a mix of education, healthcare, and tourism industries. Wilmington's coastal location provides residents and visitors with access to beautiful beaches like Wrightsville Beach and Carolina Beach, offering ample opportunities for outdoor recreation. The city's blend of historic charm, educational excellence, and natural beauty continues to attract newcomers and tourists alike.



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