



WILMINGTON, NC

4505 MARKET ST

1.03 ACRES AVAILABLE FOR LEASE OR SALE



PROJECT DETAILS

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

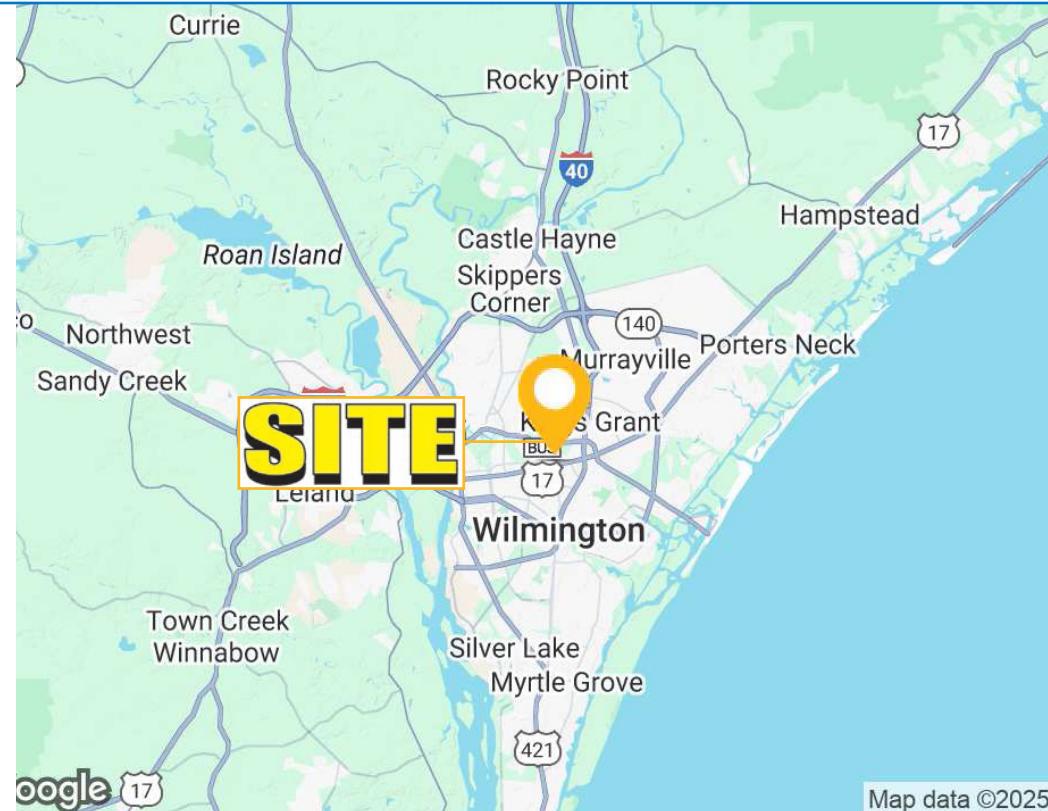
SALE PRICE Call to discuss

COUNTY New Hanover

MARKET Wilmington



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



Map data ©2025

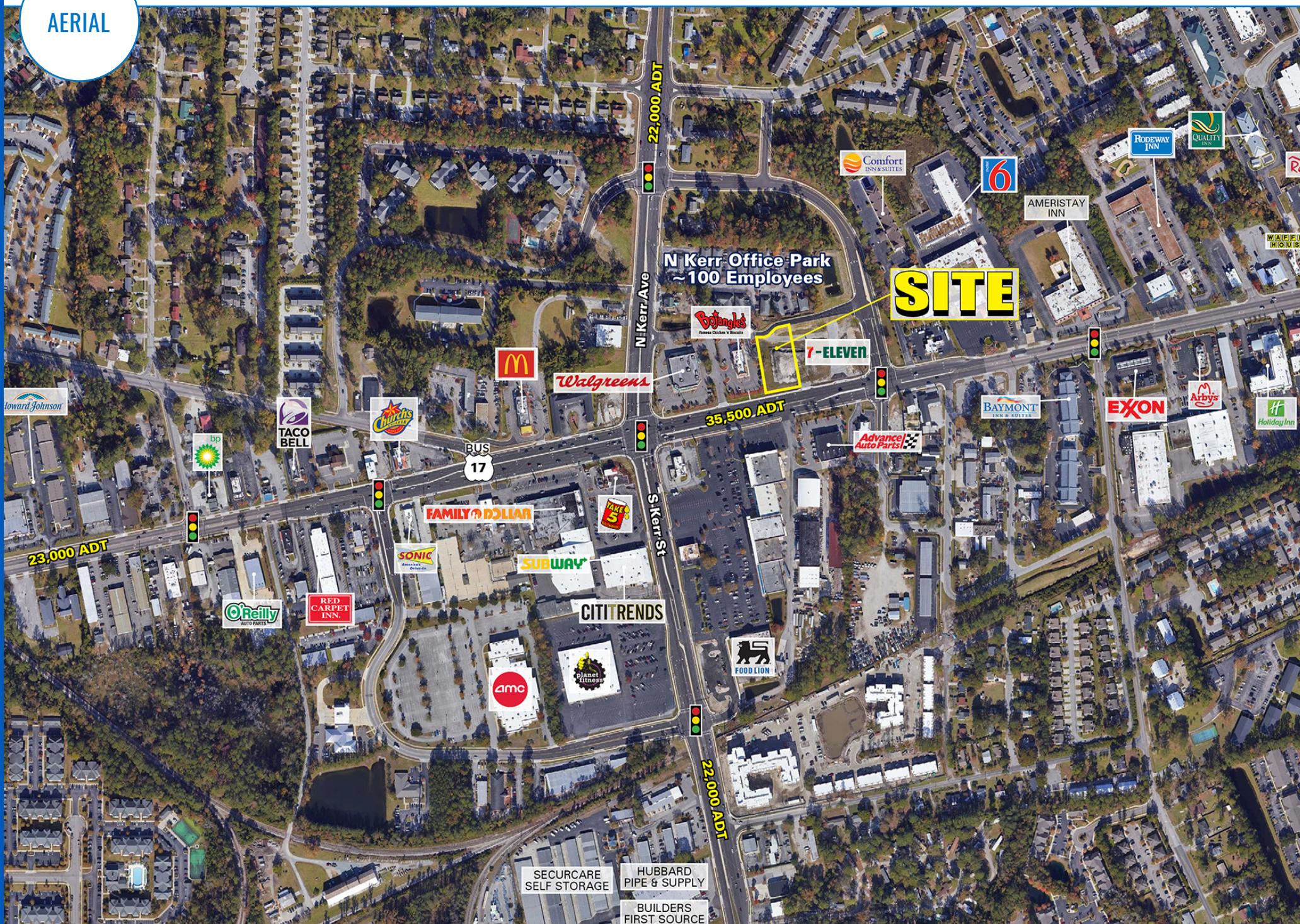


AERIAL



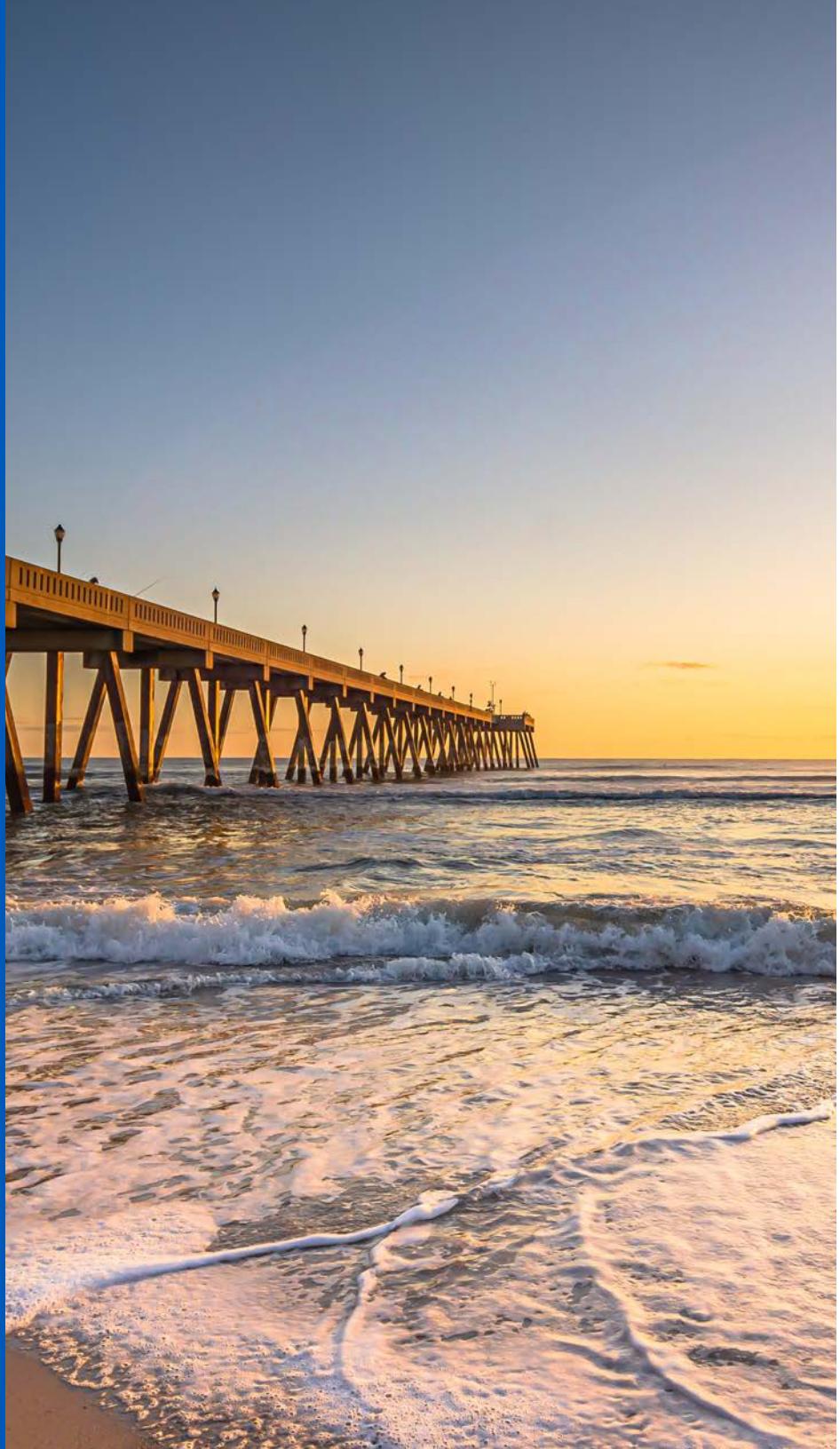
4505 MARKET ST • 1.03 ACRES AVAILABLE FOR LEASE OR SALE • RETAIL

AERIAL



DAN MULLIN 704.697.1904 DMULLIN@ATLANTICRETAIL.COM | **MICAH GROEBER** 704.697.1902 MGROEBER@ATLANTICRETAIL.COM

The logo for Atlantic Retail, featuring a stylized wave icon to the left of the word "Atlantic" in a bold, lowercase, sans-serif font. Below "Atlantic" is the word "RETAIL" in a smaller, uppercase, sans-serif font.



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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 Atlantic
RETAIL

ALBANY

ATLANTA

BOSTON

WEST PALM BEACH

LOS ANGELES

NEW YORK CITY

ORLANDO

PITTSBURGH

CHARLOTTE

THREE MORROCROFT CENTRE

CHARLOTTE, NC 28211

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