

# 416 WALNUT STREET

Wilmington, NC 28401

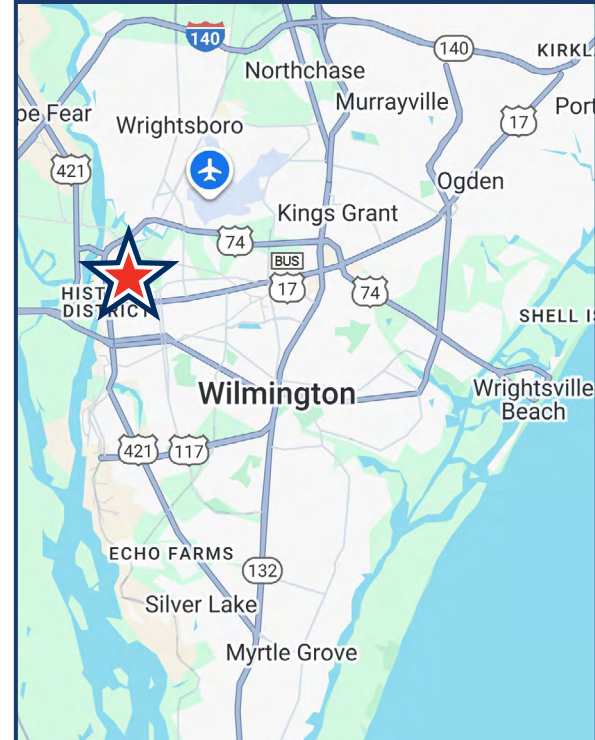
FOR SALE



## ADAPTIVE REUSE OPPORTUNITY

### Highlights

- +/- 4,985 SF building on +/- 0.31 acres
- Tax Parcel: R04813-044-001-000 (New Hanover County)
- Highly desirable location on corner lot in Historic Wilmington. Near Downtown, the Riverwalk, the Brooklyn Arts District, a variety of restaurants, breweries, bars, art galleries, entertainment and other attractions.
- Zoned: Historic District - Mixed Use (HD-MU). Flexible zoning allows a variety of uses (permitted, with conditions or by special use permit) including: general business services, personal services, general retail, bed & breakfast, restaurant, office, art studio, schools and residential.
- Located in the Historic District. Exterior improvements and alterations will require a certificate of appropriateness from the Wilmington Historic Preservation Commission.
- Property will be sold "as is where is "
- Sale Price: \$899,000
- Contact listing agent to schedule access



**Charlie Baker**

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[cbaker@chathampropertiesinc.com](mailto:cbaker@chathampropertiesinc.com)

**CHATHAM**  
PROPERTIES, INC.  
COMMERCIAL REAL ESTATE SERVICES



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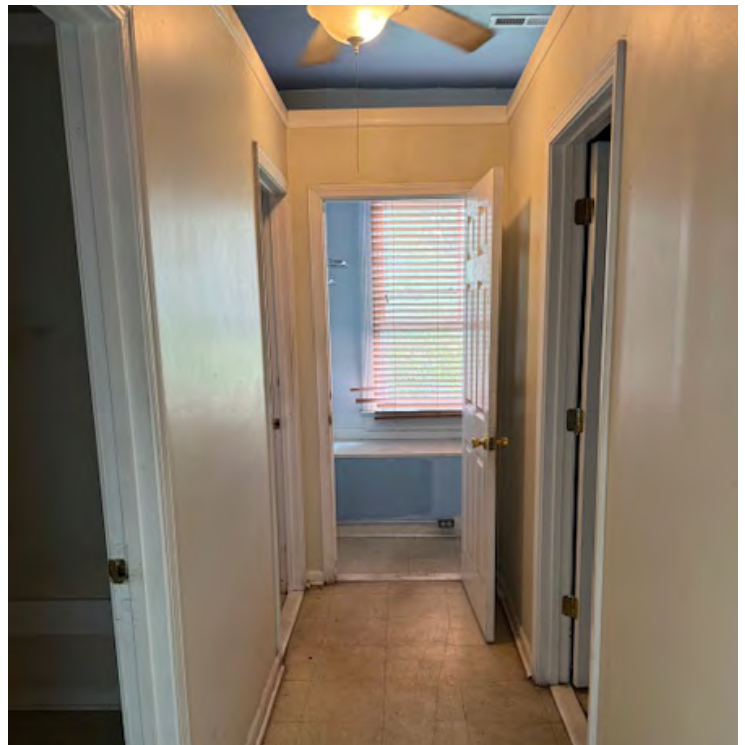
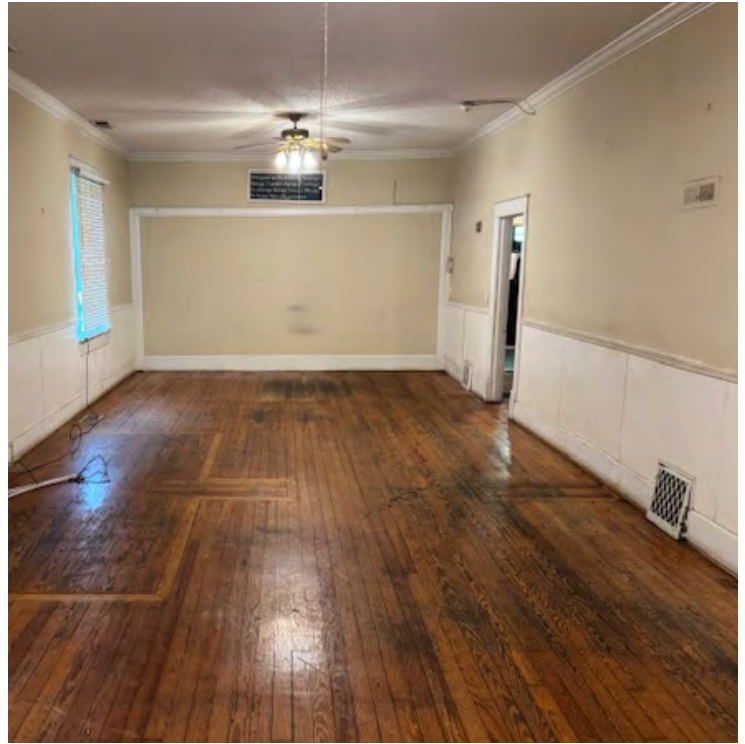
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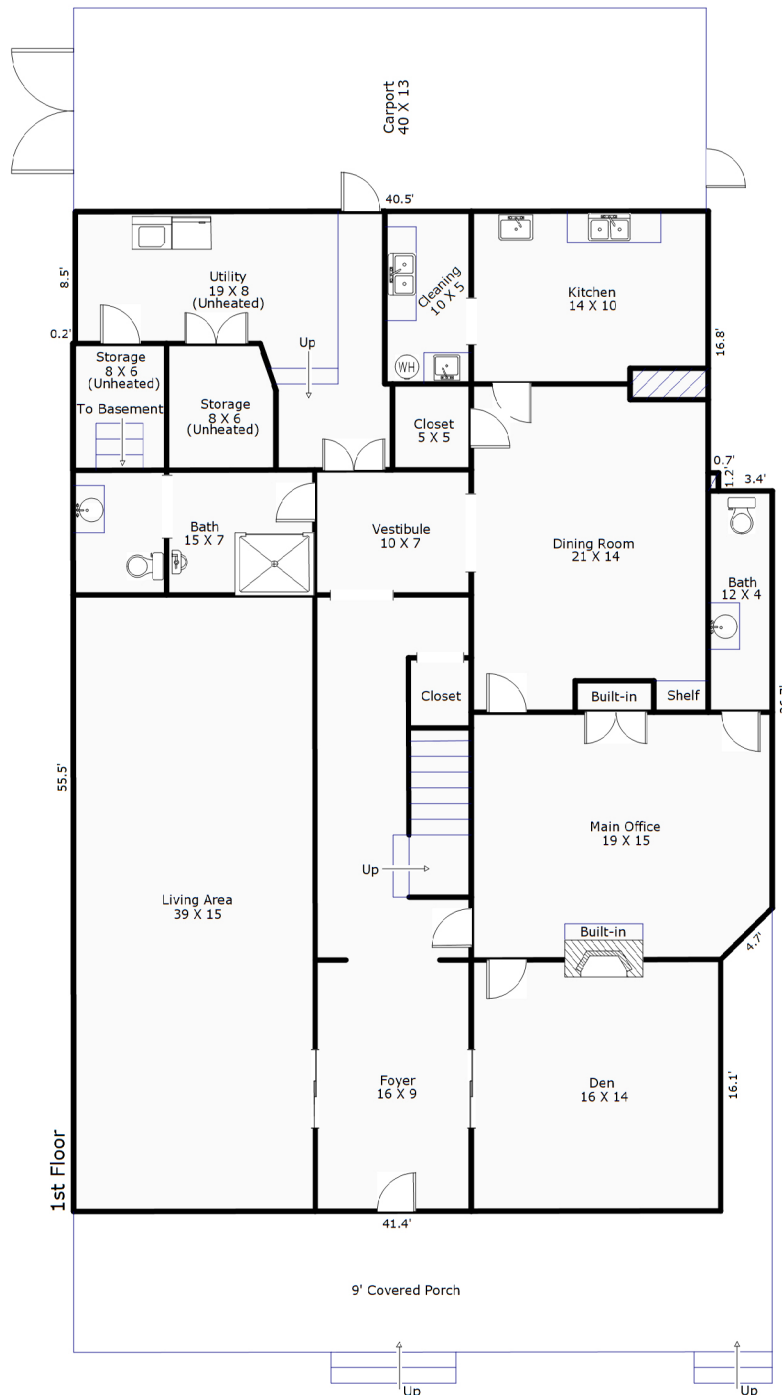


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## First Floor



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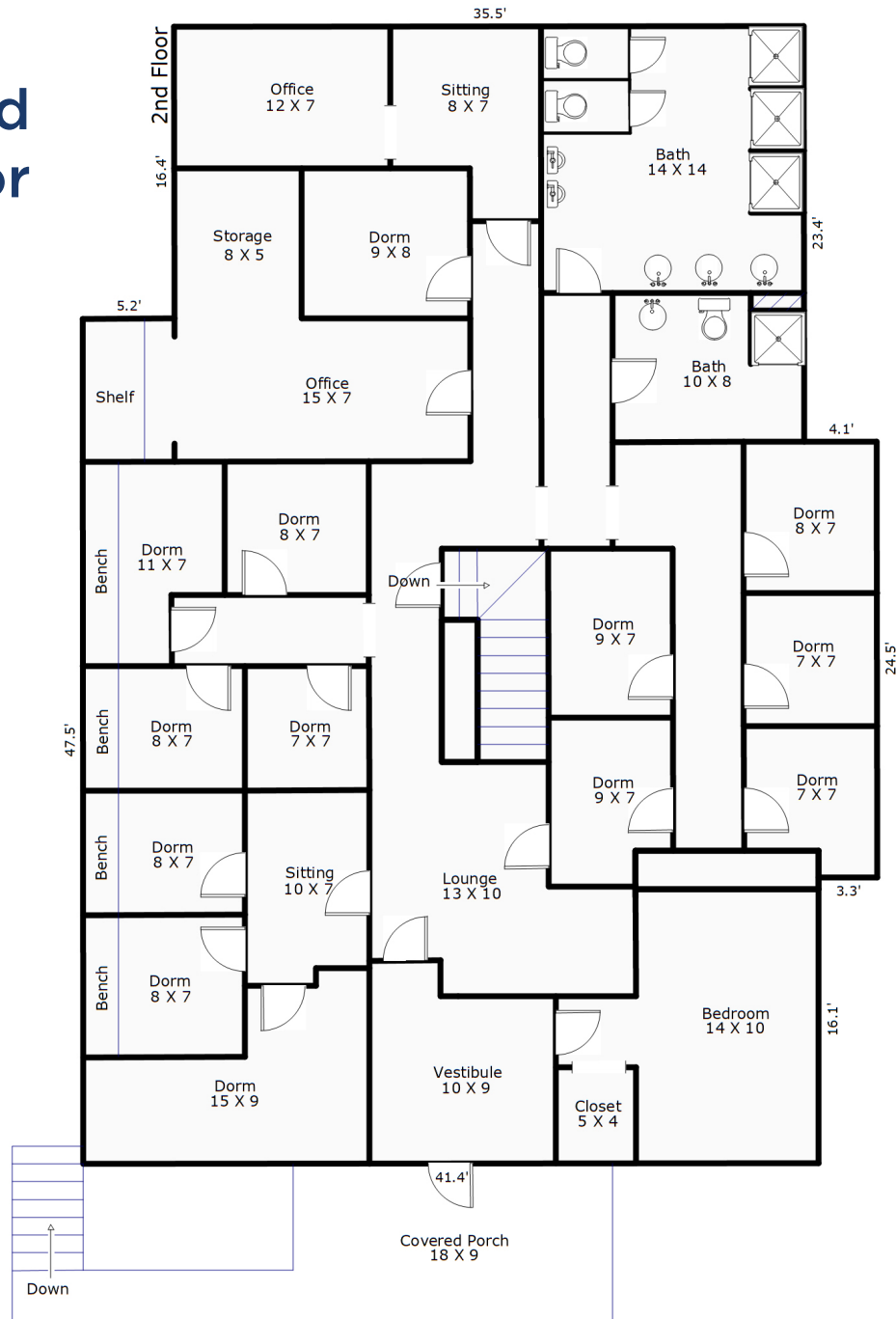
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## Second Floor



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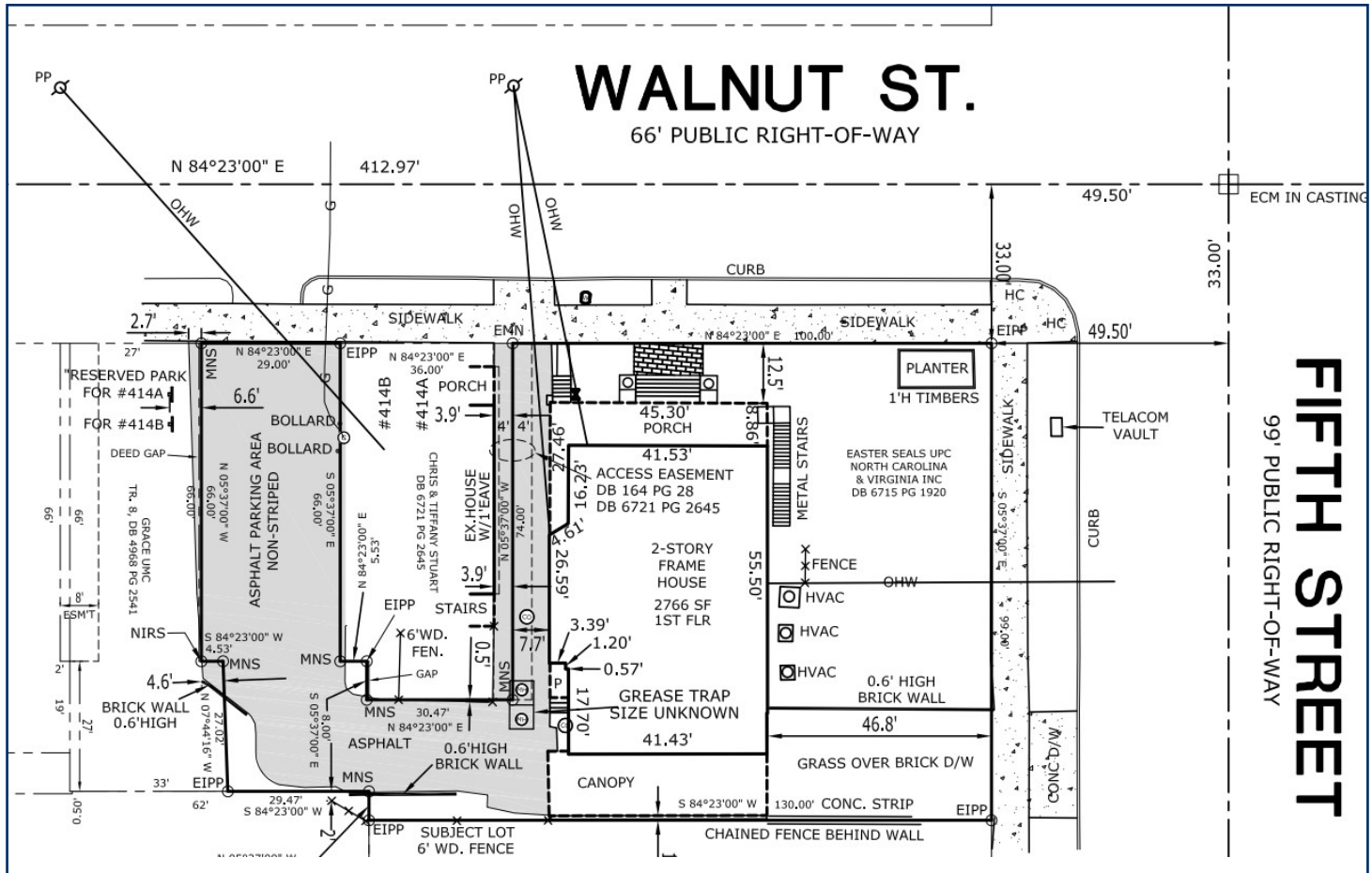
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# Site Survey

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## Demographics & Location Info

CITY, STATE

**Wilmington, NC**

POPULATION

**52,624**

AVG. HH SIZE

**2.19**

MEDIAN HH INCOME

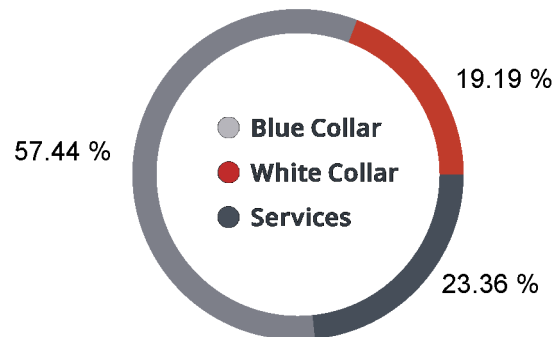
**\$39,948**

HOME OWNERSHIP

Renters: **13,731**

Owners: **9,853**

EMPLOYMENT



**47.42 %**  
Employed

**2.77 %**  
Unemployed

Ag

EDUCATION

High School Grad: **27.40 %**

Some College: **22.41 %**

Associates: **6.50 %**

Bachelors: **25.95 %**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be important.

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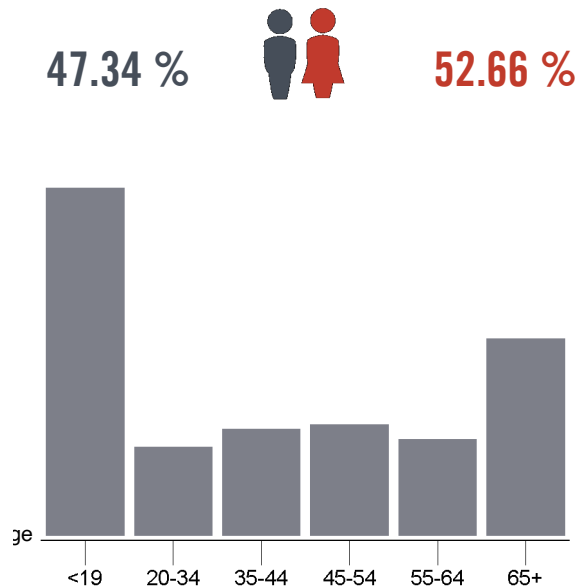
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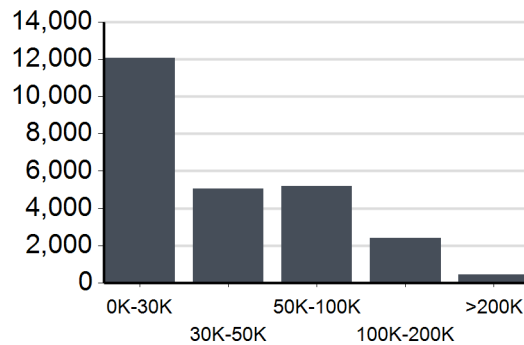
### GENDER & AGE



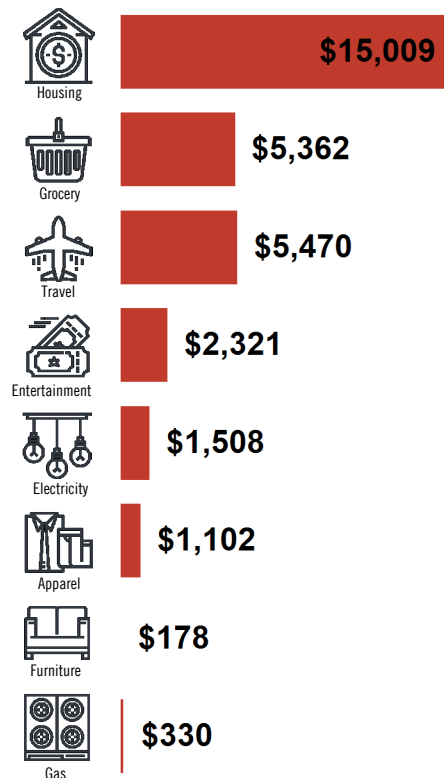
### RACE & ETHNICITY

White:	46.73 %
Asian:	0.02 %
Native American:	0.01 %
Pacific Islanders:	0.00 %
African-American:	49.19 %
Hispanic:	2.46 %
Two or More Races:	1.58 %

### INCOME BY HOUSEHOLD



### HH SPENDING



be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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