



106 MARKET STREET

Wilmington, NC | Suite 200

CLASS A OFFICE

± 5,110 SF For Lease

LEASING AGENT

BRIAN WALLACE

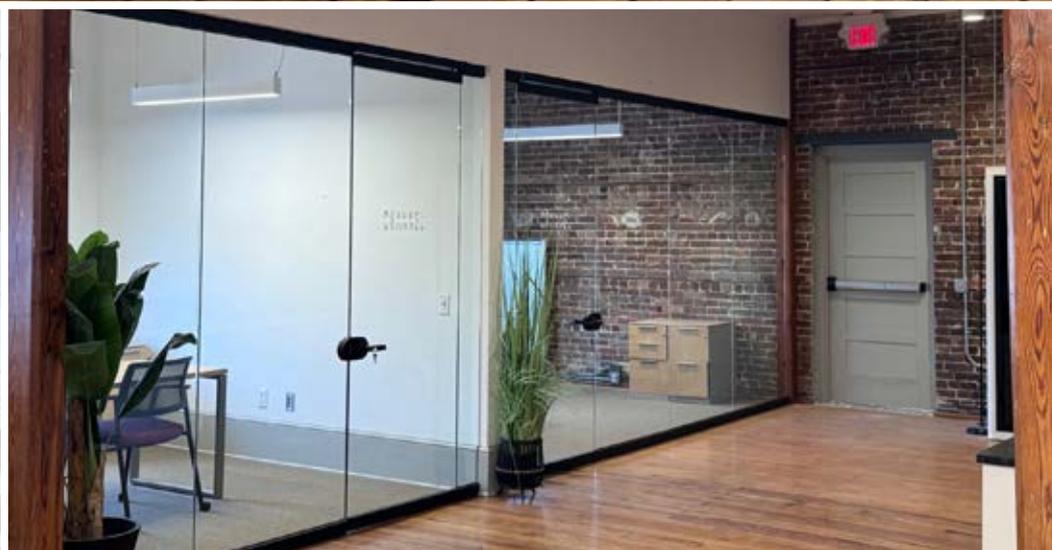
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HISTORIC DISTRICT

13,314 CPD

16,999 CPD

15,394 CPD

CENTRAL BUSINESS DISTRICT

3RD STREET

PRINCESS STREET

FRONT STREET

106 Market Street



Cape Fear Community
25,000+ students enrolled



RIVER PLACE

A 13 story mixed-use development featuring 32,000 SF retail space, 92 luxury condominiums, 79 luxury rental apartments, 168 public and 235 private parking spaces

USS NORTH CAROLINA

"The battleship is an unmistakable site across from downtown Wilmington. Moored in quiet dignity and majesty along the Cape Fear River, this historic World War II landmark is a must-see for Cape Fear vacationers." <http://www.battleshipnc.com/>

PORT CITY MARINA

Over 200 state-of-the-art floating concrete wet slips and a full complement of first-class amenities and services for boats and boaters of all types.

WILMINGTON RIVERWALK

Nearly 2 miles of walkable riverfront

Wilmington Convention Center and Visitors Bureau

Cape Fear River



Location

- 4.2 miles (10 minute drive) to Wilmington International Airport
- Within 9 miles of 3 college campuses: University of North Carolina at Wilmington, Cape Fear Community College, and Brunswick Community College
- 11.4 miles to Wrightsville beach

Central Business District

106 Market Street

ARRIVE HOTEL + RESTO.

DRAM YARD

PINPOINT RESTAURANT

CIRCA

REBELLION NC

FRONT ST BREWERY

SEABIRD

BLACK SEA GRILL

BURBON ST. RESTO.

PORT CITY JAVA

REEL CAFE

RIVER PLACE

KILWINS

DOCK ST. OYSTER BAR

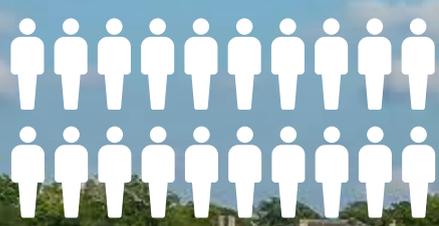
CAPRICE BISTRO

FLORIANA WILMINGTON



WILIMINGTON, NC

CITY PROFILE



PEOPLE PER SQUARE MILE

1,850



POPULATION

118,578



MEDIAN PROPERTY VALUE

\$350,300

MEDIAN AGE

37.5



AVG. COMMUTE

18.5 MIN

MEDIAN HOUSEHOLD INCOME

\$63,900



ACCOLADES

#1 FASTEST GROWING METRO AREA · JAN 2025

"Wilmington saw 83% inbound migration, according to the United Van Lines Movers Study, released Jan 1st, making it the fastest-growing metropolitan statistical area (MSA) in 2024. 'The Carolinas are a great place to live,' said Jason Hardin, U-Haul's area VP for the Carolinas and Georgia, told Fox News. 'We have a southern charm. We have a lot of history here. We got beaches...We have low cost of living.'"

- The Carolina Journal, 2025

#7 BEST RIVERWALK · FEB 2023

"Located along the Cape Fear River, Wilmington's riverfront is home to a colorful Riverwalk lined with more than 200 cafes, bars and shops. Just across the river, history buffs can tour the moored battleship USS North Carolina. The annual Riverfest each October brings hundreds of craft and food vendors to the riverfront for three days of live music, fireworks, a mock pirate invasion and a standup paddle race."

- USA Today Reader's Choice, 2023

THE CAPE FEAR REGION

"Across four counties — one of the fastest growing regions in the southeastern US — you'll find a strong and expanding infrastructure. An eager, diverse workforce. Excellent education and training. Top-notch healthcare. A commitment to community service and smart, sustained growth. All backed by access to capital and resources that can turn promising opportunities for expansion or relocation into profitable reality."

It's also a really nice place to visit — and an even better place to live."

- Wilmington Chamber of Commerce, 2025

#1 CITY ON THE RISE · APR 2024

"The beauty and charm of this historic port on the Atlantic Ocean and Cape Fear River has made it a longtime favorite filming location for movies and TV shows, earning the nickname Hollywood East. Over the past few years, Wilmington's population has grown steadily, and a 2022 study found it the top place to move."

- Southern Living, 2024

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WILMINGTON, NC

LEASING

Brian Wallace
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MARKETING

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YORK PROPERTIES

Brokerage · Property Management · Security
Maintenance · Association Management · Construction
Landscaping · Accounting

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