



NHC DHHS Facility

1507 Greenfield St.

For Lease | Wilmington, NC



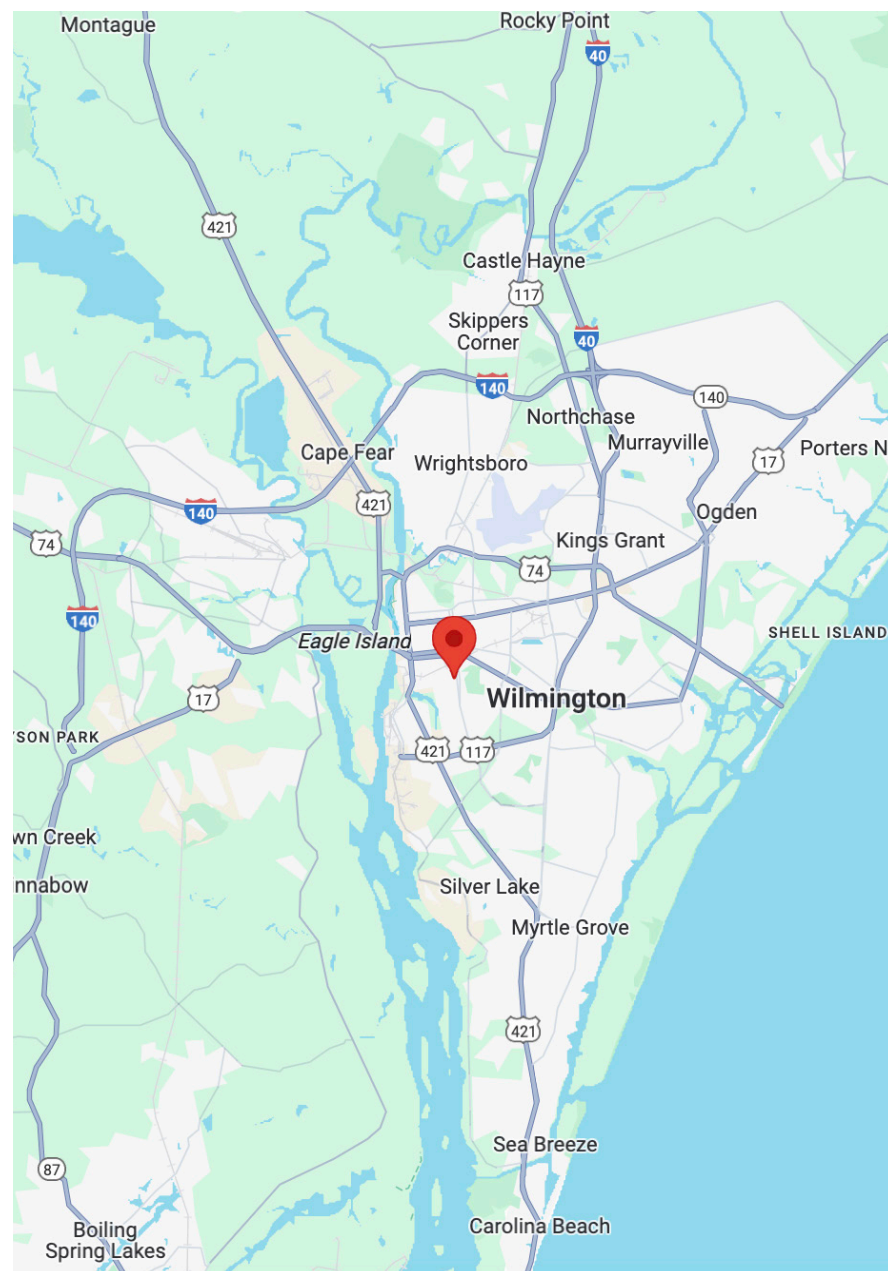
Overview

Status:	For Lease
Property Type:	Mixed Use: Office, Flex, R&D
Size:	8,300 SF
Zoning:	UMX
County:	New Hanover

Rare opportunity to lease an entire city block located at the intersection of 16th & Greenfield Streets near Novant Hospital.

This property consists of 2.98 acres with 8,300 SF of masonry/warehouse space. The entire lot is secured by perimeter fencing with 150 parking spaces. The zoning is Urban Mixed Use (UMX).

This facility can be utilized by several types of businesses. Showings require at least 24 hours advance notice. Landlord is flexible on lease terms.



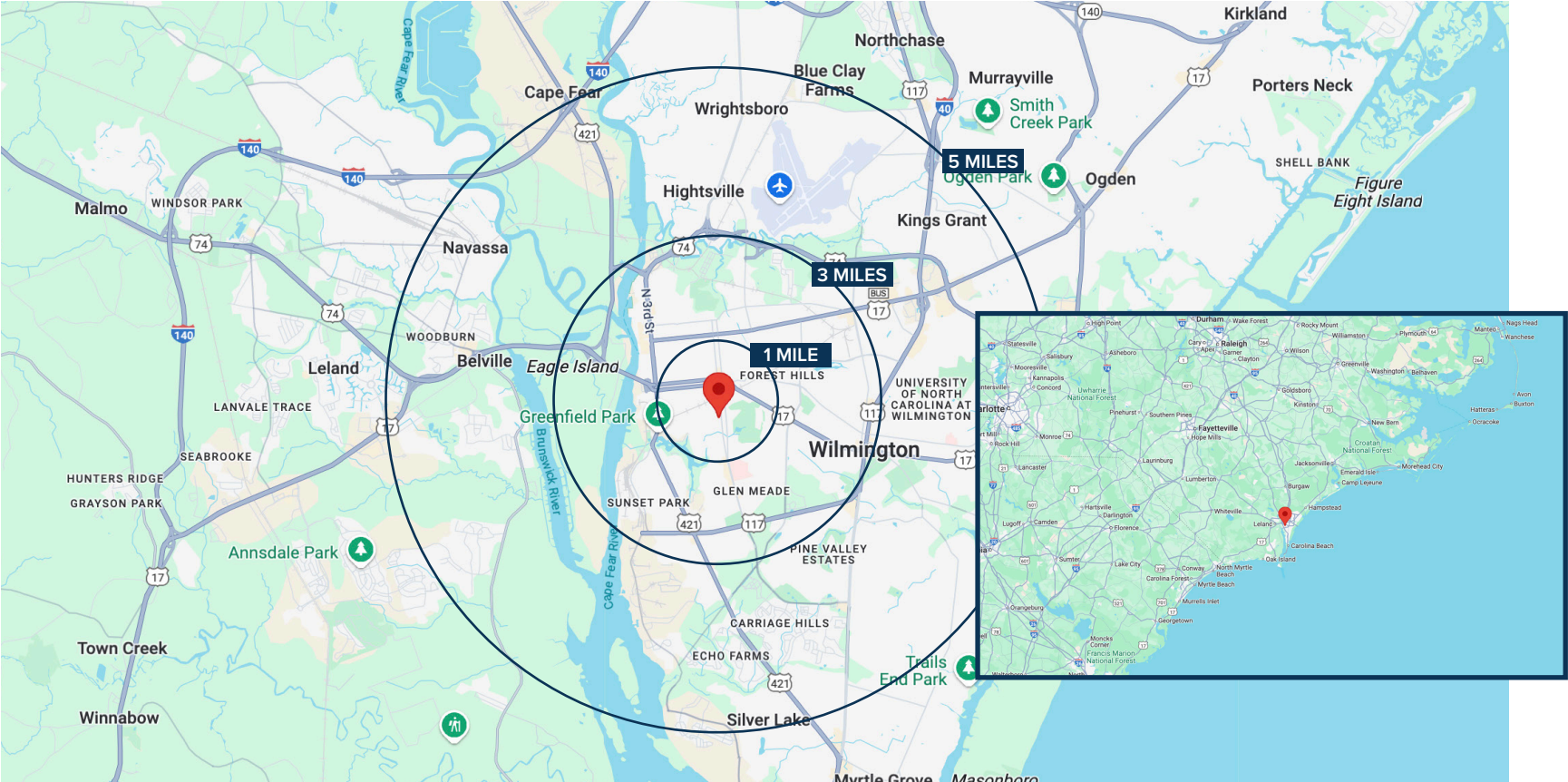
Property Information



Listing ID:	40868299	Total Parking:	138
Status:	For Lease	Fenced:	Yes
Property Type:	Office	Heated:	Yes
Primary Use:	Flex/R&D	Standard Electric:	Yes
Secondary Uses:	Industrial/Office	Land Size:	2.98 Acres
Total Space Available:	8,300 SF	Occupancy Type:	Single Tenant
Asking Rate:	\$9,500/Monthly	Year Built:	1984
Lease Type:	NNN	Building Class:	C
Has Yard:	Yes	# of Buildings:	2
Air Conditioned:	Yes	# of Floors:	1
Ceiling Height:	14 FT	In Opportunity Zone:	Yes
County:	New Hanover	Primary Const Type:	Masonry
Zoning:	UMX	Lot Size:	330 x 1,320 FT

Demographics

	POPULATION	HOUSEHOLDS	AVG. HH INCOME	EMPLOLYMENT
1 MILE	6,850	7,128	\$47K	2,611
3 MILES	48,791	33,734	\$47K	22,844
5 MILES	102,765	64,468	\$53K	49,477



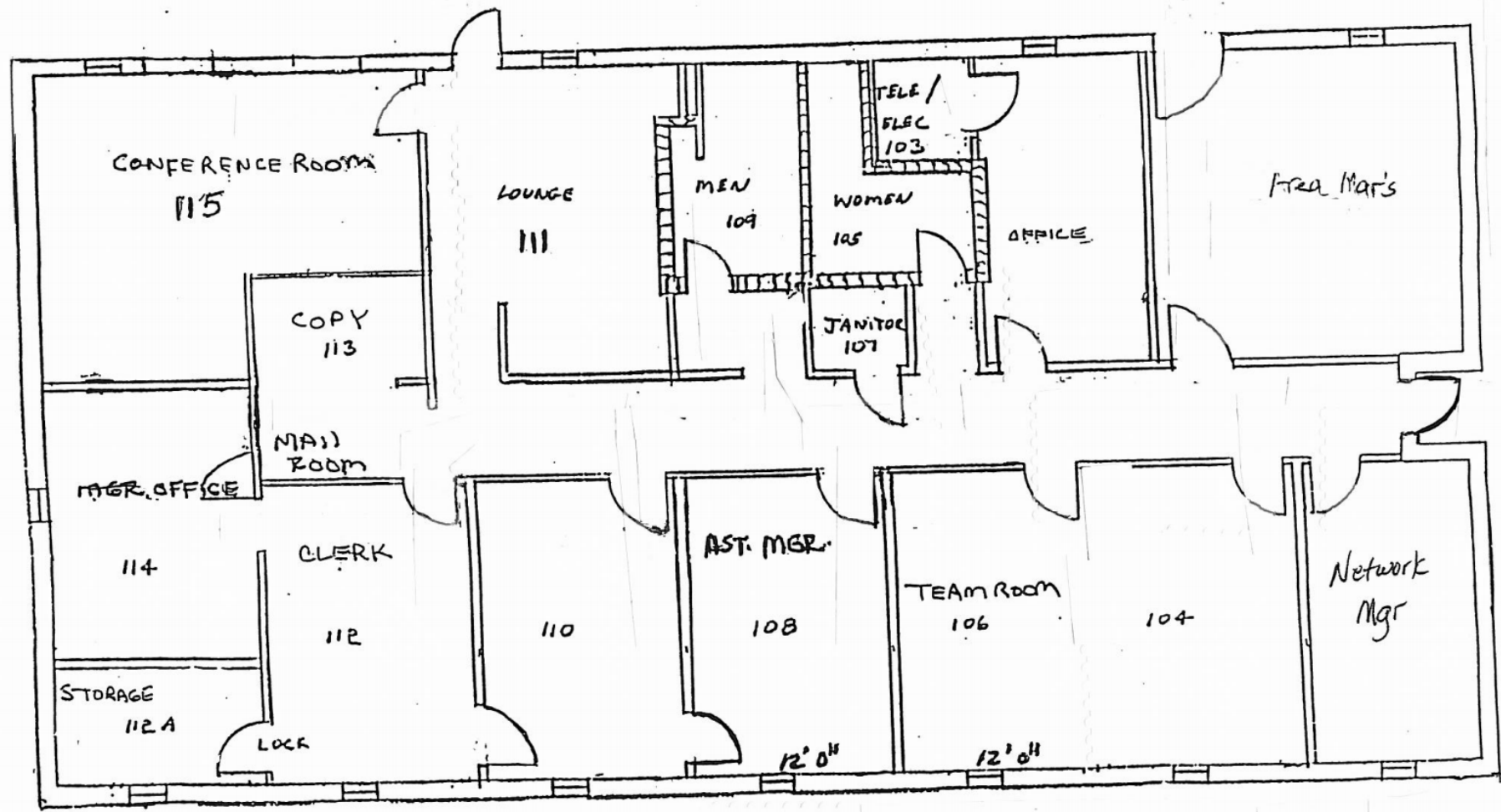
Submarket Overview

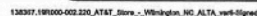


Aerial



Floor Plans





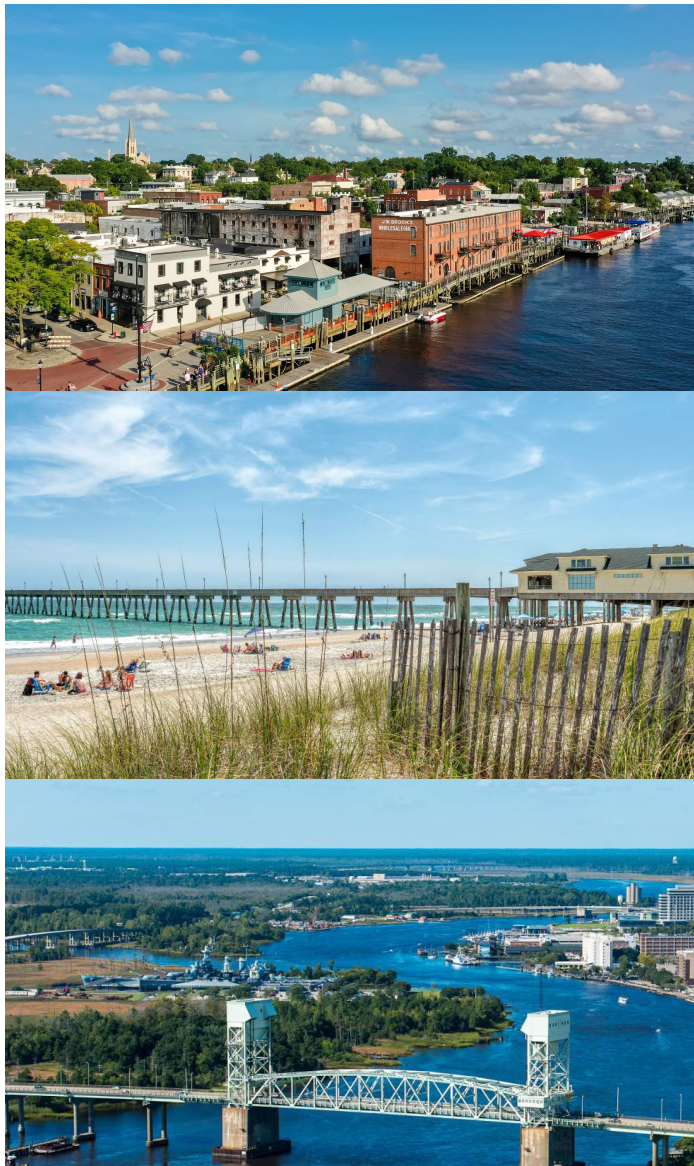
Property Photos



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

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