



For Sale

4,000 square feet retail building available

- Sits on approximately 0.42 acres.
- Freestanding, newer building completed in 2012 with 19 dedicated parking spaces.
- Located less than 2 miles from the University of North Carolina Wilmington, with a total school population of approximately 17,000 students.
- Wilmington's metropolitan population has over 260,000 people due in part to the major port. During the summer, the population greatly increases with tourists spending over \$553 million annually.
- Wilmington area companies continue to add jobs including General Electric, New Hanover and Carolinas Healthcare, UNC-Wilmington, Cape Fear Community College and the public school system.

Area retailers

TJ Maxx, HomeGoods, Petsmart, Petco, dressbarn, Shoe Carnival, AMC Theatres, Party City, Academy Sports, Dick's Sporting Goods, Marshalls, Banana Republic, J.Crew, Harris Teeter, Lowe's Foods, Trader Joe's, Chick-fil-A

5130 Market St
Wilmington, NC 28405

Stephanie Moore

+1 843 805 5117

steph.moore@jll.com

Jon Stanley

+1 919 424 8149

jon.stanley@am.jll.com

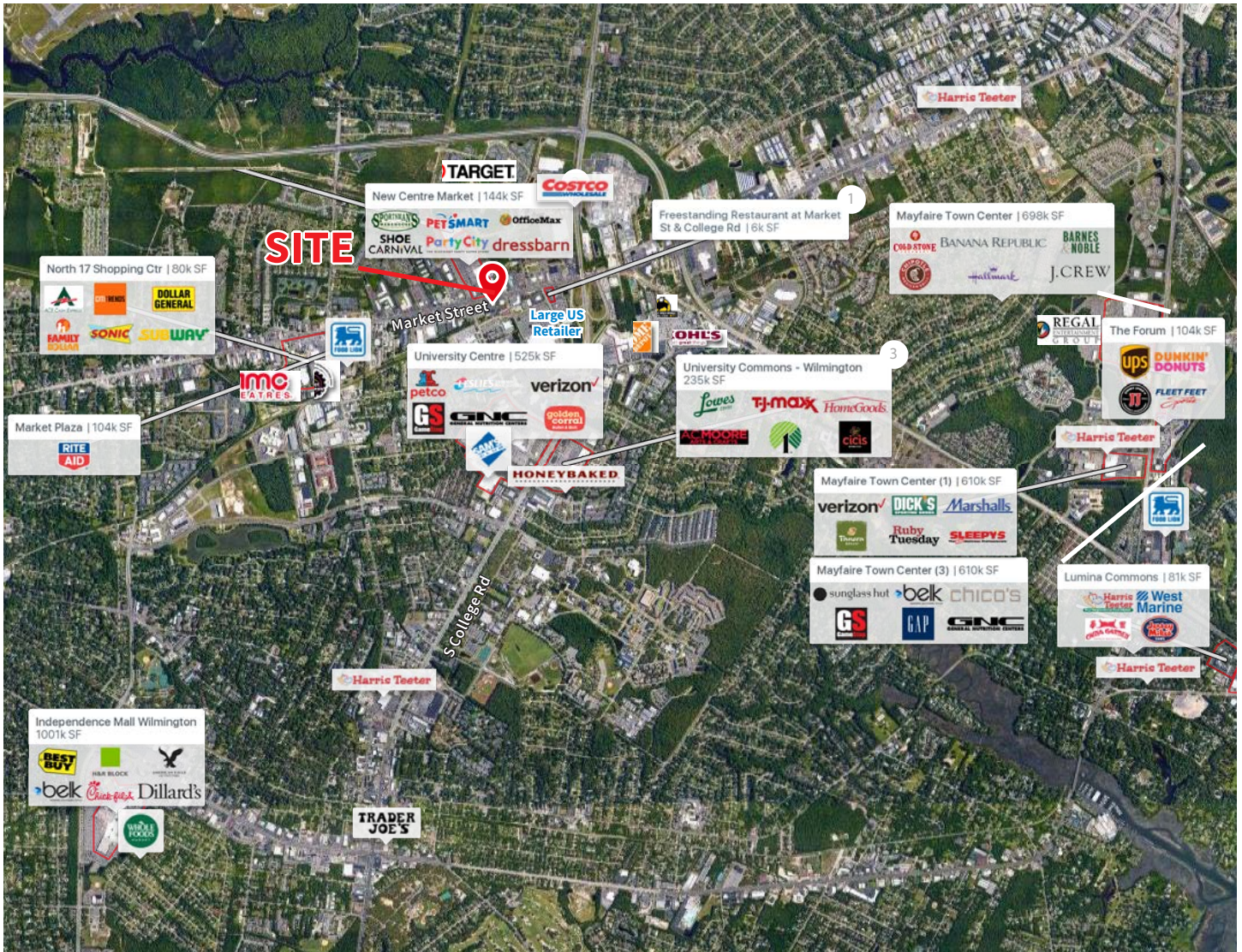
Traffic Counts



40,935

Market Street (US-17 BR)





Demographics

	1-mile	3-mile	5-mile
Estimated Population	9,090	64,088	143,634
Estimated Households	4,764	27,592	61,698
Average Household Income	\$35,687	\$62,112	\$76,354
Median Age	26.5	32.0	37.1
Daytime Business Employees	11,102	44,413	97,042

Source: Esri, 2019

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