

OFFERING MEMORANDUM

Middle Sound West Commercial District

7241 Market Street | Wilmington, NC 28411



ROAD A
(PRIVATE)

*Background image is a conceptual rendering, not to scale.

Middle Sound West Commercial District



Property Address	7241 Market Street, Wilmington, NC 28411
Property Type	Retail
Year Built	2027
Building Size	29,250 RSF Across 5 Buildings
List Price	\$38/RSF NNN
Zoning	B-2
Parking	176 Spaces (6.0 per 1,000 SF)



HIGHLIGHTS

Prime Ogden Submarket Location — Positioned along a premier commercial corridor in northeastern New Hanover County, offering immediate presence in a top-performing trade area.

Exceptional Traffic & Visibility — Heavy daily traffic counts ensure maximum exposure and brand visibility for your business.

Seamless Access — Features three access points, including a signalized intersection and a right-in/right-out on Market Street, plus direct access via Lendire Road for fast connectivity to the Military Cutoff Road Extension.

Flexible, Customizable Floor Plans — Adaptable layouts accommodate retail, office, or mixed-use concepts tailored to tenant specifications.

Robust Local Demographics — Surrounded by high-income residential neighborhoods and a rapidly growing population base.

Timeless Coastal Architecture — Designed with classic coastal architectural elements that offer lasting aesthetic appeal.

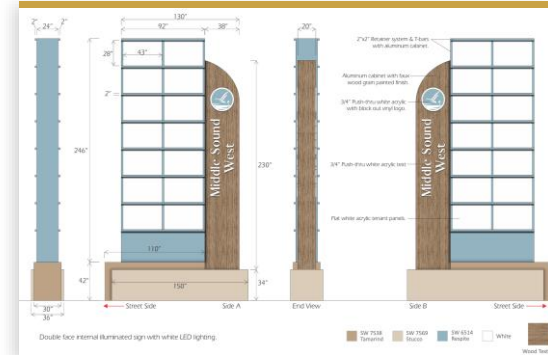
Middle Sound West Commercial District



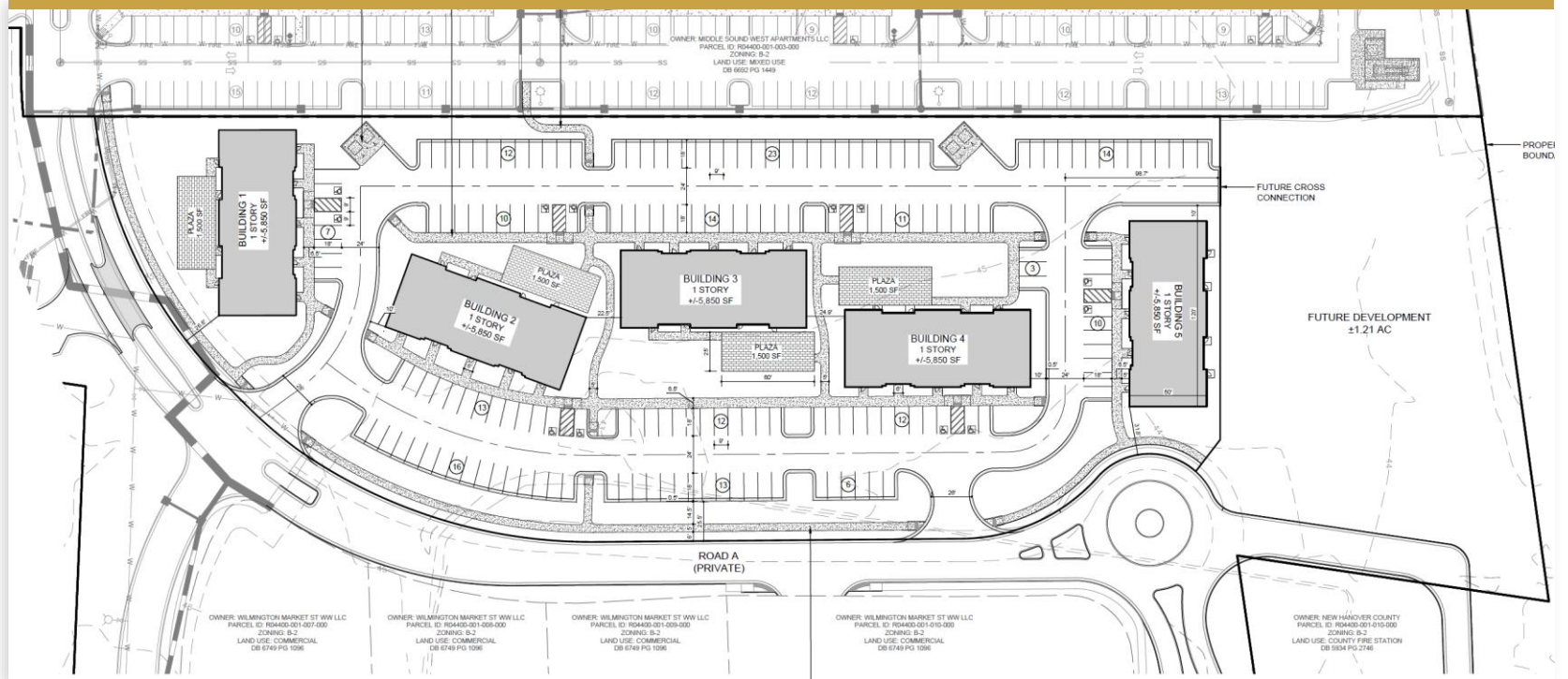
BLUECOAST
COMMERCIAL



*Image is AI generated based upon actual building.



Middle Sound West Commercial District

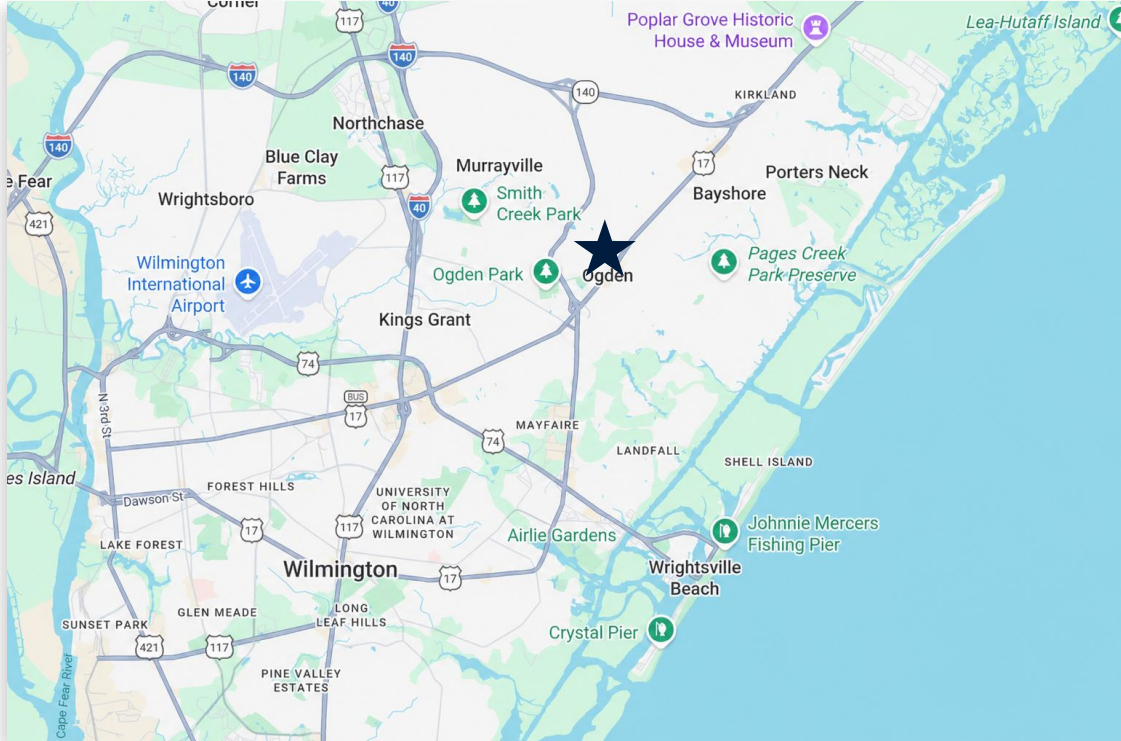


* Site plan is provided for informational purposes only. Buyer to verify all measurements.

AERIAL VIEW Middle Sound West Commercial District



Middle Sound West Commercial District



LOCATION HIGHLIGHTS

NEAREST MAJOR ROAD
Market Street
TRAFFIC COUNT *2024
+/- 53,000 VPD
DISTANCE TO I-40
6.4 Miles
DISTANCE TO ILM
9.2 Miles
POP. (5-MI RADIUS) *2024
115,000
MED. HH INCOME
\$75,500



BLUE COAST COMMERCIAL

FOR MORE INFORMATION, PLEASE CONTACT



Steve Hall

Vice President

(910) 279-3227

Steve@bluecoastcommercial.com



Chase Hall

Commercial Broker

(910) 777-3813

Chase@bluecoastcommercial.com

575 Military Cutoff Road, Suite 100 | Wilmington, NC 28405 | bluecoastcommercial.com

CONFIDENTIAL | BLUE COAST COMMERCIAL LLC



BLUE COAST

COMMERCIAL

DISCLAIMER

BlueCoast Commercial, LLC ("BCC") has been engaged by the Seller of the property described in the enclosed marketing materials to assist in the lease (or lease) of the property. All materials provided by BCC to you are the property of BCC, and you shall not reproduce, redistribute, modify, post, or otherwise copy any portion of these materials to any persons or entities without the express written consent of BCC. BCC reserves the right to modify the contents of these materials at any time. No legal commitments or obligations of BCC or the Seller are created as a result of you receiving this material. This communication has been prepared for marketing convenience by BCC solely for advertising and preliminary informational purposes. This material is in no way intended to contain all relevant information pertaining to the subject property(ies). BCC and its officers, directors, employees, or agents makes no representations or warranties, either express or implied, regarding the accuracy, reliability or completeness of any of the information presented herein. Any property boundary lines or numeric specifications in this communication are estimates and for illustrative purposes only and must be confirmed by a professional land surveyor or licensed appraiser (as applicable) before relied upon by you. Any party who has received this communication shall conduct their own independent due diligence as to all the information presented. BCC is not responsible and shall not be liable for any loss or damages arising from the reliance on the information presented, as such reliance is expressly prohibited. This disclaimer relates to the entire marketing package as if it was set out in every part herein. If you do not accept the terms of the disclaimer, please immediately return the full package to BCC, otherwise you are deemed to have read and accepted this disclaimer.

575 Military Cutoff Road, Suite 100 | Wilmington, NC 28405 | bluecoastcommercial.com