

RETAIL/OFFICE FOR LEASE



BLUE COAST
COMMERCIAL

OFFERING MEMORANDUM
7495 MARKET ST, WILMINGTON, NC

DESCRIPTION:

Torchwood & Market Street – Premier Retail/Office Lease Opportunity

This ±6,000 SF new construction Retail/Office building offers a rare opportunity to secure a high-visibility presence in the rapidly growing Ogden / Porters Neck corridor. Strategically positioned at the signalized four-way intersection of Torchwood and Market Street, the property delivers exceptional frontage along Market Street with ±41,500 Annual Average Daily Traffic Count.

Location Highlights:

- Direct frontage on Market Street
- Signalized intersection at Torchwood & Market
- Dedicated right-in/right-out access (southbound from Porters Neck)
- Situated within one of Wilmington's fastest-growing residential and commercial corridors

The corridor continues to experience strong population growth and expanding rooftops, reinforcing its status as a high-demand retail trade area.

Approved Uses Include:

Retail Sales (General), Professional & Private Offices, Business Service Center, Post Office, Medical & Dental Clinic, Veterinary Service (excluding outdoor kennels), Instructional Services & Studios, and Personal Services (General).

The broad zoning flexibility supports retail, medical, service, and professional users seeking premier exposure and long-term positioning.

Delivery:

Currently under construction with anticipated completion in Q4 2026. Early commitments provide the opportunity to secure premium positioning within limited new inventory in the submarket.

This is a high-profile leasing opportunity in one of Southeastern North Carolina's most active commercial corridors—offering visibility, accessibility, and long-term growth potential.

ADDRESS: 7495 Market Street
Wilmington, NC 28411

TOTAL AVAILABLE: +/- 6,000 SF

DIVISIBLE: Yes

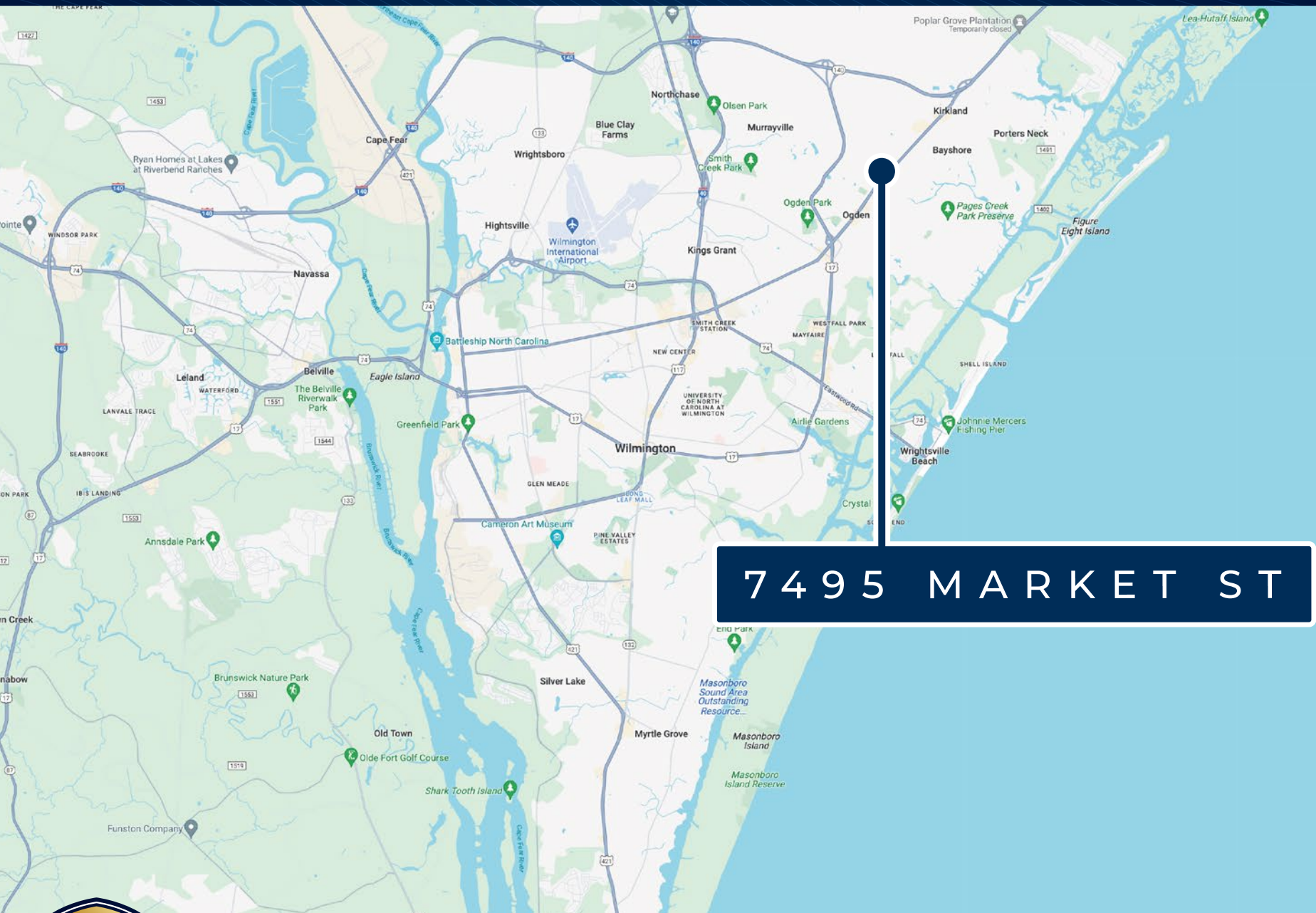
LEASE TYPE: NNN

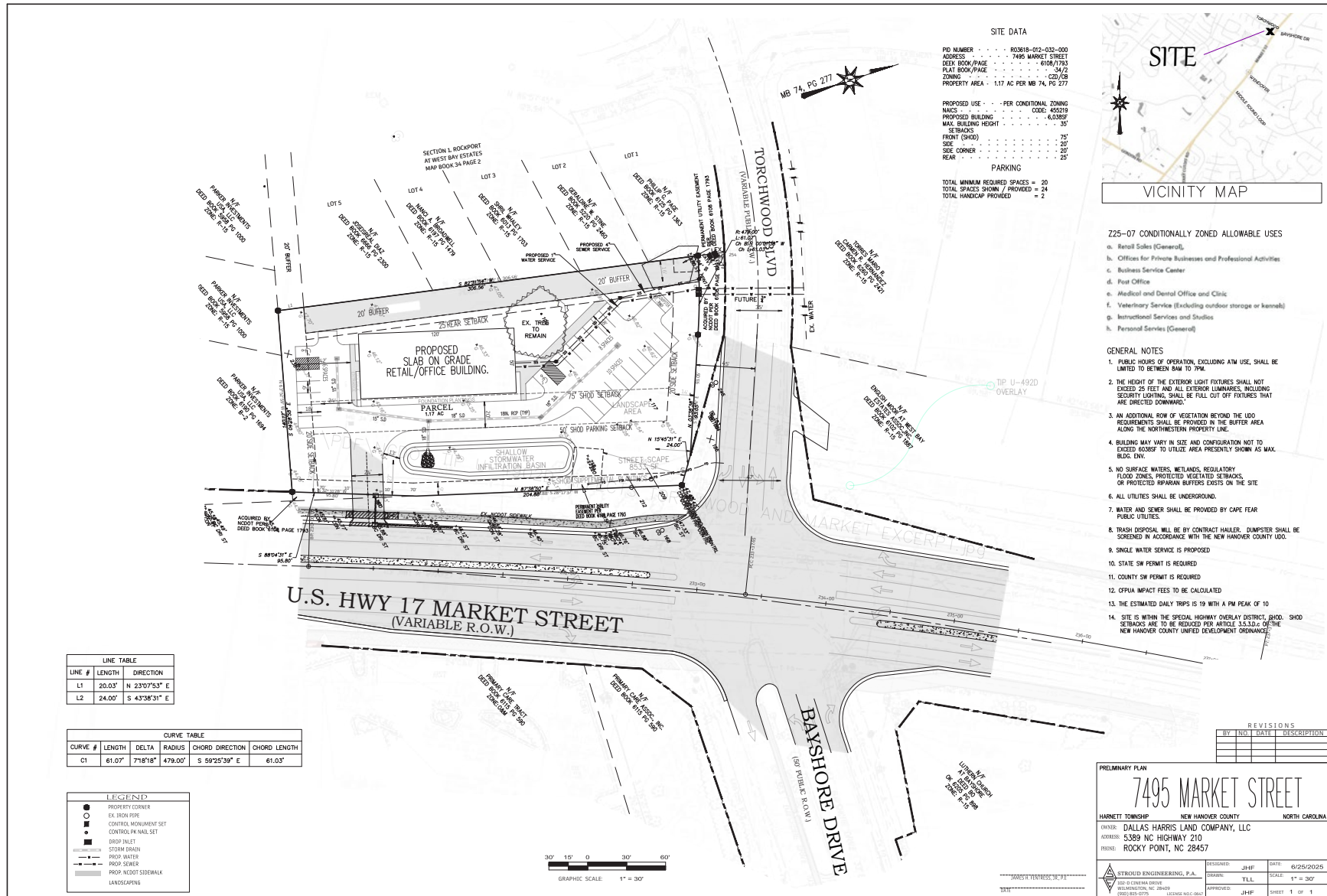
ESTIMATED DELIVERY: Fourth Quarter 2026

ASKING RATE

\$38 Annually / SF









EIAN LUNDY

Executive Vice President



POWERBROKER™

OFFICE: 910.427.0000

CELL: 910.233.5183

EMAIL: eian@bluecoastcommercial.com

BIO:

Eian Lundy is an unstoppable force in the world of commercial real estate. With an unwavering dedication to his clients' success and an unparalleled passion for his craft, he stands out as an exceptional Executive Vice President and broker at BlueCoast Commercial. Eian is a true champion for his clients, fearlessly challenging the status quo and pushing boundaries to help them achieve their loftiest commercial real estate dreams.

Armed with multiple degrees from the esteemed Cameron School of Business and a diverse background in business, Eian possesses a unique skill set that allows him to see the big picture and serve as a powerful partner to those seeking to achieve their commercial real estate objectives. His expertise extends far beyond brokerage, as he has founded and partnered with numerous companies dedicated to assisting clients in all phases of business development. Over two decades, Eian has helped hundreds of business owners stay ahead of the competition, solving some of their most complex business problems while ensuring their bottom line is secure.

No client is too big or too small for Eian, as he represents individuals and companies of all sizes, from industry titans and national developers to small business owners and aspiring entrepreneurs. His reputation as a power broker is unparalleled, and he is respected throughout the industry for his ability to achieve results and build lasting relationships with his clients.

What sets Eian apart is his approachability and willingness to educate his clients through every step of the process. He always puts his clients first, treating each one equally with the utmost attention, respect, and professionalism, regardless of the deal's size or scope.

Eian's wealth of experience in commercial real estate is a source of immense pride and honor, having the privilege to have worked on a remarkable array of transactions that include: prestigious investment properties, cutting-edge medical facilities, unique developments, state-of-the-art self-storage facilities, multifamily complexes, bustling retail centers, oceanfront resort hotels, expansive industrial sites, bespoke build-to-suit arrangements, sprawling tracts of land, and intricate mixed-use properties. His remarkable ability to cultivate meaningful and enduring relationships with clients spanning an almost unimaginable range of industry types is a true testament to his unprecedented expertise and steadfast commitment to his craft.

As a certified international property specialist, Eian has extensive experience assisting international clients and companies. He instills confidence in his clients, empowering them to take charge of their commercial real estate future and achieve the best possible outcomes.

For Eian, success is not just about a transaction. It's about building relationships, trust, and creating long-term value for his clients. He feels privileged to have a client list that includes some of the area's most influential and acclaimed individuals, top professionals, and leading companies.

Eian Lundy is not just any broker – he is a powerful partner committed to helping his clients achieve success no matter what it takes.



BlueCoast Commercial was founded with an unwavering commitment to putting our clients at the forefront of everything we do. We take great pride in providing a distinctive and tailored approach to each of our clients, ensuring that we don't simply meet expectations, but we exceed them every step of the way. We are fiercely dedicated to empowering our clients to achieve unprecedented success, and we relentlessly pursue this goal with a passion and focus that is unmatched in the commercial real estate industry.

Our team is comprised of innovative and tenacious individuals who are determined to do whatever it takes to help our clients succeed. We are not content to follow the status quo, but instead, we push the boundaries and think outside the box to deliver creative solutions that make a real difference. We cater to a diverse array of clients, ranging from large capital companies and national developers to small business owners and aspiring Entrepreneurs. Regardless of the size or scope of the deal, we treat every client equally with the same level of attention, respect, and professionalism. We believe that success is not just about the transaction, it is about building relationships, trust, and creating long-term value for our clients.



At **BlueCoast Commercial**, we are unafraid to challenge convention and strive to set a new standard of excellence in the commercial real estate industry. Our focus on innovation and differentiation sets us apart from the competition, and our commitment to ensuring

our clients achieve unparalleled success is the driving force behind everything we do. We are not simply your average commercial real estate firm — we are a powerful partner for those seeking to achieve their loftiest of commercial real estate goals.



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.

