

FUTCH CREEK

± 5.53 ACRES OF COMMERCIAL LAND

8604 MARKET STREET, WILMINGTON, NC





OUR TEAM

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33,524 VPD



SUMMARY

±5.53 acres with very favorable zoning of B-2 Commercial, which allows for a variety of commercial uses including retail, office, medical, and other commercial.

The Subject site offers great visibility from Hwy-17 and very easy access being located off a lighted service road adjacent to the Hwy 17 and Hwy I-140 Bypass.

HIGHLIGHTS

- + Great visibility off Hwy-17 which will further improve after Seller clears vegetation in ROW.
- + Easy access being on a service road adjacent to the Hwy 17 & I-140 intersection.
- + Located in the Porters Neck trade area, one of the region's most affluent and rapidly expanding submarkets
- + Favorable and flexible commercial zoning

LOCATION	Futch Creek 8604 Market Street Wilmington, NC New Hanover County
PARCEL IDs	R02900-003-512-000
ZONING	B-2 (New Hanover County)
ACREAGE	± 5.53 acres
DEVELOPMENT NOTES	A hypothetical conceptual plan suggests a potential of 66k sq. ft. with 294 parking spaces (see page 6) - Buyer to confirm. Further details on the assumptions for the stormwater management are available upon request.
PRICE	\$2,695,000

WRIGHTSVILLE BEACH

Eastwood Rd

LANDFALL

MAYFAIRE

FIGURE EIGHT ISLAND

OGDEN

BAYSHORE

PORTERS NECK
Over 3,500 Households

Over 5,000 Households

OAK LANDING SHOPPING CENTER

PORTERS NECK CENTER

SUBJECT

Market St

Military Cutoff Rd

Military Cutoff Rd

140

17

17

17

74

17

GIS AERIAL



CONCEPTUAL SITE PLAN



NOTES

- + This hypothetical conceptual plan - which is for discussion purposes only - suggests a potential of 66k sq. ft. with 294 parking spaces (see page 6).
- + Further details on the assumptions for the stormwater management are available upon request.
- + *Neither Cape Fear Commercial nor the Seller make any representations or warranties as to what may be approved, permissible, and/or buildable on the Subject.*



DEMOGRAPHICS



49,669

POPULATION
WITHIN A 5-MILE RADIUS



\$142,440

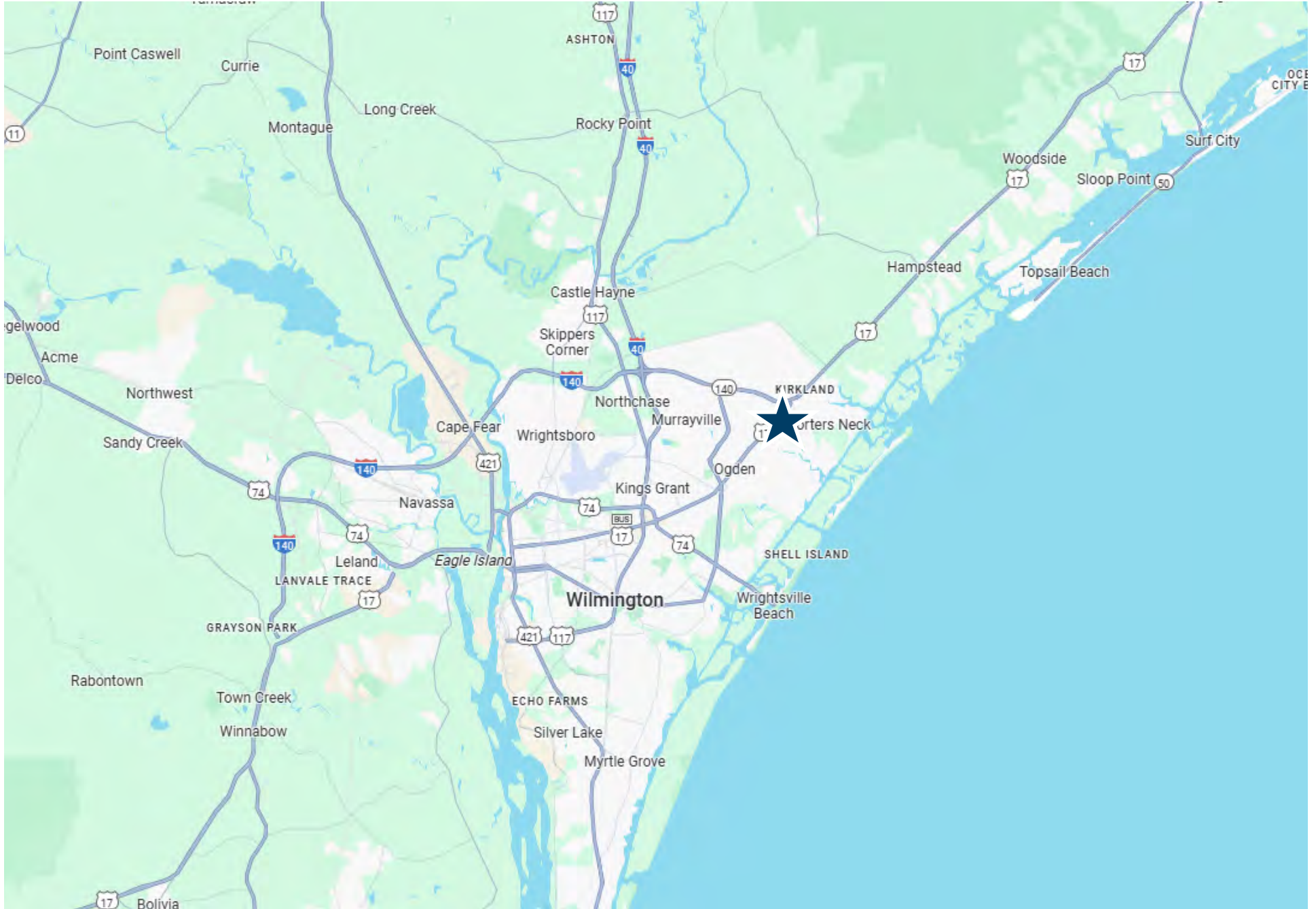
AVERAGE HOUSEHOLD INCOME
WITHIN A 3-MILE RADIUS



1.75%

EXPECTED POPULATION GROWTH BY 2030
WITHIN A 1-MILE RADIUS

LOCATION MAP



MARKET OVERVIEW

Wilmington, North Carolina



Wilmington, North Carolina

Wilmington is a dynamic and thriving coastal community situated between the Cape Fear River and Atlantic Ocean in New Hanover County, North Carolina. It is the largest city in southeastern North Carolina and the eighth largest city in the state, as well as the principal city in the Wilmington Metropolitan Statistical Area (MSA).

As the cultural and business center of southeastern North Carolina, Wilmington boasts a charming historic district and lively arts scene. Points of interest include the Cape Fear Museum, the Cameron Arts Museum, Thalian Hall Center for the Performing Arts, Cape Fear Community College's Wilson Center, World War II Memorial Battleship USS North Carolina and the Bellamy Mansion, one of North Carolina's finest examples of historic antebellum architecture. The city plays host to one of the largest domestic television and movie production facilities outside of California and has an inviting business climate, which has attracted major employers such as GE-Hitachi Nuclear Energy, GE Aviation Corning, MegaCorp and Thermo Fisher Scientific. Furthermore, as North Carolina's largest port city, Wilmington serves as the backbone of state international trade.

With a beautiful riverfront, miles of unspoiled beaches and great local seafood restaurants, Wilmington offers the best of a casual, coastal lifestyle. It also boasts the appeal of a small, contemporary city with its global business opportunities and newly revitalized downtown. Top-notch medical facilities, award-winning institutions of higher learning and various entertainment/recreation options also make Wilmington an attractive choice for residents and visitors alike.

Wilmington MSA by The Numbers

Population	467,031
Median Age	46.4
Households	203,962
Average Household Size	2.25
Housing Units	257,560
Average Household Income	\$103,982
Median Household Income	\$75,596
Median Net Worth	\$274,166
Median Disposable Income	\$60,445
Education	40.5% Bachelor's/Grad/Prof Degree 30.2% Some College/Associate's Degree 23.6 High School Degree 5.7% No Diploma
Total Businesses	19,541
Total Employees	191,325
Employment	62.3% White Collar 19.3% Blue Collar 18.3% Services
Unemployment Rate	3.6%

Source:

ESRI forecasts for 2024 and 2029. Census Bureau 2020 decennial Census in 2020 geographies.



AWARDS & ACCOLADES

America's Best Riverfront Town
USA Today

#8 Best City For Tourists
ValuePenguin

#7 Most Fun, Affordable City
Bloomberg Business Week

#1 Best Place To Retire in North Carolina
Expedia.com

#32 On List of Best Places For Business & Careers
Forbes

America's 13 Hottest Up-and-Coming Coffee
Cultures
Expedia.com

#25 Best Small Town Honeymoon Destinations
in the U.S.
VacationIdea Dream Vacation Magazine

#3 Top Destinations on the Rise
Trip Advisor

#2 Best City to Start A Business in the U.S.
Nerd Wallet

Named to List of Coolest American Towns
Jetsetter Magazine

A Top 10 Small Foodie City
Yelp

#1 Best AI Fresco Dining Neighborhood
USA Today

A 2022 "Top Performing City" in Terms of Economic
Growth
Milken Institute

Charming Under-the-Radar Southern Cities Worth
Exploring
U.S. News & World Report

#18 City for Cost of Doing Business
Forbes

Best Places To Live for Triathletes
Triathlete Magazine

Top 10 City for Recent Grads
Livability

Among Best Cities for Beer Drinkers
SmartAsset

Azalea Festival Named #5 Best Flower Festival
USA Today

Wrightsville Beach Named to List of South's
Best Beaches
Southern Living

Named to List of 20 Coolest Beach Towns in
America
MatadorNetwork.com

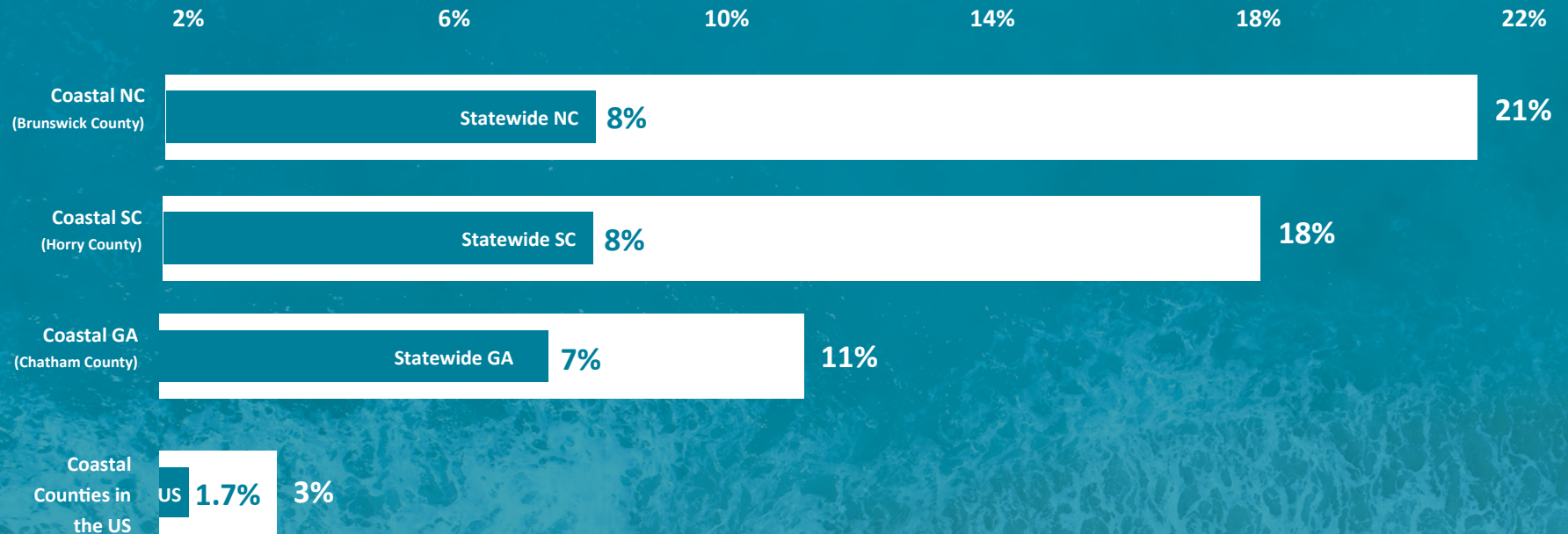


THE COASTAL MIGRATION PHENOMENON

The Southeast is leading the nation in population growth. Coastal cities in North and South Carolina like Myrtle Beach and the greater Wilmington market area are at the forefront of the surge.

North Carolina Coastal Counties (overall) are leading population increases in the state, contributing significantly to NC's +7.7% population growth and nearly 605,000 net new residents since April 2020 to July 2024

Percent change in population, 2020-2024 (Cumulative) Coastal Counties



United States population growth includes both coastal and inland counties.

Source: National Ocean Economic Program



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