

FOR SALE OR LEASE: ±7,527 SF TURNKEY BREWERY

FORMER EDWARD TEACH BREWERY | BROOKLYN ARTS DISTRICT

604 N 4TH STREET, WILMINGTON, NC



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SUMMARY

A rare opportunity to purchase or lease one of Wilmington's most recognizable brewery locations in the heart of the Brooklyn Arts District.

Located at 604 N. 4th Street, this historic property was most recently home to the highly popular Edward Teach Brewery, a destination taproom that helped anchor the neighborhood's vibrant brewery and entertainment scene.

Originally constructed in 1907 as a fire engine house, the building features distinctive historic architecture, exposed brick, and open industrial character—making it an ideal setting for a brewery, taproom, distillery, or hospitality concept seeking a unique and authentic space.

Property Highlights

- + Turnkey brewery / Taproom opportunity with flexible layout and high ceilings
- + Former home of Edward Teach Brewery with established brand recognition
- + Located in the Brooklyn Arts District, Wilmington's premier brewery & arts destination
- + Historic 1907 firehouse with unique architectural character designed by H. L. Bonitz

ADDRESS:	604 N 4th Street Wilmington, NC 28401 New Hanover County
PARCEL ID:	R04813-014-014-000
BUILDING SIZE:	±7,527 SF
LAND SIZE:	±0.15 Acres
ZONING:	CBD - City of Wilmington
SALE PRICE:	\$2,850,000
LEASE RATE:	\$26.00 PSF NNN

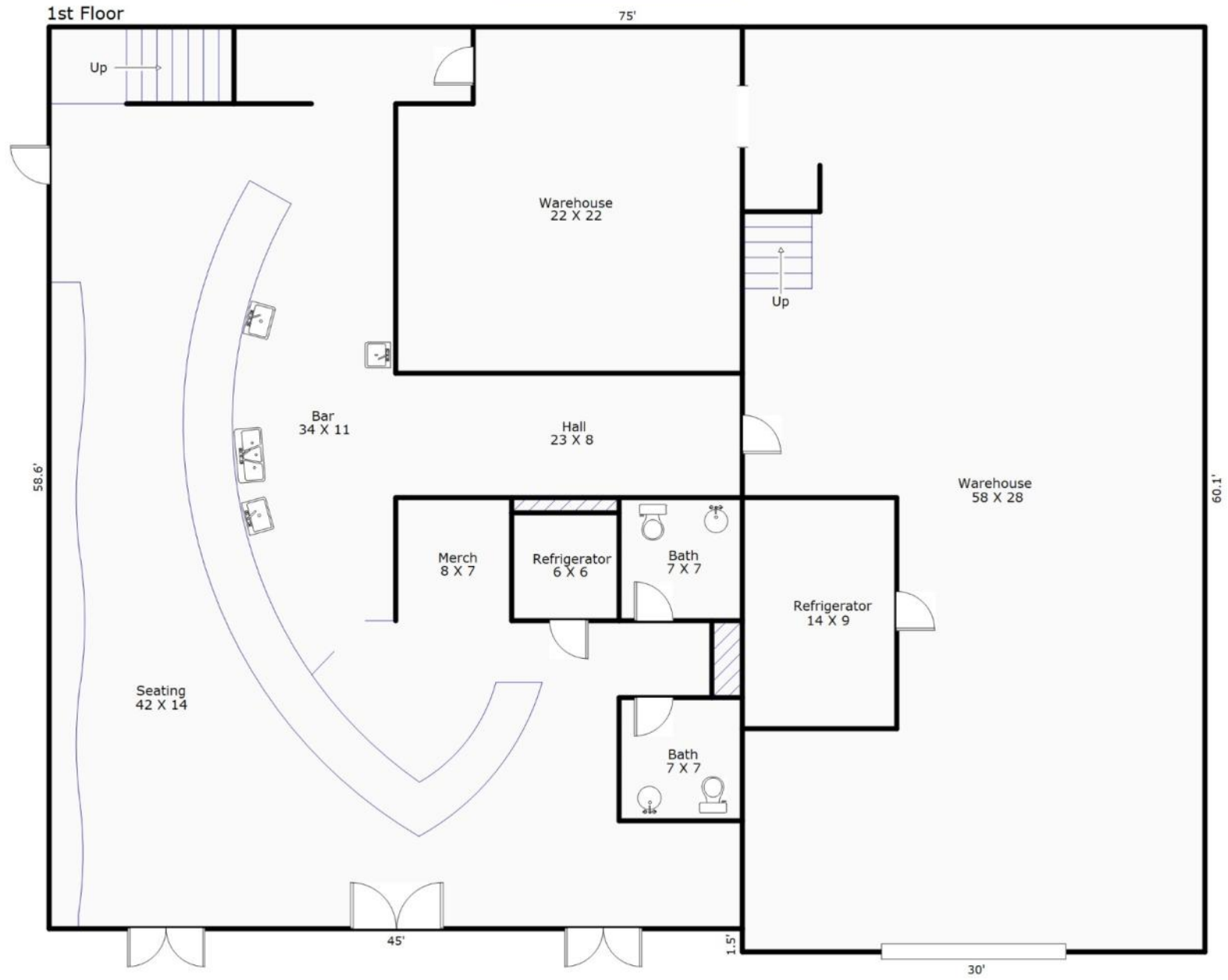
BROOKLYN ARTS “SOCIAL DISTRICT”

Designed to boost foot traffic in the area, The social district will run along Fourth Street from Walnut to North Front streets, covering 10 blocks. The footprint for the social district runs from Flytrap Brewing and The Eagle's Dare north to Pizzeria Don Luca. A social district designation allows for adults 21 years or older to exit licensed establishments with open containers, meaning that attendees will be able to walk around from business to business with their drinks.

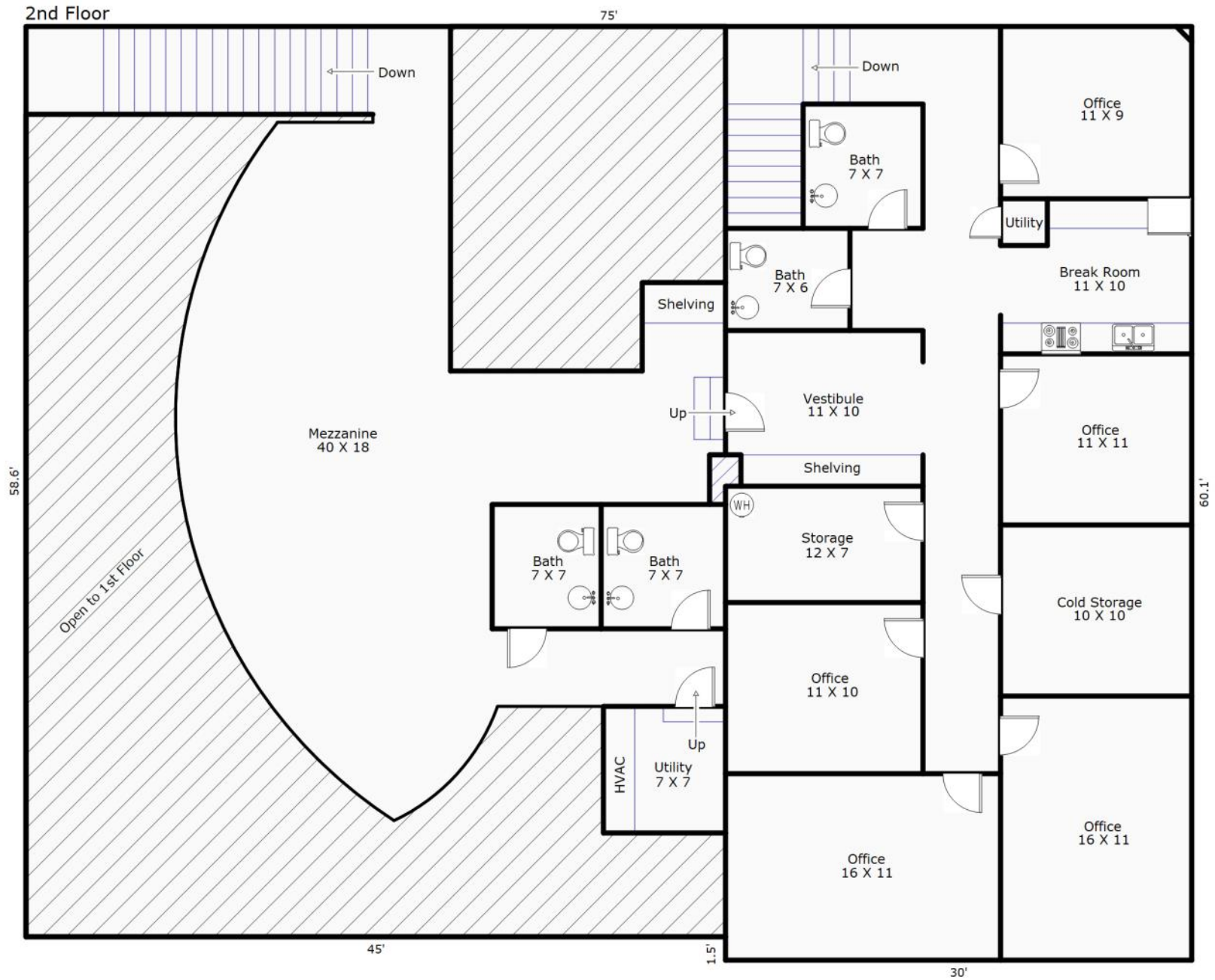


FLOORPLAN—FIRST FLOOR

602 N 4th Street
7527 Square Feet



FLOORPLAN—SECOND FLOOR



PHOTOS



PHOTOS



PHOTOS



DEMOGRAPHICS



103,613

POPULATION
WITHIN A 5-MILE RADIUS



\$98,873

AVERAGE HOUSEHOLD INCOME
WITHIN A 1-MILE RADIUS



1.56%

EXPECTED POPULATION GROWTH BY 2030
WITHIN A 5-MILE RADIUS



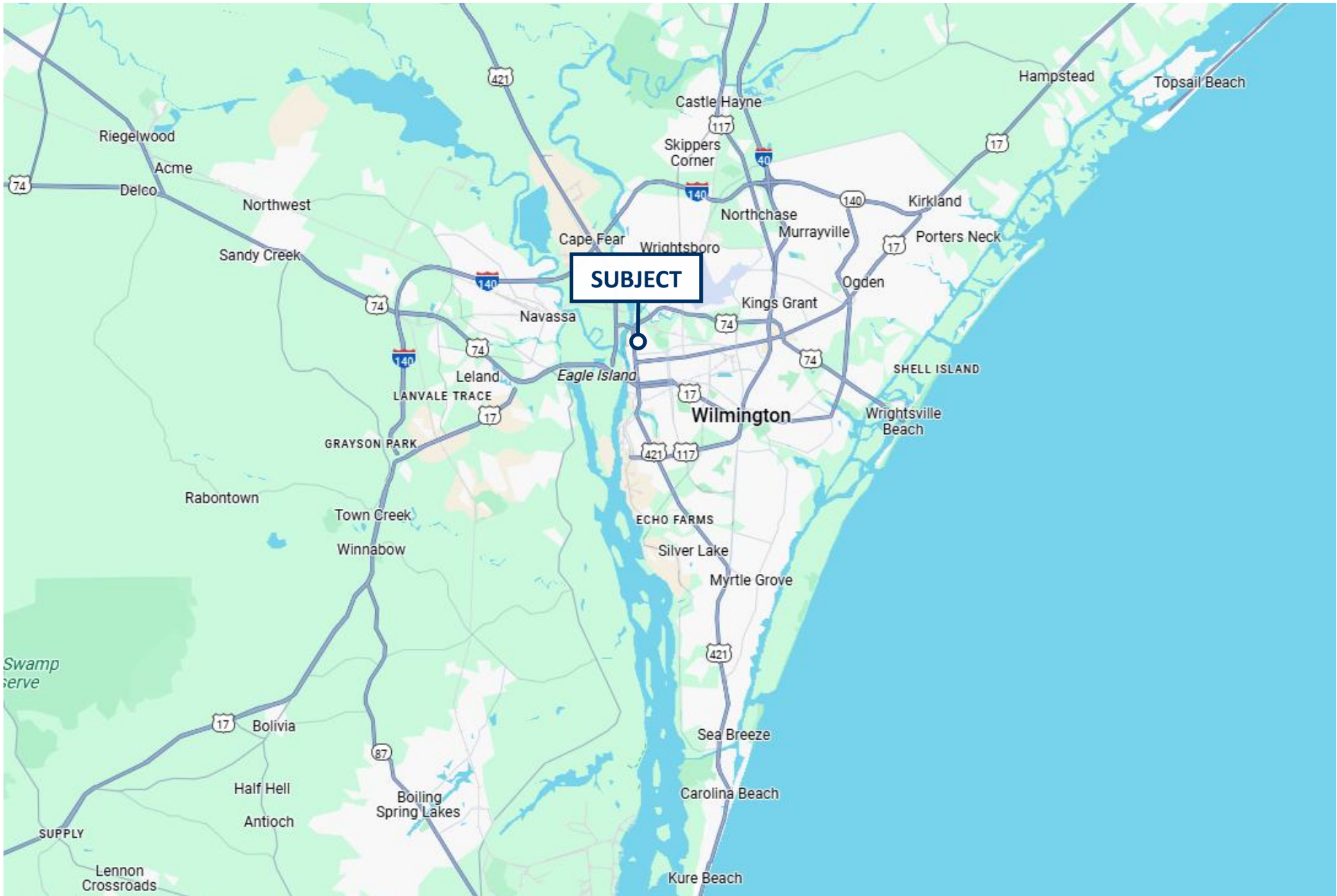
GIS AERIAL



MARKET AERIAL



LOCATION MAP



Cape Fear Commercial



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