

FOR LEASE:

Prime Retail Opportunity: 2,000 SF - 38,549 SF

5000 Market Street

Wilmington, NC 28405



South
Atlantic
Sites



Drone Footage

Exceptional high-traffic & high visibility space which permits a wide range of uses (retail, office, entertainment, auto, and more). 40,000 VPD on Market Street, located on a signalized intersection, and only 0.7 miles away from interstate!

PROPERTY HIGHLIGHTS

- Traffic Count: Market St - 40,000 VPD
- Zoning: Regional Business Commercial (RB)
- Access: Multiple points of access including via the signalized intersection at Market St and Lullwater Dr
- Parking: 185 spaces
- Clear Height: 11' - 15'

OFFERING

Size: 38,549 SF

Pricing: Negotiable PSF + \$3.50 TICAM

Condition: Negotiable

LOCATION DESCRIPTION

Located at the signalized intersection of Market Street and Lullwater Drive in the heart of Wilmington's busiest retail node (1.7mm monthly visits, the 6th busiest in NC), just west of the College Road/NC-117 interchange. 0.7 miles to Interstate I-40 and 0.85 miles to the University of North Carolina Wilmington (~20k students). Trade area includes Target, Walmart, Lowes Hardware, Home Depot, Academy Sports, Costco, and Sam's Club, Food Lion, and Lowes Foods

Interested?

Contact us for more information

Payton Reid, Broker

Payton@southatlanticsites.com

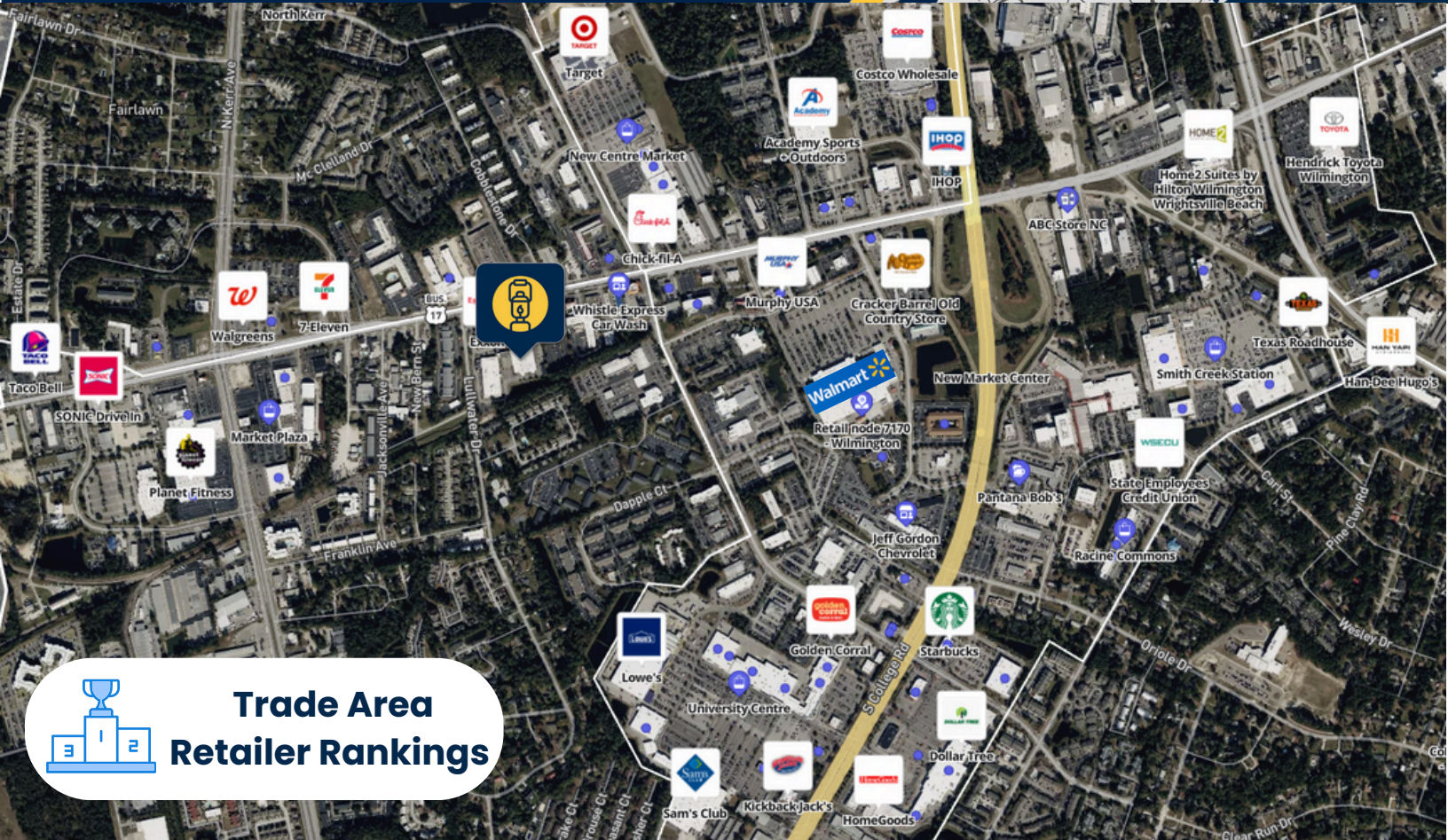
301.514.0659

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Trade Area Retailer Rankings

RETAIL NODE 7170 - WILMINGTON, NC 28405



Visits	10M	Panel Visits	254.1K
Visitors	1.3M	Visits YoY	+4.4%
Visit Frequency	8.73	Visits Yo2Y	-1.1%
Avg. Dwell Time	103 min	Visits Yo3Y	-1.2%

Nov 1st, 2024 - Apr 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



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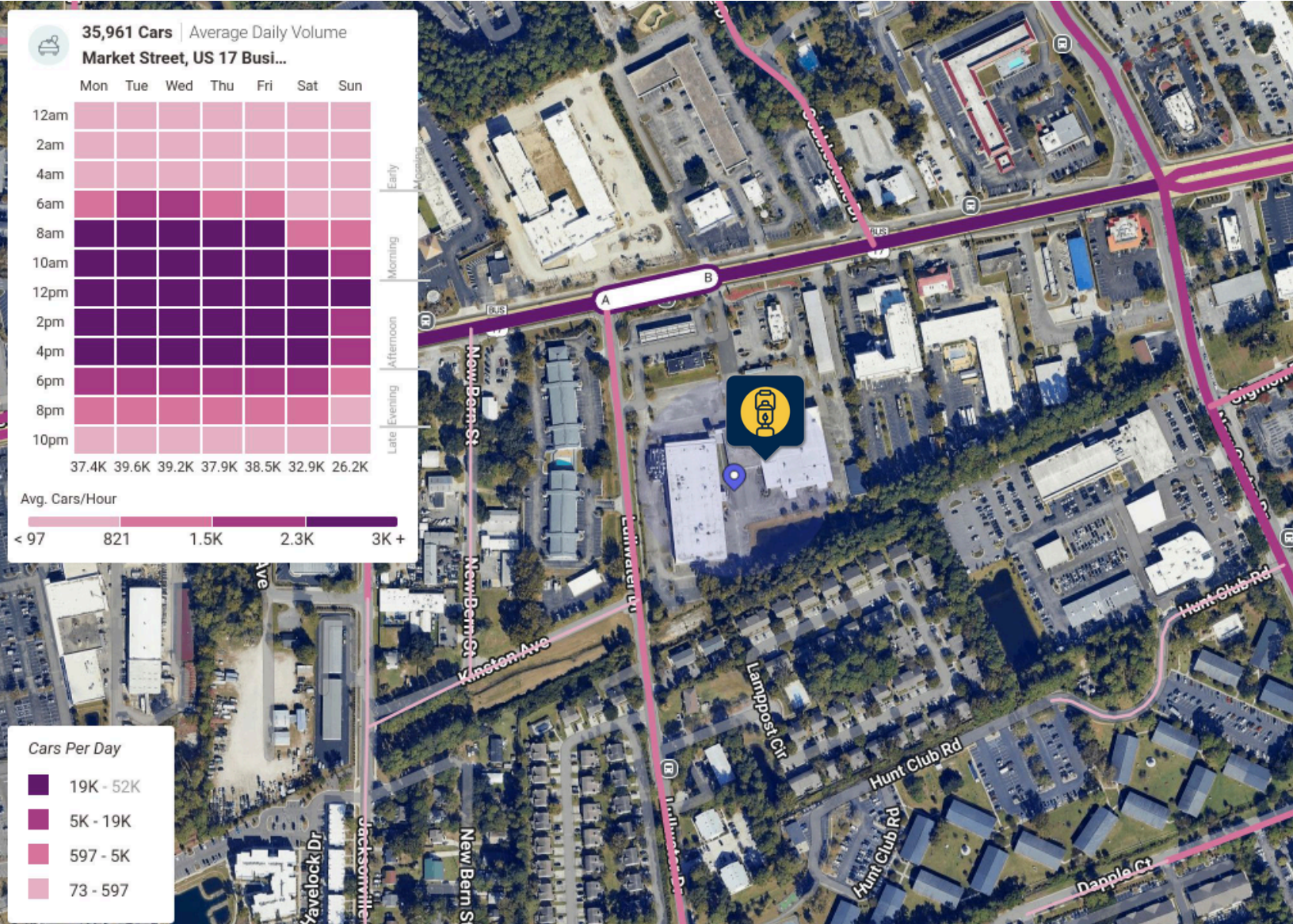
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TRAFFIC INFORMATION



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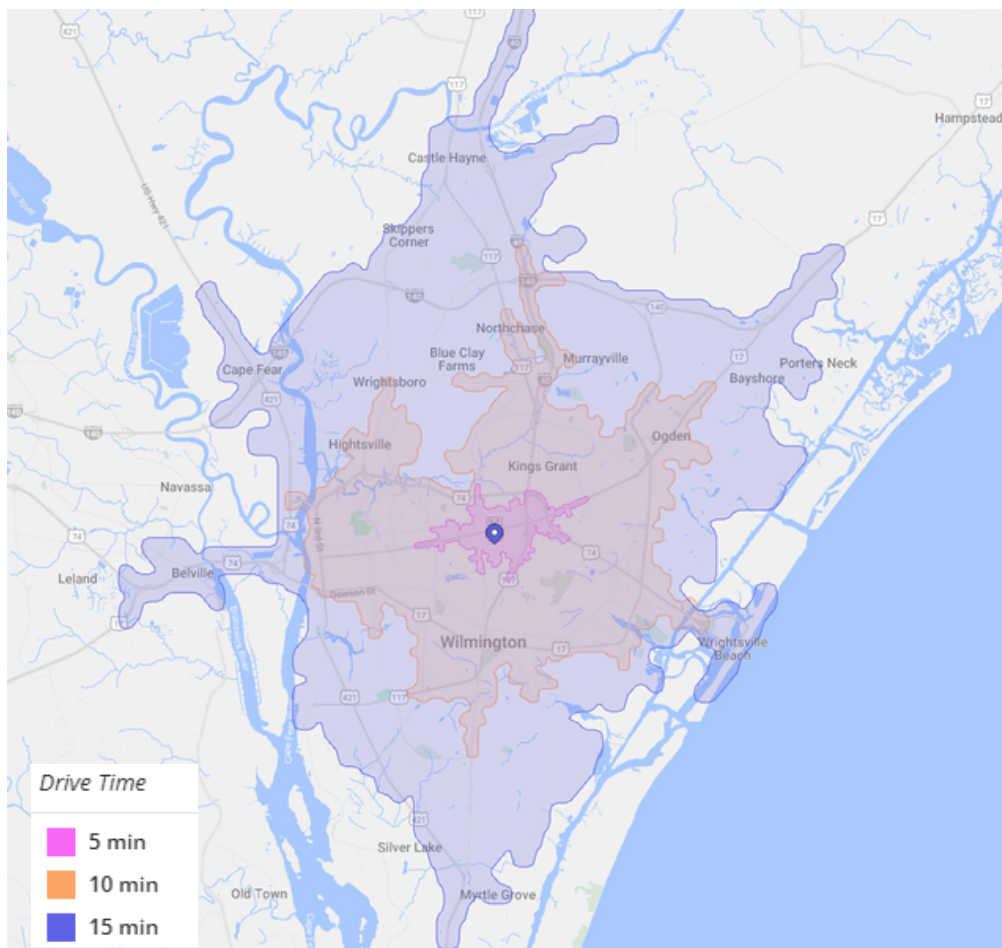
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South Atlantic Sites

DEMOGRAPHIC INFORMATION



5 Min Drive

10 Min Drive

15 Min Drive

Overview

Population	3,096	81,691	191,064
Households	1,706	36,737	83,802
Persons per Household	1.81 71	2.1 83	2.21 87
Household Median Income	\$49,760.95 63	\$60,815.97 7	\$72,551.52 91
Household Median Disposable Income	\$43,556.34 63	\$52,332.33 7	\$62,112.75 91
Household Median Discretionary Income	\$24,878.54 49	\$34,492.79 68	\$44,692.92 88
Average Income Per Person	\$31,142.53 72	\$37,171.5 86	\$45,428.11 105
Median Rent	\$1,313.64 93	\$1,414.81 100	\$1,422.39 101
Median House Value	\$285,483.88 72	\$400,255.44 105	\$453,084.62 119

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