

OFFERING MEMORANDUM



±7,922

SQUARE FEET

43,000+

VEHICLES / DAY

61

PARKING SPACES

\$4.2M

OFFERING PRICE

PORTERS NECK'S PREMIER COMMERCIAL OPPORTUNITY

8232 Market Street

Wilmington, North Carolina

Turnkey freestanding building · Fully equipped commercial kitchen · Drive-thru infrastructure · 150 feet of Market Street frontage

PINPOINT PROPERTIES

BROKERED BY REAL

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Property Address	8232 Market Street
City, State	Wilmington, NC 28411
Tax Parcel ID	R03600-005-042-000
Deed Reference	Book 6709, Page 1992
Zoning	B-1 (New Hanover County)

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01

Executive Summary

Pinpoint Properties is pleased to present 8232 Market Street, a fully renovated, ±7,922 square foot freestanding commercial building on ±1.43 acres in the heart of Porters Neck, one of Wilmington, North Carolina's fastest growing and most affluent trade areas.

Extensively upgraded in 2024 and equipped with an existing drive-thru, a large commercial kitchen, walk-in cooler and freezer, and 61 dedicated parking spaces, the Property is positioned for a buyer to take control of a fully built, income-capable asset with minimal capital outlay and no ground-up construction timeline. With 150 feet of frontage along Market Street and more than 43,000 vehicles passing daily, few sites in the Cape Fear region offer this level of visibility.

The offering is structured as a real estate and equipment sale. It is well suited to an owner-user who wants to occupy and brand the building immediately, an investor seeking a well located freestanding asset in a supply constrained corridor, or a buyer working against a year-end capital deployment deadline who needs a qualified, closeable transaction. Whether the next chapter for this property is a national franchise, a new flagship concept, a professional or medical use, or a long term hold, 8232 Market Street represents a rare, turnkey opportunity in a corridor that continues to attract both rooftops and national retail.

The Story in One Line. A move-in ready, high visibility freestanding building with a completed 2024 renovation, a fully equipped commercial kitchen, and \$85,000 of included equipment, offered at \$530 per square foot on a corridor carrying 43,000+ vehicles a day.

Who This Is For. High net worth investor groups, corporate and hospitality operators, franchise groups, and buyers seeking a qualified, closeable acquisition ahead of a year-end capital deployment or 1031 exchange deadline.



8232 Market Street sits on a fully improved ±1.43 acre outparcel directly off Market Street, immediately adjacent to a national self-storage facility and within the Porters Neck retail corridor.

02

Investment Highlights

The strongest reasons to move this opportunity from consideration to offer.

Exceptional, Irreplaceable Visibility

150 feet of frontage on Market Street, one of Wilmington's highest traffic corridors, carrying an estimated 43,000+ vehicles per day directly past the site.

Turnkey, Move-In Ready Condition

A comprehensive 2024 renovation, including a new roof, new HVAC, new electrical, new plumbing, and new flooring, removes the cost, delay, and risk of a ground-up buildout.

\$85,000 in Equipment Included

A fully built commercial kitchen with multiple fry stations, a flat-top and range line, full ventilation hood, walk-in cooler, walk-in freezer, and dish and prep areas conveyed with the sale.

Existing Drive-Thru Infrastructure

Rare and difficult to permit in this corridor today. A qualified operator can capture drive-thru volume from day one without a variance or new construction process.

Affluent, Growing Trade Area

Median household income above \$100,000 and median net worth above \$420,000 within a 10-minute drive, meaningfully above the national household income median of \$83,730.

Anchored, National Retail Corridor

Positioned directly amid Harris Teeter, Food Lion, Lowe's Home Improvement, Walmart, and Chick-fil-A, with immediate access to I-140 and US-17.

Scale for High Volume Operations

±7,922 SF heated and cooled, plus a ±667 SF outdoor patio, five restrooms, and 61 parking spaces on a ±1.43 acre site, with only 13% building lot coverage.

Flexible, Reusable Real Estate

The business is not included, giving a buyer a clean shell to brand as a national franchise, retail concept, medical or professional office, or multi-tenant asset.



Regional access is a defining strength of the site: I-140 and US-17 are approximately two minutes from the property, connecting to Wrightsville Beach, Topsail Island, and downtown Wilmington.

03

The Deal at a Glance

A quick reference summary for investment committees, partners, and advisors reviewing the opportunity.

Offering Price	\$4,200,000	Parking	61 Spaces
Equipment Included (est.)	\$85,000	Zoning	B-1 (New Hanover Co.)
Price per Square Foot	\$530 / SF	Year of Major Renovation	2024
Building Size	±7,922 SF	Restrooms	Five
Outdoor Patio	±667 SF	Traffic Count (Market St.)	43,000+ VPD
Lot Size	±1.43 Acres	Median HH Income (10-min)	\$100,000+
Price per Acre	\$2,937,000	Median Net Worth (10-min)	\$420,000+
Market Street Frontage	150 Feet	Business / Operations	Not Included

Why the Price Per Square Foot Matters. At \$530 per square foot for a fully renovated, equipped, freestanding building with a working drive-thru on a high traffic corridor, the Property compares favorably to the cost, time, and entitlement risk of ground-up construction for a comparable QSR, fast casual, or retail building in this submarket, before accounting for land acquisition, permitting, and a 12 to 18 month build timeline.

TRANSACTION STRUCTURE

- Sale of real property, building, site improvements, and included FF&E / kitchen equipment (±\$85,000 estimated value)
- Business, brand, and operations of the current tenant are not included in the sale
- Delivered vacant at closing, allowing immediate buildout, branding, or occupancy

IDEAL BUYER PROFILE

- High net worth individuals and family offices seeking commercial real estate
- Franchise groups and multi-unit restaurant or retail operators
- Hospitality, medical, and professional service companies
- 1031 exchange and year-end capital deployment buyers

04

The Building & Property Features

Designed for high volume operations, 8232 Market Street offers the scale and infrastructure a wide range of commercial operators need, with everything in place to begin operations quickly.

±7,922 SF

HEATED & COOLED

±667 SF

OUTDOOR PATIO

PROPERTY FEATURES

- Existing drive-thru
- Kitchen hood, 14.5' x 9'
- One roll-up loading door (5' x 7')
- Outdoor patio, ±667 SF, covered and wired for ceiling fans and string lighting
- Municipal water and sewer
- Large commercial kitchen with full hood and grease trap in place
- Five restrooms
- Large marquee signage on Market Street
- 61 dedicated parking spaces across the site
- Finished basement level with storage, staff facilities, and mechanical space



Rear and side building elevation, showing the signature red standing seam roofline, painted brick exterior, and covered walkway.

Built to Perform From Day One. The combination of a completed 2024 renovation, included kitchen equipment, and a location with exceptional daily traffic materially reduces the time, cost, and risk typically associated with opening or relocating a business.

05

Inside the Building

The Interior Space

The interior delivers on the promise of the exterior: a warm, high capacity space built for volume without sacrificing character. Rustic brick columns, barn style accents, and a flexible open floor plan make the space equally suited to a full concept refresh or a straightforward rebrand.



Main dining room, a flexible open floor plan with distinct zones for seating, retail, and lounge use.



Covered ±667 SF outdoor patio with ceiling fans, string lighting, and a service bar, ready for al fresco dining or event use.

The current build-out includes a dedicated bar and dessert counter, a retail nook, and a live music corner, evidence of just how adaptable the floor plan is for retail, food and beverage, or entertainment concepts alike. A new owner can lean into this layout as-is or reconfigure it entirely; either way, the structural bones, brick masonry, and finish work are already in place.

Buildout Flexibility. Because the business is not included, a new owner has a clean opportunity to rebrand the space, subdivide it for multiple tenants, or convert it to a retail, medical, or office use, all while inheriting finished brick masonry, millwork, and mechanical systems already in place.

06

The Commercial Kitchen

Behind the dining room sits a fully built out commercial kitchen, the single largest cost and longest lead time in opening any food and beverage business, already complete and included in the sale.



Multiple fry stations, flat-top and range line, full ventilation hood, and dedicated prep, dish, and cold storage areas.

Cold storage, dish, and prep are cleanly separated from the cook line, allowing multiple stations to run at once without bottlenecking, the kind of workflow that supports genuine high volume, drive-thru paced service rather than a single ticket at a time kitchen.

INCLUDED KITCHEN INFRASTRUCTURE

- Full ventilation hood, 14.5' x 9', with fire suppression system
- Multiple fry stations and a flat-top / range line
- Commercial walk-in cooler and walk-in freezer
- Grease trap in place
- Dedicated three-compartment sink and hand wash stations
- Stainless steel prep tables and dish areas
- Reach-in refrigeration and dry storage shelving
- ±\$85,000 in estimated equipment value included in the offering price

07

The 2024 Renovation

The Property underwent a comprehensive renovation in 2024, giving a new owner a move-in ready facility without the cost, delay, or disruption of a ground-up buildout.



Commercial walk-in cooler and freezer, installed as part of the 2024 renovation and included in the sale.

CAPITAL IMPROVEMENTS COMPLETED

- New roof
- Plumbing upgrades
- New flooring throughout
- Kitchen hood fire suppression system
- HVAC system upgrades
- Electrical upgrades
- Conversion to natural gas

Together, these upgrades represent a significant capital investment already made on behalf of the next owner, allowing operators to redirect their own capital toward branding, buildout, and opening rather than core building systems.



Finished lower level offers additional storage, staff facilities, and mechanical space beyond the ±7,922 SF of heated and cooled space above grade.

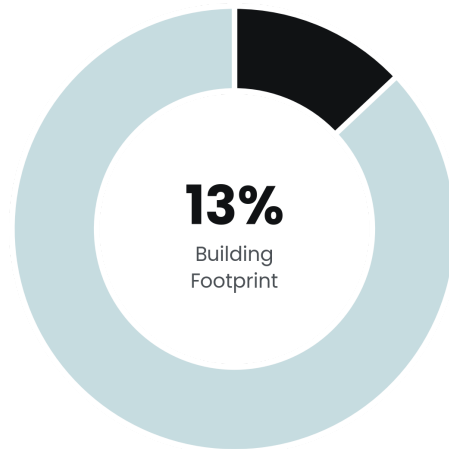
08

The Site & The Numbers

SITE OVERVIEW

- ±1.43 acres, New Hanover County B-1 zoning
- 150 feet of frontage on Market Street
- 61 dedicated parking spaces
- Tax Parcel ID: R03600-005-042-000
- Deed Book 6709, Page 1992

Building Size	±7,922 SF
Patio	±667 SF
Lot Size	±1.43 Acres
Frontage	150 Feet
Parking	61 Spaces
Zoning	B-1
Price	\$4,200,000
Equipment Included	\$85,000



Building footprint relative to total lot size. Ample room remains for parking, drive-thru circulation, and outdoor seating.



Direct overhead view of the ±1.43 acre site. The building's modest footprint leaves the majority of the parcel dedicated to parking, circulation, and green space, room for future outdoor expansion or drive-thru optimization.

09

Location & Site Map

8232 Market Street sits at the center of the Porters Neck retail corridor, directly amid national anchors and with immediate access to I-140 and surrounding residential communities.



NEARBY NATIONAL RETAILERS

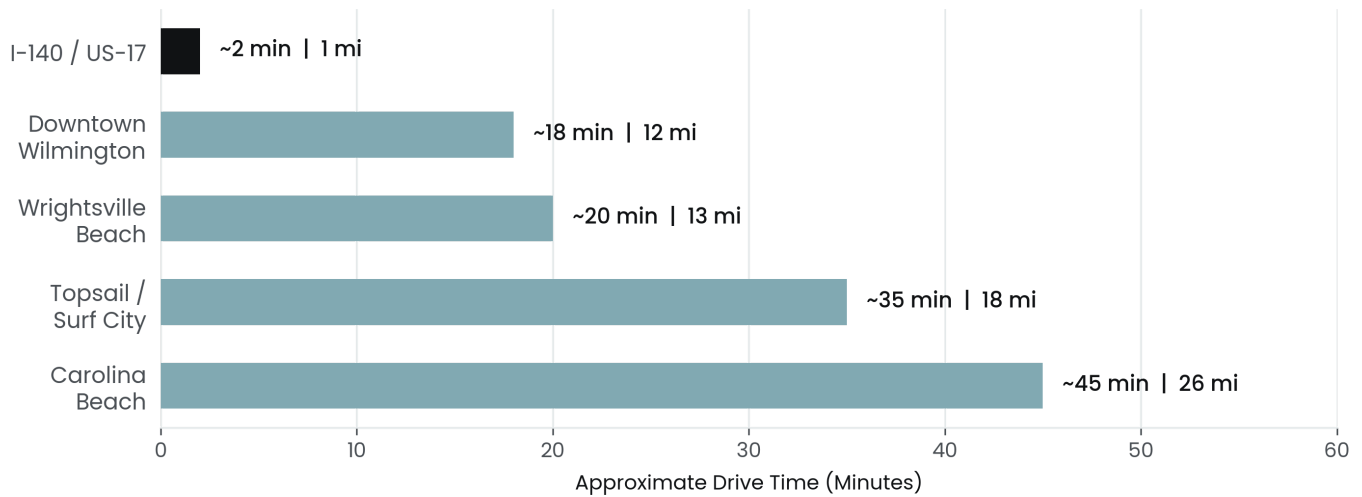
- Harris Teeter
- Walmart
- Lowe's Home Improvement
- Food Lion
- Chick-fil-A

Easy access to I-140 and the surrounding residential communities creates exceptional customer traffic throughout the day, positioning this site to capture both destination and drive-by demand from one of Wilmington's most active retail nodes.

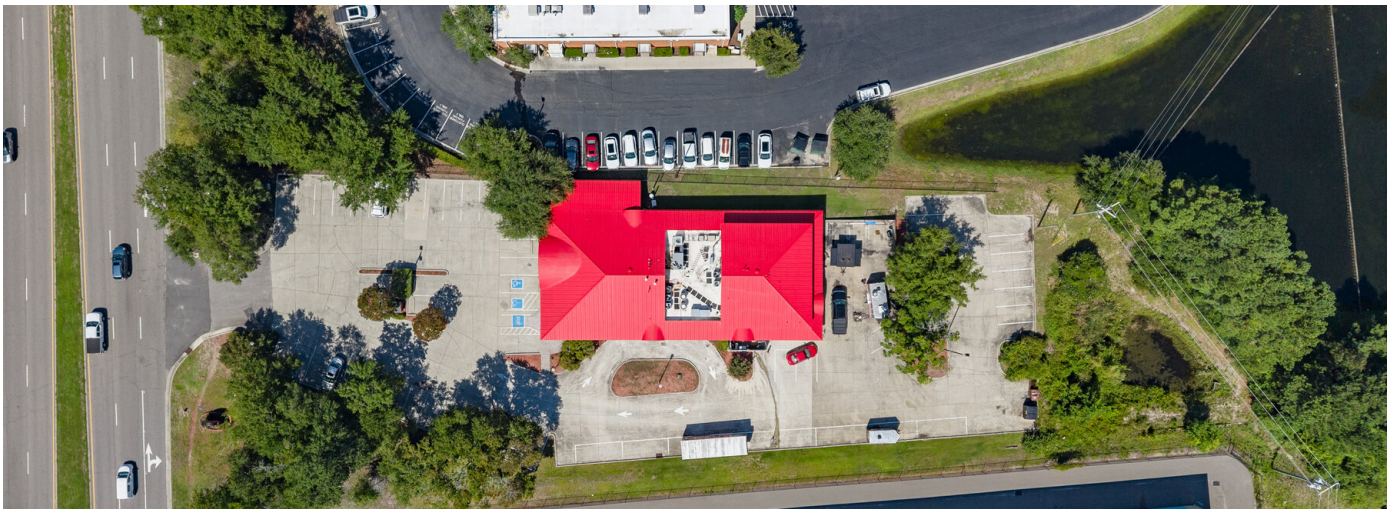
10

Regional Access & Beach Proximity

Porters Neck sits at an easy crossroads for both everyday commuters and the seasonal wave of beach traffic that defines coastal North Carolina summers. The site draws from Wilmington's urban core as well as three major beach communities within a 20 to 45 minute drive.



That reach matters for any consumer facing business: beach visitors traveling US-17 and I-140 pass directly by the site en route to Wrightsville Beach, Topsail Island, and points north, adding a strong seasonal tourism lift on top of the corridor's already dense year round local traffic.



The site's position immediately off Market Street gives residents and visitors direct access to Wilmington, Wrightsville Beach, Mayfaire Town Center, and the broader Cape Fear region.

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Traffic & Demographics

Porters Neck continues to attract both residents and national retailers, supported by a growing, high income population within easy reach of the site.

43,000+

VEHICLES / DAY, MARKET ST.

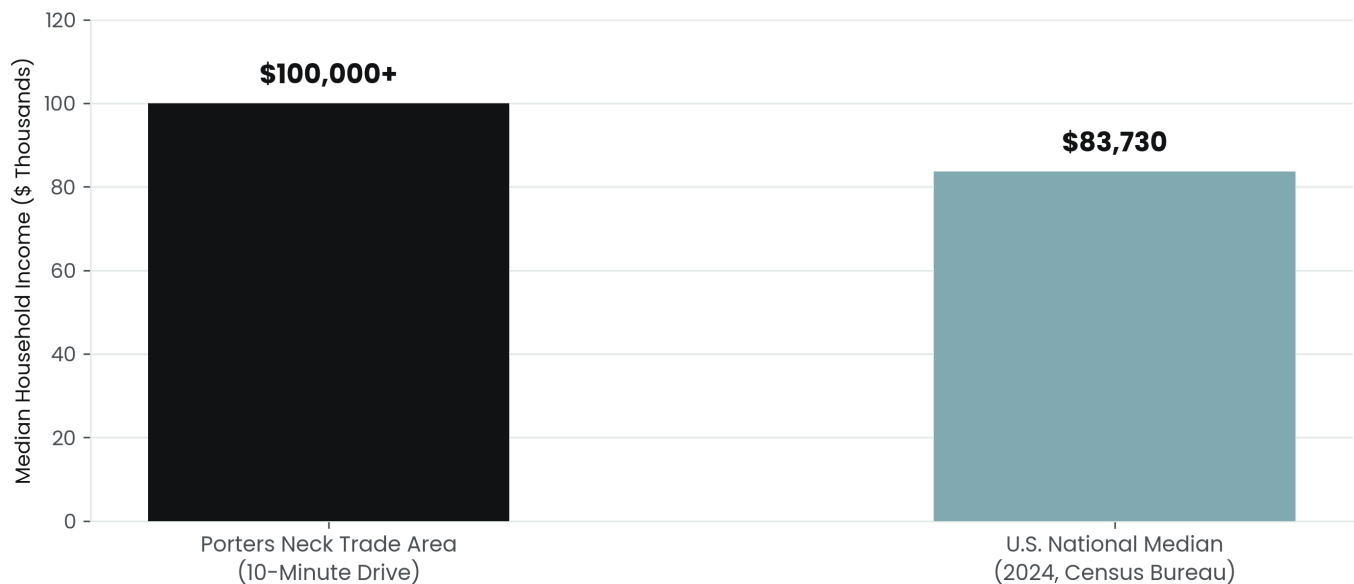
150 FT

MARKET ST. FRONTAGE

61

PARKING SPACES

WITHIN A 10-MINUTE DRIVE OF THE PROPERTY



Median Net Worth: \$420,000+ within a 10-minute drive of the Property, a figure that speaks directly to the spending power and consumer quality surrounding the site.

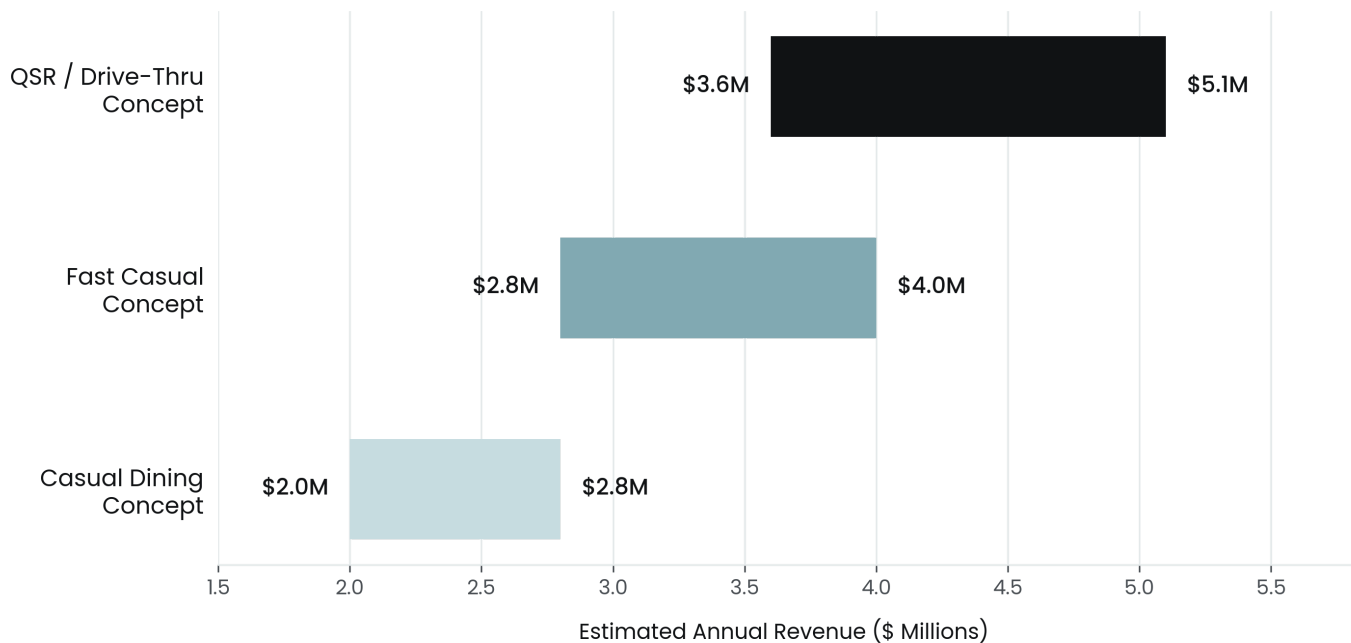
These figures place the trade area meaningfully above regional and national averages, underscoring the strength of the surrounding consumer base for a wide range of commercial and hospitality concepts.

Median household income comparison sourced from U.S. Census Bureau, Current Population Survey (2024 estimate, released September 2025). Trade area figures are approximate, third party estimates provided for general reference and should be independently verified.

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Estimated Revenue Potential

The Property's existing commercial kitchen makes it especially well suited to food and beverage concepts, though it is only one of many possible uses for this building. As an illustration, the model below applies general industry sales per square foot benchmarks for comparable restaurant formats to this building's ±7,922 SF, informed by the site's exceptional traffic count and strong surrounding demographics.



QSR / Drive-Thru Concept	\$450 – \$650 / SF / Yr
Fast Casual Concept	\$350 – \$500 / SF / Yr
Casual Dining Concept	\$250 – \$350 / SF / Yr

Important Note. These figures are illustrative estimates for a food and beverage use, based on general industry benchmarks for comparable restaurant formats. They do not apply to other commercial uses of the building and are not a projection, appraisal, or guarantee of future performance. Actual results depend heavily on concept, operator, management, pricing, and execution. Pinpoint Properties and Duran Babatunde are not financial advisors, accountants, or business appraisers. Prospective purchasers should conduct independent financial and feasibility analysis before making a purchase decision.

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Potential Uses & Value-Add Opportunities

The building's scale, infrastructure, and visibility make it well suited to a wide range of commercial concepts. The building, property, and included equipment are offered for sale; the business itself is not included, giving a new owner full flexibility to bring their own concept, brand, or use to one of Porters Neck's most visible sites.

National Franchise

Existing drive-thru and completed kitchen buildout materially shorten a franchise group's time to opening.

Food & Beverage Concept

A move-in ready kitchen supports QSR, fast casual, or full service concepts without a ground-up build.

Retail Storefront

150 feet of Market Street frontage and 61 parking spaces suit a high visibility retail flagship.

Medical or Dental Office

Flexible open floor plan, five restrooms, and ample parking support a multi-provider medical use.

Fitness or Wellness Studio

High ceilings and an open floor plan accommodate a studio, gym, or wellness concept with room to grow.

Daycare or Childcare Center

Fenced site edges, ample parking for pick-up and drop-off, and a residential trade area nearby.

Bank or Financial Services

Drive-thru infrastructure and marquee signage suit a branch banking or financial services use.

Professional Office HQ

Scale and parking support a corporate or professional services headquarters along a premier corridor.

Entertainment / Event Venue

The existing bar, stage corner, and covered patio are ready-made for an entertainment or event concept.

Value-Add Angle. A buyer willing to subdivide the ±7,922 SF floor plate could position the Property as multi-tenant commercial space, pairing a smaller food and beverage user in the kitchen-equipped portion with a complementary retail or service tenant in the remainder, diversifying income while preserving the drive-thru and patio as shared amenities.

Owner-User Angle. A single operator can occupy the entire building immediately, branding the existing kitchen, drive-thru, and dining room without waiting on permits, buildout, or a second tenant to fill the space.

Investor Angle. A long term hold in a supply constrained, high traffic corridor with strong demographics offers durable land value, even independent of any single tenant's performance.

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Why Porters Neck

The Porters Neck corridor is one of the fastest growing and most affluent submarkets in the greater Wilmington area. Anchored by national retailers and steadily expanding residential neighborhoods, the area benefits from strong, sustained consumer demand and continued new development.



Porters Neck's retail corridor, anchored by national grocery, home improvement, and quick service brands, framed by dense residential growth in every direction.

Its position along Market Street, minutes from I-140, gives residents and visitors direct access to Wilmington, Wrightsville Beach, Mayfaire Town Center, and the broader Cape Fear region, making it a natural gathering point for dining, shopping, and daily errands alike.

For a wide range of commercial concepts, Porters Neck offers a rare combination: the traffic and visibility of a major commercial corridor, paired with the income and growth profile of a premium residential community.

\$100,000+

MEDIAN HH INCOME

\$420,000+

MEDIAN NET WORTH

43,000+

VEHICLES PER DAY

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Considerations for Year-End & 1031 Buyers

8232 Market Street is a qualified, closeable asset for buyers working against a capital deployment deadline. The points below are general, educational background only. They are not tax or legal advice, and every buyer should confirm applicability with their own CPA and attorney before relying on any of it.

WHY THIS ASSET FITS A DEADLINE

- Real property with a clean, vacant delivery at closing and no operating business to unwind
- Renovated in 2024, reducing the diligence period typically required for older, unimproved buildings
- Single owner, straightforward title, and an active listing ready for offers now
- Priced with included equipment clearly itemized, simplifying allocation of the purchase price

GENERAL TOPICS TO DISCUSS WITH YOUR ADVISOR

- Section 1031 like-kind exchange treatment for investment or business use real property, and the 45-day identification and 180-day closing windows that apply to exchange transactions
- Cost segregation studies, which can potentially accelerate depreciation on qualifying building components and the included FF&E and kitchen equipment
- Bonus depreciation and Section 179 treatment for qualifying personal property and equipment placed in service before year end
- The general rule that assets must typically be placed in service, not merely under contract, by year end for certain current year deductions to apply

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Timing Matters. Buyers working toward a year end closing or an active 1031 exchange identification deadline are encouraged to contact Pinpoint Properties immediately to discuss a timeline that protects their window. Diligence materials are available now, and the Property can be shown by appointment.

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The Pinpoint Marketing Strategy

Pinpoint Properties markets 8232 Market Street with a campaign built for a listing of this caliber, designed to reach qualified business buyers and investors far beyond the MLS.

Cinematic Property Film

Drone footage, golden hour exterior, interior and kitchen walkthrough, traffic count visualization, and lifestyle footage of Porters Neck.

Targeted Business Buyer Campaign

Direct outreach to business owners, regional and national franchise groups, commercial operators across industries, and investment funds.

Digital & Database Marketing

Facebook, Instagram, LinkedIn, Google Display Network, and YouTube advertising, paired with email campaigns to commercial brokers, business buyers, franchise consultants, 1031 exchange buyers, and commercial developers.

Dedicated Property Website

An interactive site map, drone video, floor plans, investment highlights, traffic data, demographics, and a downloadable brochure, supported by full exterior, twilight, drone, interior, and kitchen photography.



Wide aerial context showing the Property's position within the broader Porters Neck retail and residential corridor, used throughout the digital and print marketing campaign.

Process, Timeline & How to Proceed

A straightforward path from review to close, designed to move at the pace a qualified buyer needs.

STEP 1**Review & Tour**

Review this memorandum, sign a confidentiality agreement to receive additional diligence materials, and schedule a private tour of the Property.

STEP 2**Offer & Negotiation**

Submit a letter of intent or purchase offer. Pinpoint Properties will coordinate with ownership on terms, timeline, and any equipment or FF&E allocation.

STEP 3**Due Diligence**

Buyer led inspections, survey, title review, and consultation with legal, tax, and financial advisors during a negotiated due diligence period.

STEP 4**Financing & Contingency Removal**

Finalize financing or confirm cash terms, satisfy contingencies, and coordinate closing logistics with title and escrow.

STEP 5**Closing**

Close on the Property with a clean, vacant delivery, ready for immediate occupancy, buildout, or branding.

Ready When You Are

Diligence materials, equipment inventory, and financials are available now. Buyers working against a year end or 1031 deadline should contact Pinpoint Properties immediately.

Requesting Materials. Additional diligence materials, including the full equipment inventory, site survey, and available financial and operating history, are available to qualified prospective purchasers upon execution of a confidentiality agreement. Contact Duran Babatunde at 910.540.4177 or duran@pinpointnc.com to begin the process.



CLOSING STATEMENT

Where Visibility Meets Opportunity

8232 Market Street represents more than a commercial property. It is a rare opportunity to own a landmark building in one of coastal North Carolina's most desirable and rapidly expanding markets. With extensive renovations already completed, exceptional visibility, strong surrounding demographics, and infrastructure already in place to support a wide range of commercial concepts, this Property is positioned for immediate use and long term value, ready for a qualified buyer to close before year end.

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