

722 S 17TH STREET

WILMINGTON, NC 28401

FREESTANDING RETAIL PROPERTY FOR SALE



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PROPERTY OVERVIEW

SALE DESCRIPTION

The property is zoned Urban Mixed-Use (UMX), one of Wilmington's most flexible commercial zoning designations. UMX allows for a wide range of permitted uses, including retail, restaurants, office, breweries, fitness, hospitality, live-work units, and mixed-use development with residential above commercial.

Permitted uses include retail, restaurants, office, financial services, hospitality, breweries and taprooms, fitness and wellness studios, arts and entertainment, live work units, and residential above ground floor commercial. This broad range of uses gives owners the flexibility to adapt the property as market conditions evolve.

For investors, developers, and owner users, the UMX designation creates multiple value creation opportunities. The property can continue as a single tenant investment, be repositioned as a multi tenant retail or creative office project, or be redeveloped into a mixed use development on the approximately 1.5 acre site, maximizing both current income and long term upside.

HIGHLIGHTS

- » 10,088 SF freestanding building
- » Built 2014
- » Retail-ready condition
- » 1.5-acre corner lot located on Wooster St & S. 17th St.
- » UMX zoning: broadest permitted use set in the Wilmington LDC.
- » Permitted uses include retail, restaurant, office, hotel, brewery, fitness, live-work, residential above commercial, and more.
- » Redevelopment potential for mixed-use project on 1.5 acres.
- » Located in the Cargo District, Wilmington's premier urban mixed-use destination
- » Strong pedestrian traffic + robust STR/visitor demand driver



LOCATION OVERVIEW

Rare corner opportunity in the heart of Wilmington's hottest urban node. This 10,088 SF freestanding retail building sits on a 1.5-acre corner lot at the intersection of S. 17th Street and Wooster Street – squarely inside the Cargo District, one of downtown Wilmington's most dynamic and rapidly evolving mixed-use corridors.

CARGO DISTRICT

This isn't a speculative bet on an up-and-coming neighborhood – the Cargo District has already arrived. The corridor draws a loyal local base plus a sizable short-term rental and tourist crowd, making daily customer counts unusually strong for an urban infill site. Neighboring tenants include restaurants, craft breweries, boutique retail, and entertainment concepts that have turned this walkable stretch into one of Wilmington's most visited destinations. Visibility on S. 17th Street combined with a true corner position at Wooster St, gives any tenant or operator maximum exposure with two full points of access.



125,639

POPULATION
(WITHIN 5 MILES)

7,524

OF BUSINESSES
(WITHIN 5 MILES)

77,072

OF EMPLOYEES
(WITHIN 5 MILES)





PORT OF WILMINGTON

CAPE FEAR RIVER

USS NORTH CAROLINA BATTLESHIP

DOWNTOWN WILMINGTON

WILMINGTON CONVENTION CENTER

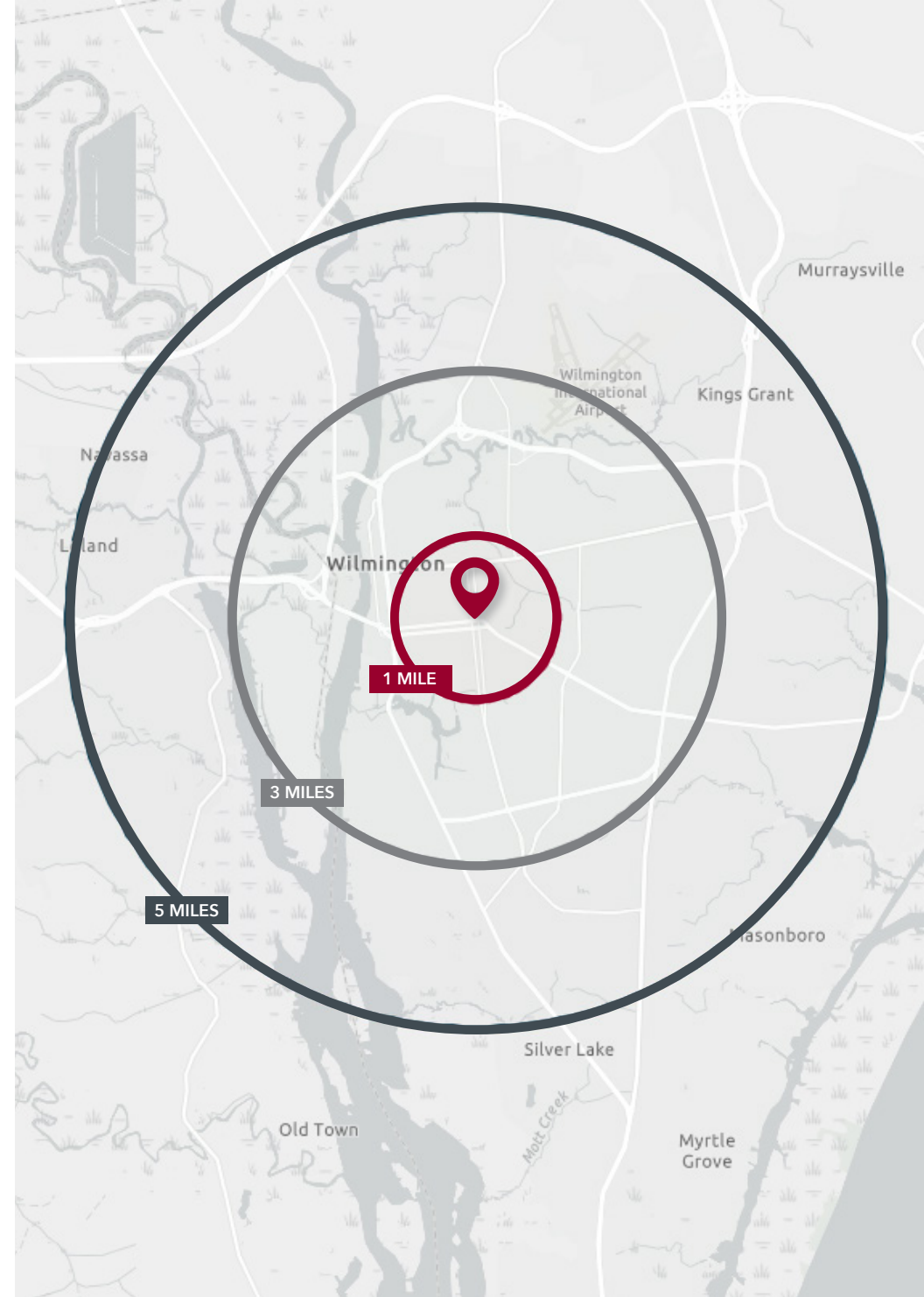
LIVE OAK BANK PAVILLION

722 S 17TH ST

WOOSTER ST | 20,000 VPD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2025)	11,179	58,003	125,639
DAYTIME POPULATION	13,091	86,770	154,685
MEDIAN AGE	42.2	37.2	38.0
AVERAGE HOUSEHOLD INCOME	\$85,468	\$81,590	\$93,790
AVERAGE HOME VALUE	\$478,292	\$431,226	\$443,613



WILMINGTON

IN THE MIDDLE OF IT ALL.

Wilmington, located in the southeastern part of North Carolina, is a vibrant and rapidly growing city that offers a mix of coastal beauty, rich history, and economic opportunity. Known for its charming downtown area, Wilmington boasts a picturesque waterfront, historic architecture, and a thriving arts and culture scene. It is also home to top-tier universities, which fuel the local talent pool.

The city's economy is diverse, with key industries including technology, healthcare, education, and manufacturing. Wilmington's port is one of the busiest on the East Coast, contributing to its economic growth, and the area continues to see development in sectors like renewable energy, film production, and logistics. With a high quality of life, excellent schools, and proximity to beautiful beaches, Wilmington has become an appealing place for families, professionals, and retirees alike. Its combination of coastal charm, economic growth, and expanding opportunities make Wilmington a prime location for both living and business.



NO. 1
FASTEST GROWING
METRO AREA IN THE U.S.
(RALEIGH NEWS & OBSERVER, 2025)

NO. 1
"CITY ON THE RISE"
IN 2024
(SOUTHERN LIVING, 2024)

45.8%
POPULATION WITH
BACHELOR'S DEGREE
OR HIGHER

UNC WILMINGTON

The University of North Carolina Wilmington (UNCW) is a public research university located in Wilmington, North Carolina that was founded in 1947. Known for its strong academic programs, UNCW offers undergraduate, graduate, and professional degrees across various fields, including business, education, sciences, and arts. Located on the North Carolina coast, it offers a vibrant campus life, emphasizing hands-on learning, sustainability, and community engagement. UNCW is also recognized for its NCAA Division I athletic programs.

> 18,800
TOTAL ENROLLMENT

72%
GRADUATION RATE

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