

14+/- ACRES—COMMERCIAL LAND

7241 MARKET STREET, WILMINGTON, NC | NEW HANOVER COUNTY



FOR SALE: \$350,000/Acre

2524 Independence Blvd
Wilmington, NC 28412
910-791-0400

For more information contact:

Bill Maus

bill@mwmrealestate.com

MWMREALESTATE.COM



PROPERTY DETAILS:

**High-vis well-located site
on US 17 in Ogden.
NCDOT project U4902D is
under construction. A
median will be
constructed on US 17
between North and
Southbound traffic.
Lendire Road has been
re-aligned and is now
signalized at its
intersection with US 17
and Middle Sound Loop
Road.**

Land

Type	Commercial Land		
Zoning	B-2		
Land AC - Gross	30.84 AC	Land SF - Gross	1,343,390 SF
Parcel	R04400-001-003-000		
Taxes	\$0.01/SF (2018)		
Walk Score®	Car-Dependent (19)		
Transit Score®	Minimal Transit (0)		

Location

Zip	28411
Submarket	Ogden/Porters Neck
Submarket Cluster	Ogden/Porters Neck
Market	Wilmington
County	New Hanover
State	North Carolina
CBSA	Wilmington, NC
DMA	Wilmington, NC

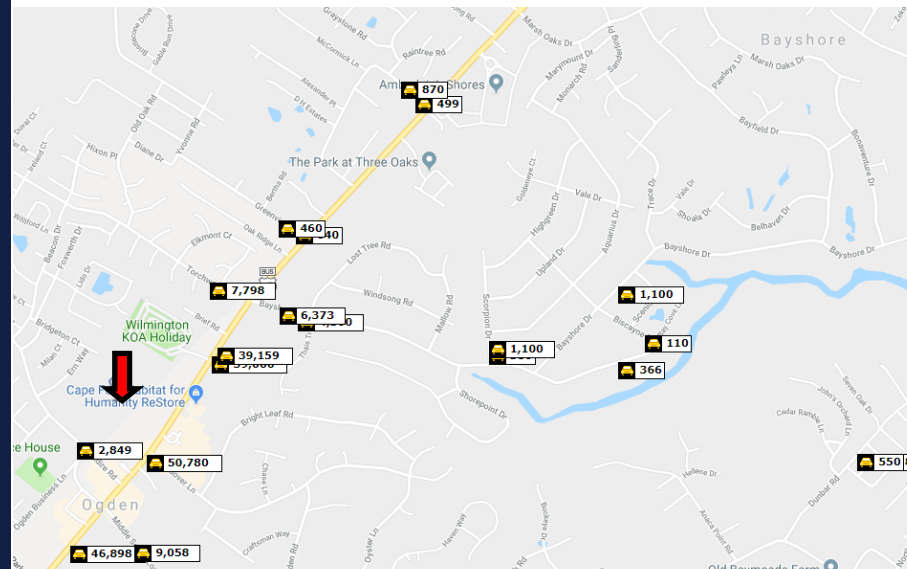
Demographics

	1 Mi	3 Mi
Population	8,055	41,650
Households	3,331	17,254
Average Age	37.30	40.00
Median HH Income	\$62,050	\$67,151
Daytime Employees	1,354	18,669
Population Growth '18-'23	↑ 6.9%	↑ 7.5%
Household Growth '18-'23	↑ 7.2%	↑ 7.6%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
Market St	Wendover Ln NE	50,780	2017	0.15 mi
Lendire Dr	Ogden Business ...	2,849	2011	0.15 mi
Market St	Brief Rd NE	39,000	2017	0.26 mi
Market St	Brief Rd NE	39,159	2011	0.28 mi
Middle Sound Loo...	Market St NW	9,058	2017	0.37 mi

Made with TrafficMetrix® Products



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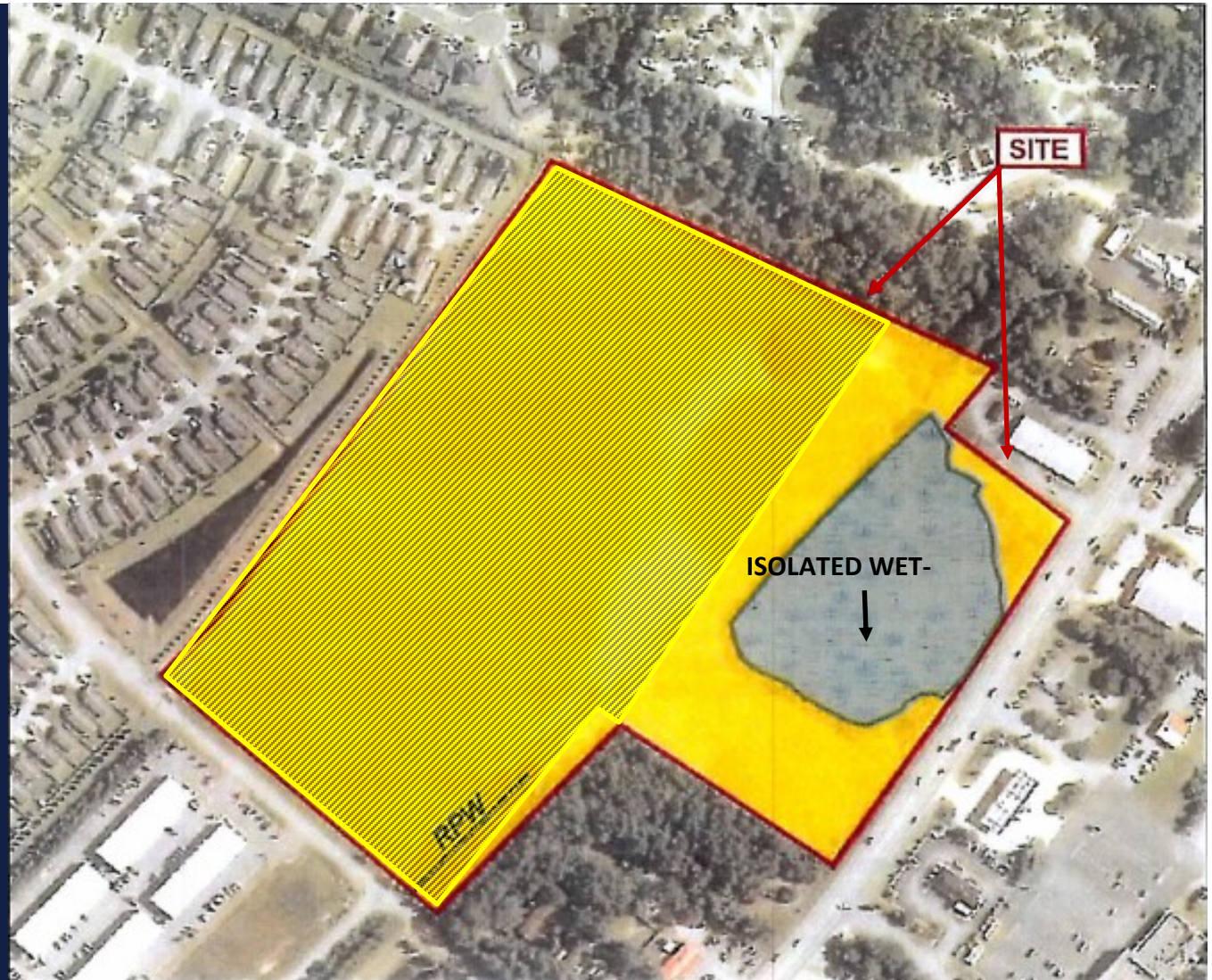
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WETLANDS

Wetlands on-site are considered isolated and therefore not subject to the permit requirements of Section 404 Clean Water Act



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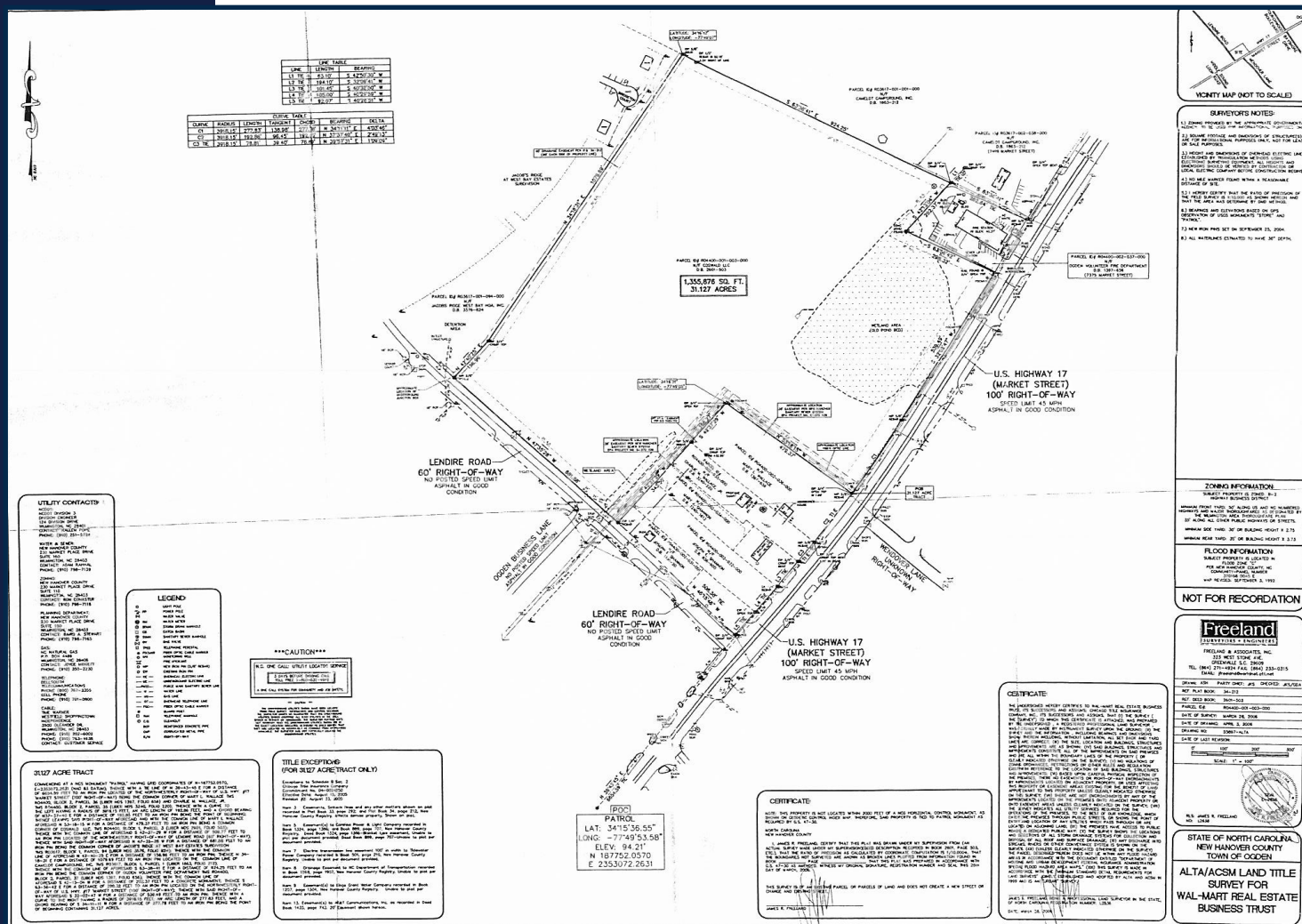
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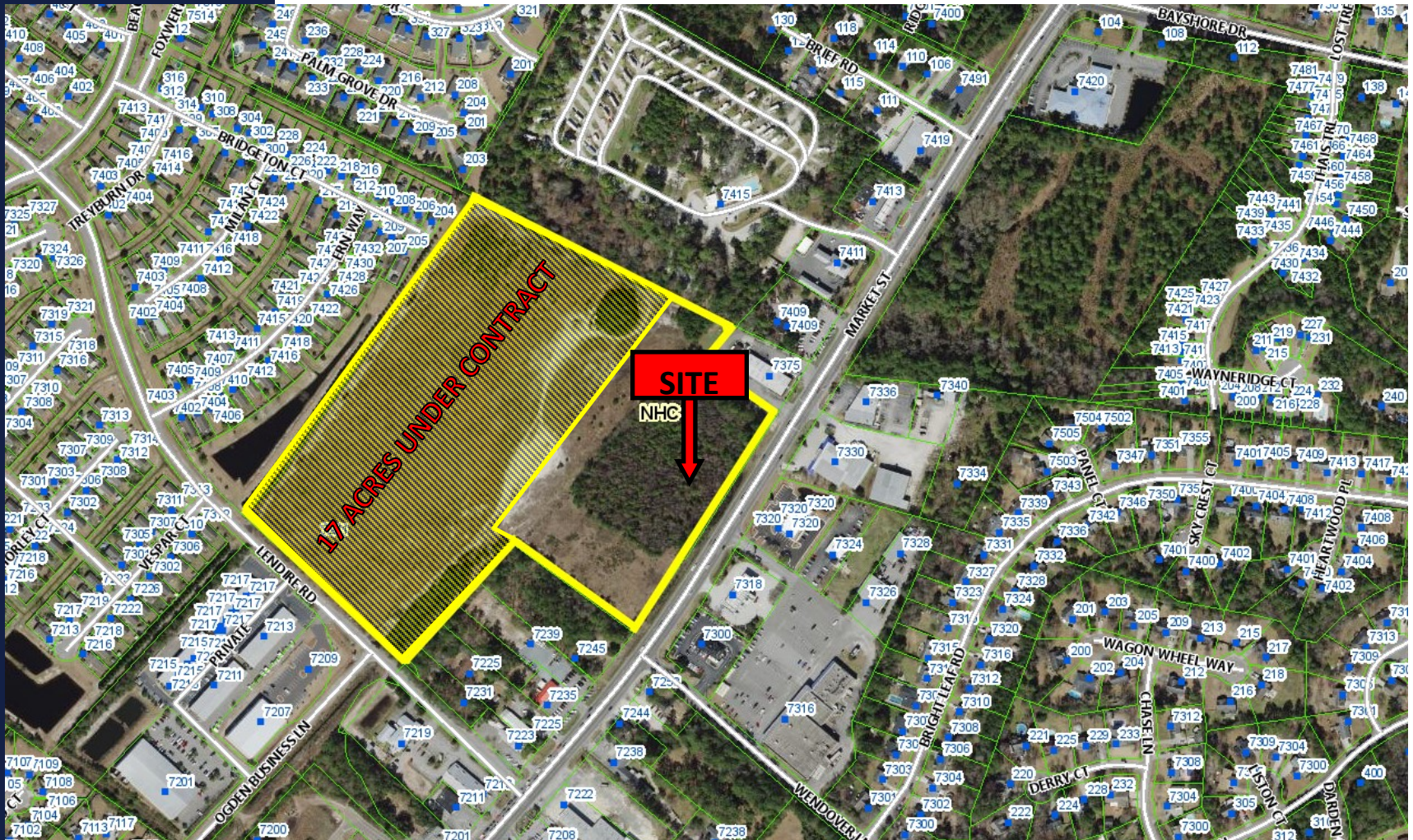
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BASIC MAP—GIS



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