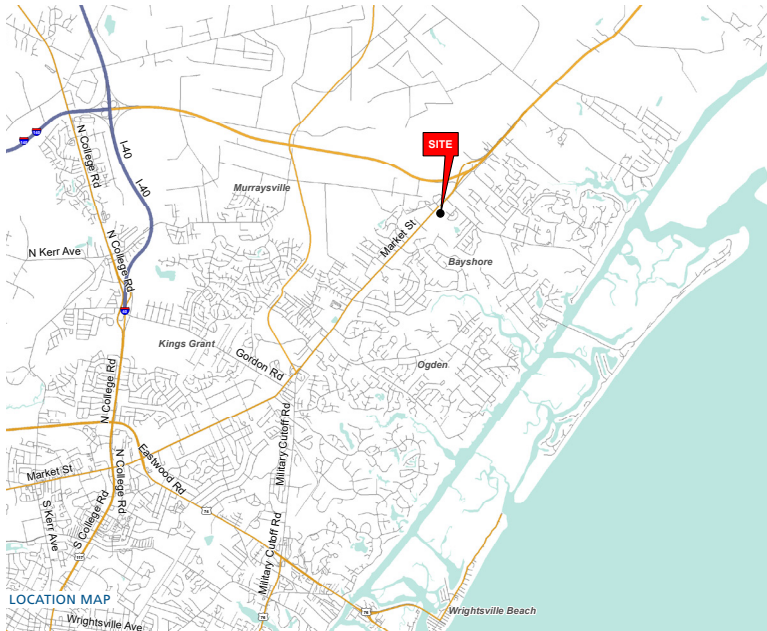




FORMER MATTRESS FIRM AVAILABLE

8203 MARKET STREET | WILMINGTON, NORTH CAROLINA 28411



PROPERTY / LEASE INFORMATION

| | |
|----------------|-----------------------------------|
| BUILDING SIZE: | ±5,000 SF (will divide) |
| ASKING RATE: | Please Call |
| PARKING: | 34 spaces (can add up to 20 more) |
| ACRES: | ±1.23 ac |
| ZONING: | B-2 |
| YEAR BUILT: | 2015 |

PROPERTY DESCRIPTION

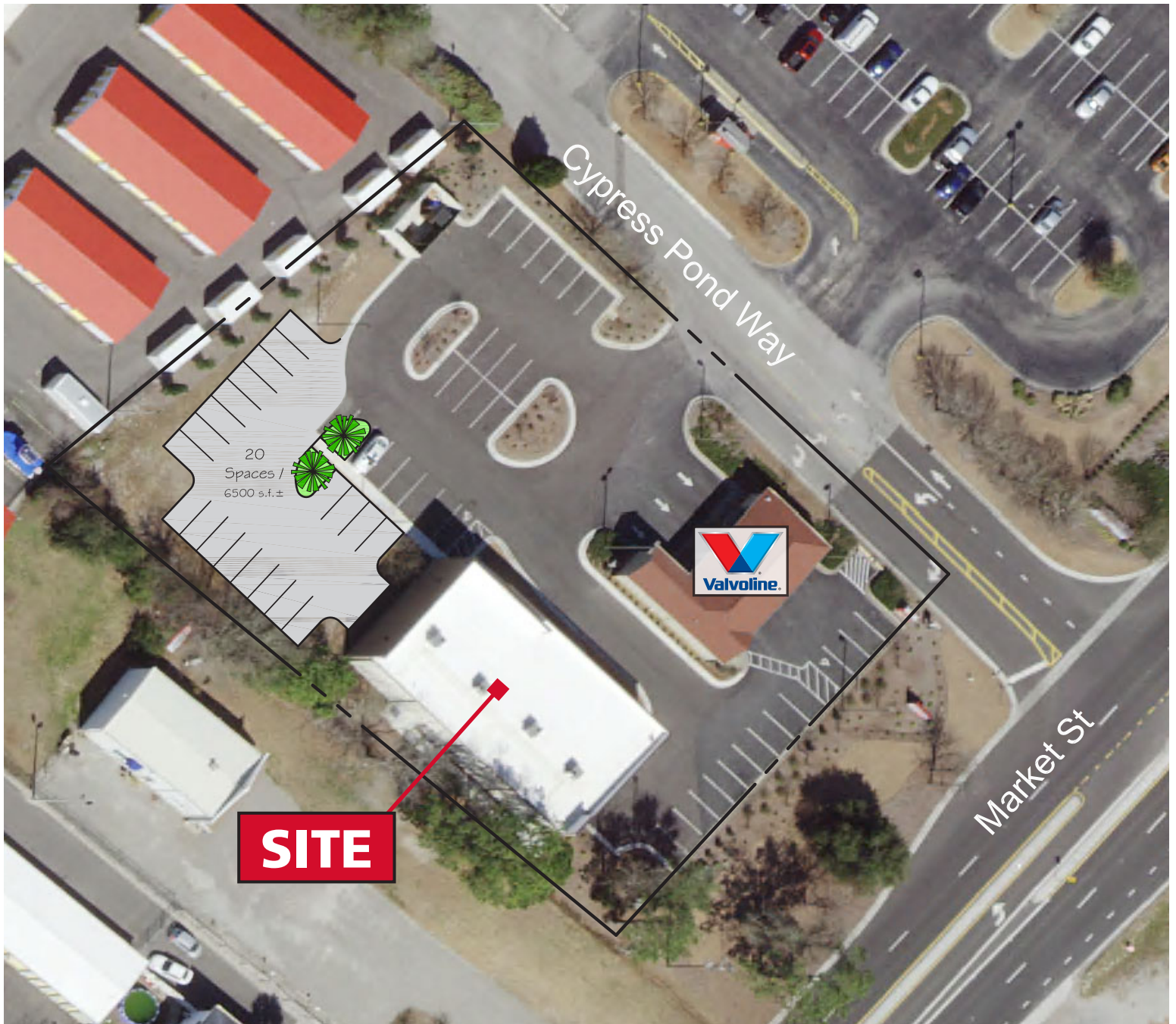
- Porter's Neck is one of the fastest growing trade areas in Wilmington
- Average household incomes > \$90,000 in five miles
- High traffic counts - 42,000 VPD on Market Street
- RI / RO / LI access

DEMOGRAPHICS (2018)

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|-----------|----------|----------|
| POPULATION | 3,440 | 29,737 | 55,951 |
| AVERAGE HH INCOME | \$123,780 | \$94,798 | \$92,759 |
| MEDIAN HH INCOME | \$87,543 | \$82,523 | \$79,901 |
| BUSINESS ESTABLISHMENTS | 156 | 664 | 2,370 |
| DAYTIME EMPLOYMENT | 1,545 | 5,855 | 26,522 |

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TRAFFIC COUNTS 2017 (NC DOT)

- 42,000 VPD on Market Street

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WILMINGTON INTERNATIONAL AIRPORT

UNIVERSITY CENTRE
LOWE'S **OLD NAVY**
SAM'S CLUB **ROSS**
JO-ANN
BED BATH & BEYOND
petco

UNIVERSITY COMMONS
HomeGoods
A.C. MOORE
LOWE'S FOODS
T.J. MAXX
DOLLAR TREE

OGDEN MARKET PLACE
Publix

OGDEN PLAZA
Harris Teeter

OGDEN COMMONS
FOOD LION

MAYFAIRE TOWN CENTER

ULTA
BARNES & NOBLE BOOKSELLERS
belk
REGAL ENTERTAINMENT GROUP
THE FRESH MARKET

UNIVERSITY OF NORTH CAROLINA WILMINGTON

MAYFAIRE COMMUNITY CENTER

Marshalls
Harris Teeter
DICK'S SPORTING GOODS

INDEPENDENCE MALL
belk
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Sears

LONG LEAF SHOPPING CENTER
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