

PROPERTY DESCRIPTION

Excellent development opportunity located in Downtown Wilmington! These four parcels total 0.15 AC and are serviced by a fully signalized intersection located on the southwest corner of North Market St. (US 13 Bus.) and Concord Ave. Overall accessibility, exposure, and visibility are considered excellent across the board. The City of Wilmington has already approved the rezoning of these parcels from (C-1) to (C-2) in order to encourage new development opportunities. Adjacent to this site, the Ministry of Caring has been fully-approved to build a 62 unit mixed-use apartment building (coming soon).

PROPERTY DETAILS

- **Sale Price:** \$750,000
- **Lot Size:** 0.15 AC (four parcels)
- **Zoning:** (C-1) - (C-2)
 - Able to build up to 15 stories under C-2
- **Traffic Counts:**
 - **North Market Street (US 13 bus.):** 12,499 VPD
 - **Concord Avenue:** 8,929 VPD

DEMOGRAPHICS (2020)	1 MILE	3 MILES	5 MILES
Population	35,437	105,194	189,655
Annual Growth (2020-2025)	0.2%	0.1%	0.1%
Households	14,463	42,777	75,521
Average Household Income	\$51,555	\$72,252	\$79,756
Median Age	36.5	37.8	39.4

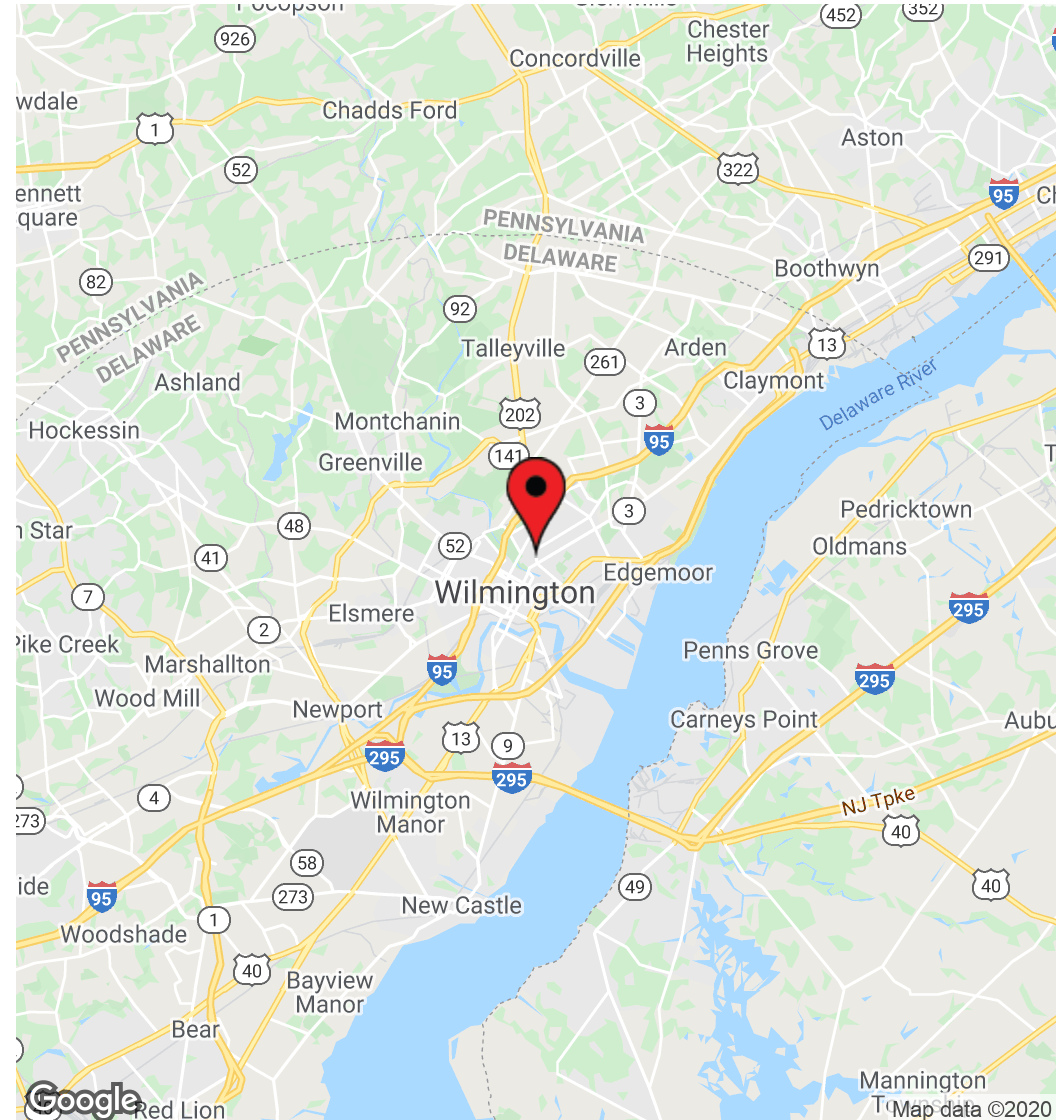
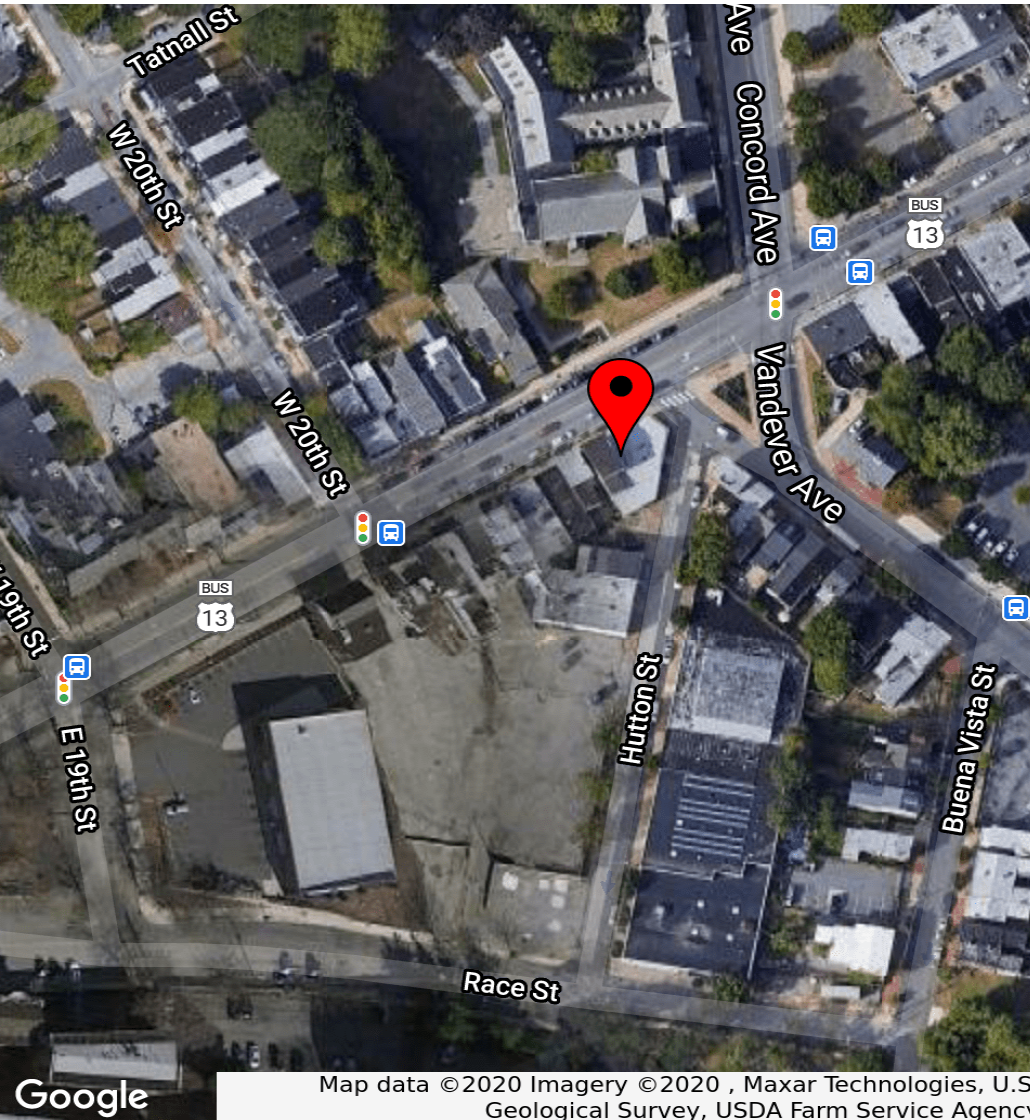


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