

MARKET STATION | 5214 MARKET STREET, WILMINGTON, NC 28405 | **PROPERTY OVERVIEW**

**HIGHLIGHTS**

Market Station provides excellent visibility along Highway 17/Market Street in the strong commercial corridor of Wilmington. Adjacent Retailers include WalMart Supercenter, CostCo, Target, Sportsman’s Warehouse, Academy Sports, Chick Fil A, Olive Garden, Carrabba’s Italian Grill and more. Access off of Market Street and Walton Road.

**OVERVIEW**

Wilmington is a growing port city on the North Carolina coast. The gateway to the Cape Fear River and beaches like Wrightsville, Carolina, Emerald Isle, and more. The University of North Carolina at Wilmington is less than 2 miles away from Market Station and home to over 16,000 full time students and 2,000 teachers and administrators. Wilmington grew nearly 20% over the last decade and continues to attract many new residents and businesses for its active lifestyle, Riverwalk community, coastal amenities, and more.

**PRIMARY MARKET**

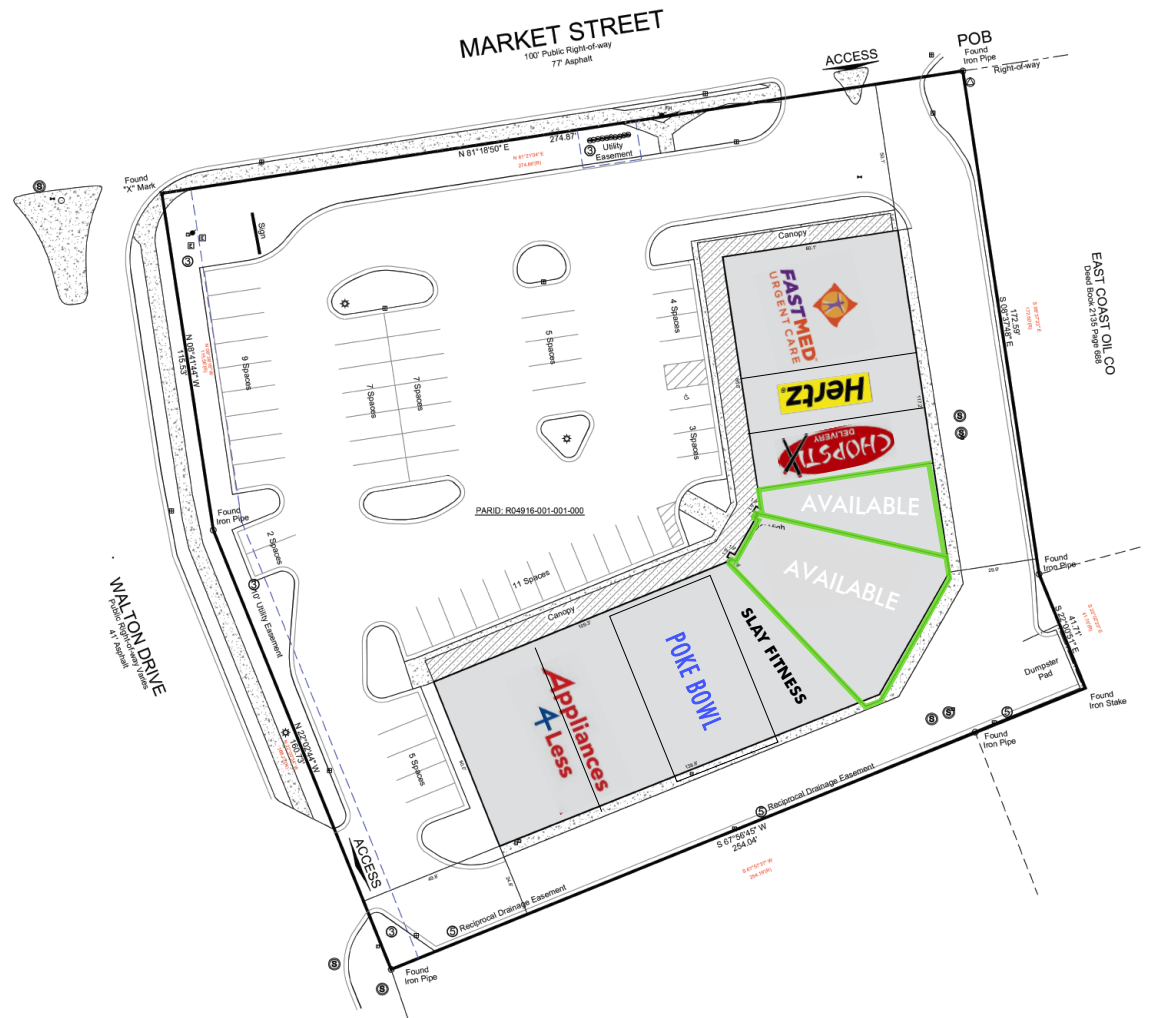
Market Street is the main thoroughfare for Wilmington providing west-east access and Market Station is centrally located just north of UNCW. Cape Fear Museum of History and Science is just minutes away to the west. Kings Grant Neighborhood and the Wilmington International Airport is just minutes to the north. Downtown Wilmington and Novant Health New Hanover Regional Hospital System is minutes to the south. And Wrightsville Beach is less than 15 minutes away to the east.

**2021 SUMMARY**

	1 MILE	3 MILES	5 MILES
Population	9,472	66,112	147,680
Median Household Income	\$25,783	\$44,244	\$51,146

**TRAFFIC COUNTS**

	VEHICLES PER DAY
Hwy 17/Market Street	56,352
Hwy 132/College Road	77,234
New Centre Drive	23,920
US 74	32,675





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