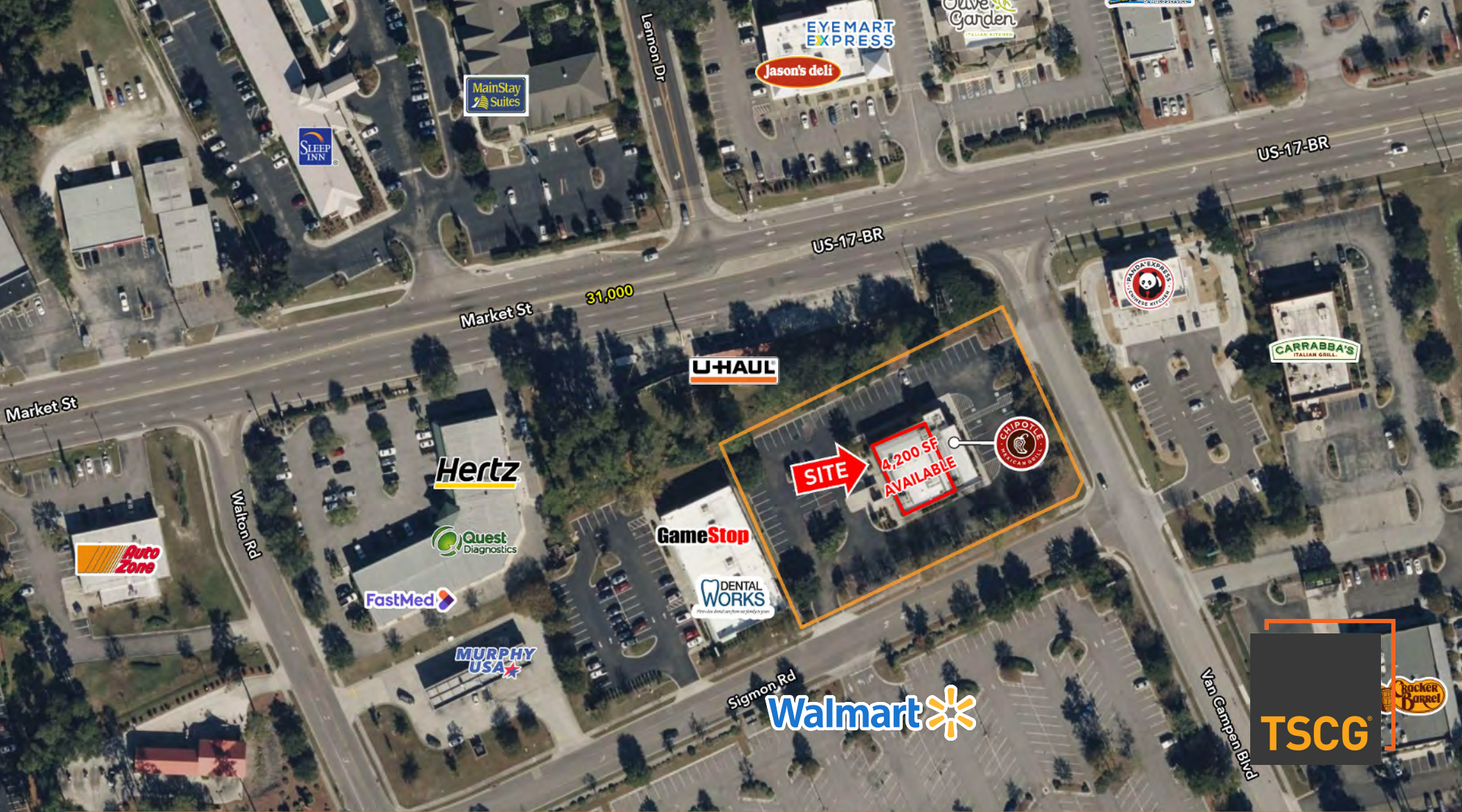




6 VAN CAMPEN BLVD

WILMINGTON, NORTH CAROLINA

FOR LEASE OR SALE

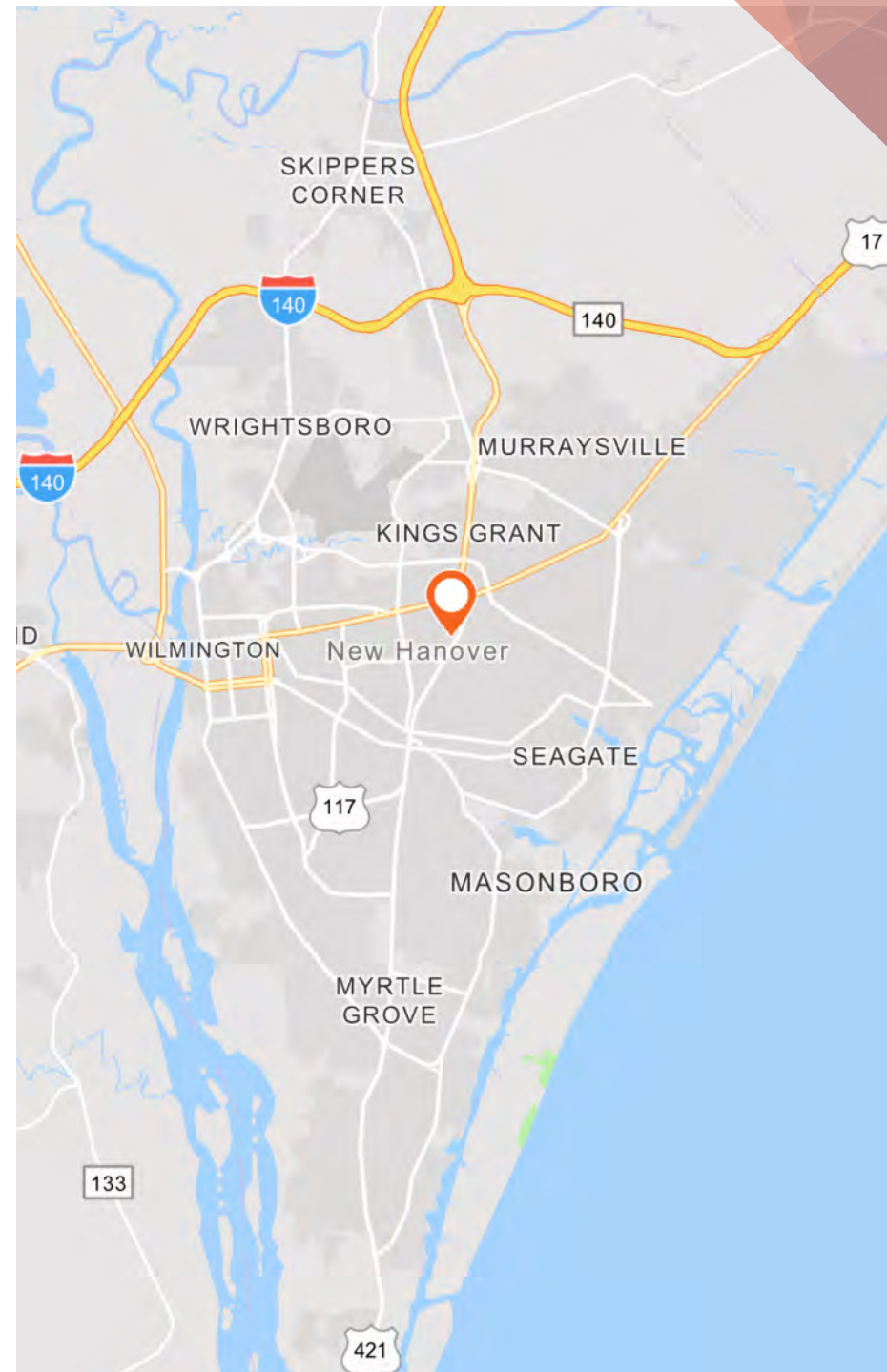
PROPERTY OVERVIEW

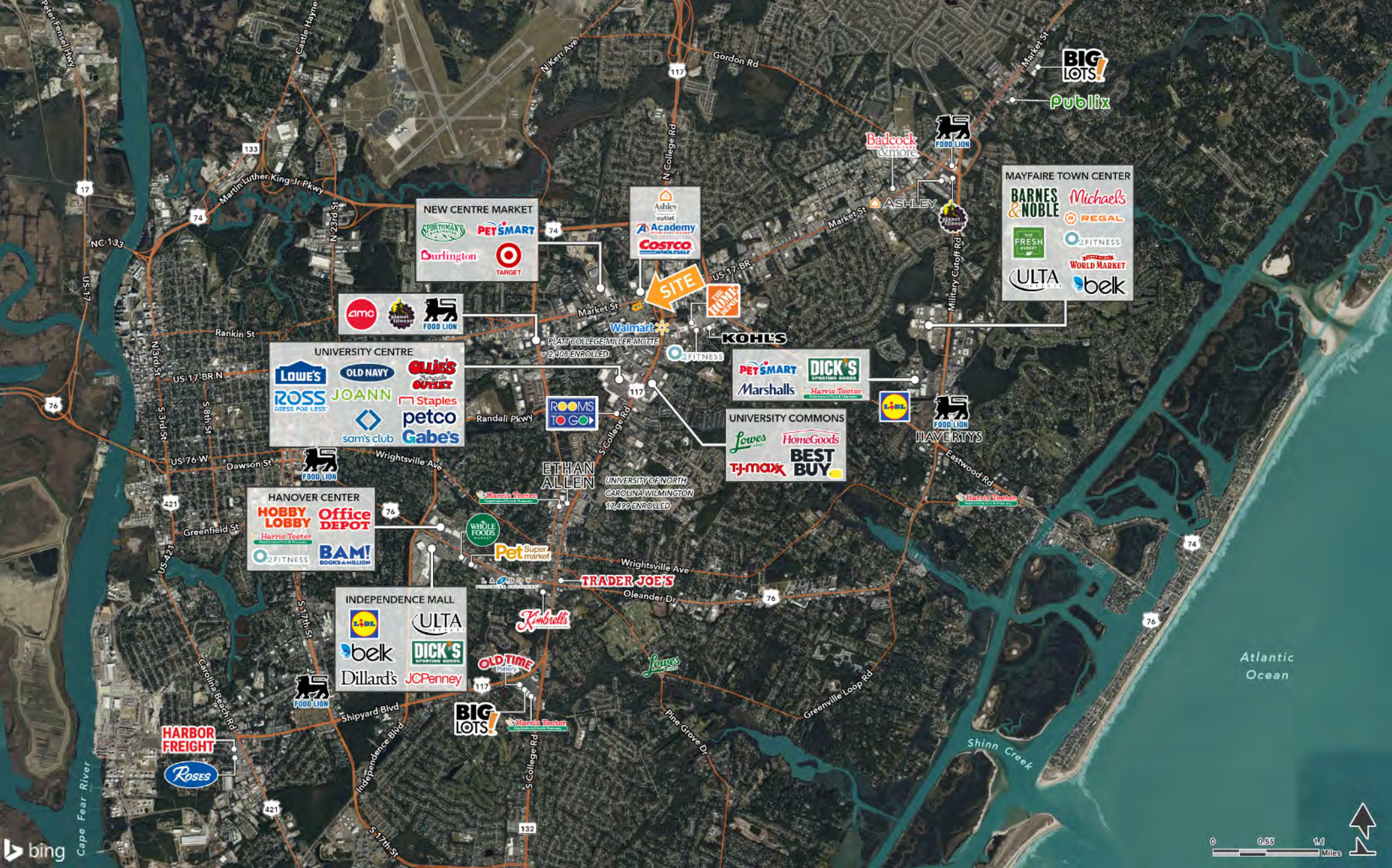
The property is located .20 of a mile west from the intersection of Market St and College Rd which has historically been one of Wilmington's strongest retail and restaurant markets.

PROPERTY HIGHLIGHTS

- 4,200 SF available for Lease OR Ownership will consider selling entire property
- Parcel Size: 1.51 AC
- GLA: 7,108 SF
- Purchase Price: \$2.75M
- Outparcel to Super Walmart
- 23,000 AADT on Market Street and 18,600 AADT on New Center Drive
- Less than 1 mile from UNC Wilmington (17,915 students)
- Tenant still operating, DO NOT DISTURB

AREA RETAILERS





AREA OVERVIEW

6 VAN CAMPEN BLVD | WILMINGTON, NC

DEMOGRAPHIC COMPARISON

	1 MILE	3 MILES	5 MILES
 2024 Population Density	9,258	63,856	142,857
 2024 Daytime Population	16,797	82,102	179,359
 2024 Daytime Worker Population	13,369	52,269	111,267
 2024 Households	4,913	28,733	63,314
 2024 Median HH Income	\$46,677	\$59,526	\$66,848
 2024 Average HH Income	\$57,980	\$84,103	\$98,207

DEMOGRAPHICS

SITE PLAN



**AVAILABLE
SPACE:
4,200 SF**



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