

1315 S 5TH AVENUE | WILMINGTON, NC



**JEFF HOVIS**  
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### **Exceptional commercial property development opportunity**

in the South End of Wilmington. This property is in an Opportunity Zone and is situated in a high-traffic area with excellent visibility. The parcel consists of 1.9 acres with warehouse structure that is almost 45,000 square feet in size. Property has 250 feet of frontage on S 5th Street and 330 feet of frontage on Martin Street.

The property is zoned UMX(Urban Mixed Use) which permits the operation and use of the of the property for commercial and residential uses, including offer, restaurants, medical offices and retail. This property is ideal for a wide range of commercial mixed uses. The existing structure could be repurposed for retail,

office space, mixed use, multifamily or a combination of several uses. Ample parking is available on site on or on street. The surrounding area consists of a mix of residential neighborhoods, businesses, and amenities, making it a hub of activity and potential foot traffic.

Current owner has done a great deal of work to open the opportunity for someone to continue with existing plans or to expand in another direction. The interior has been partially demoed, and space has been opened. The seller has other holding in the area and is open to expanding the availability of additional land. A very rare opportunity.



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**ADDRESS**

1315 South 5th Avenue  
Wilmington NC 28401

**PARCEL ID**

R05413-040-002-000

**SIZE**

Building - 44,901 Square Feet  
Land - 1.9 Acres

**ZONING**

Urban Mixed Use (UMX)

**PRICE**

\$2,635,000



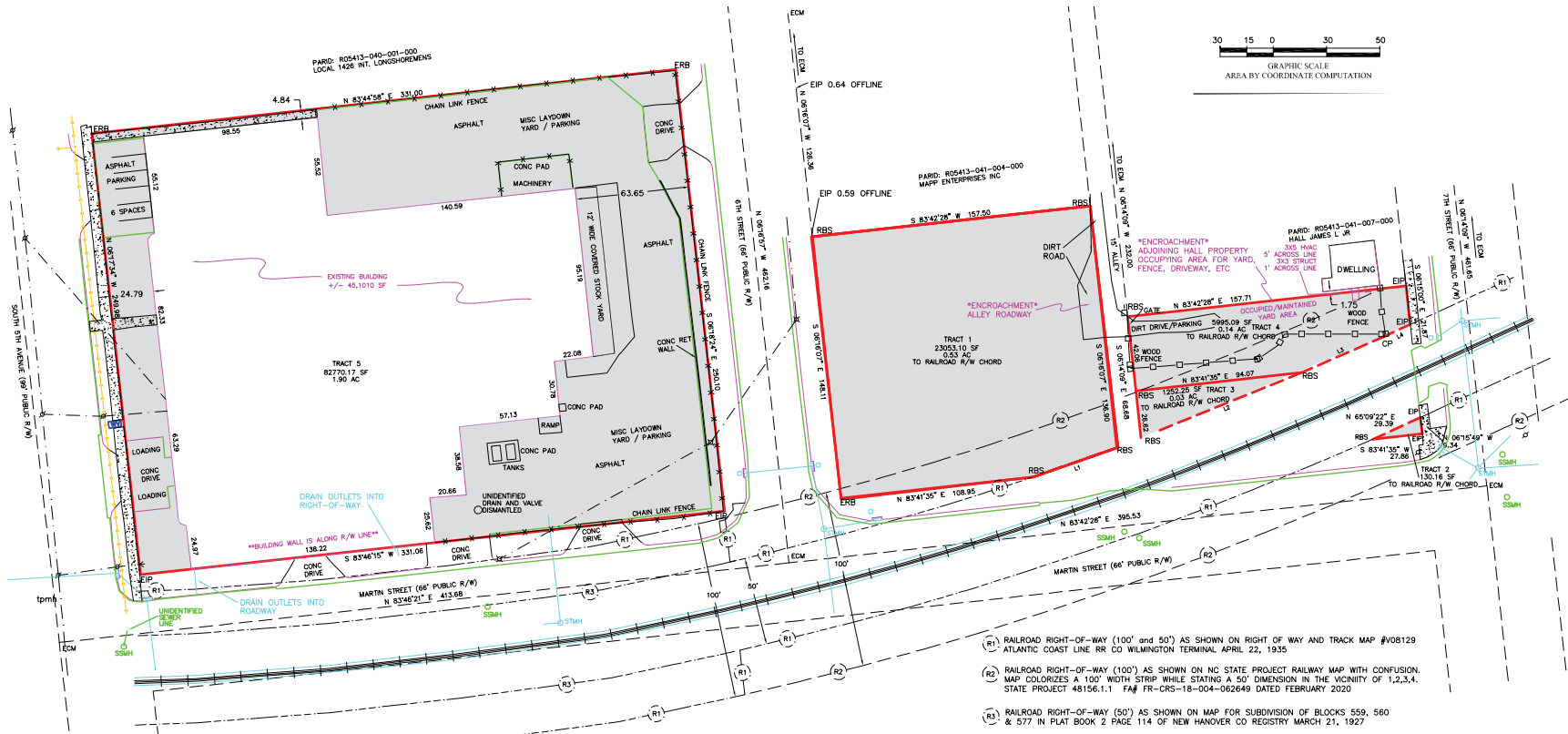
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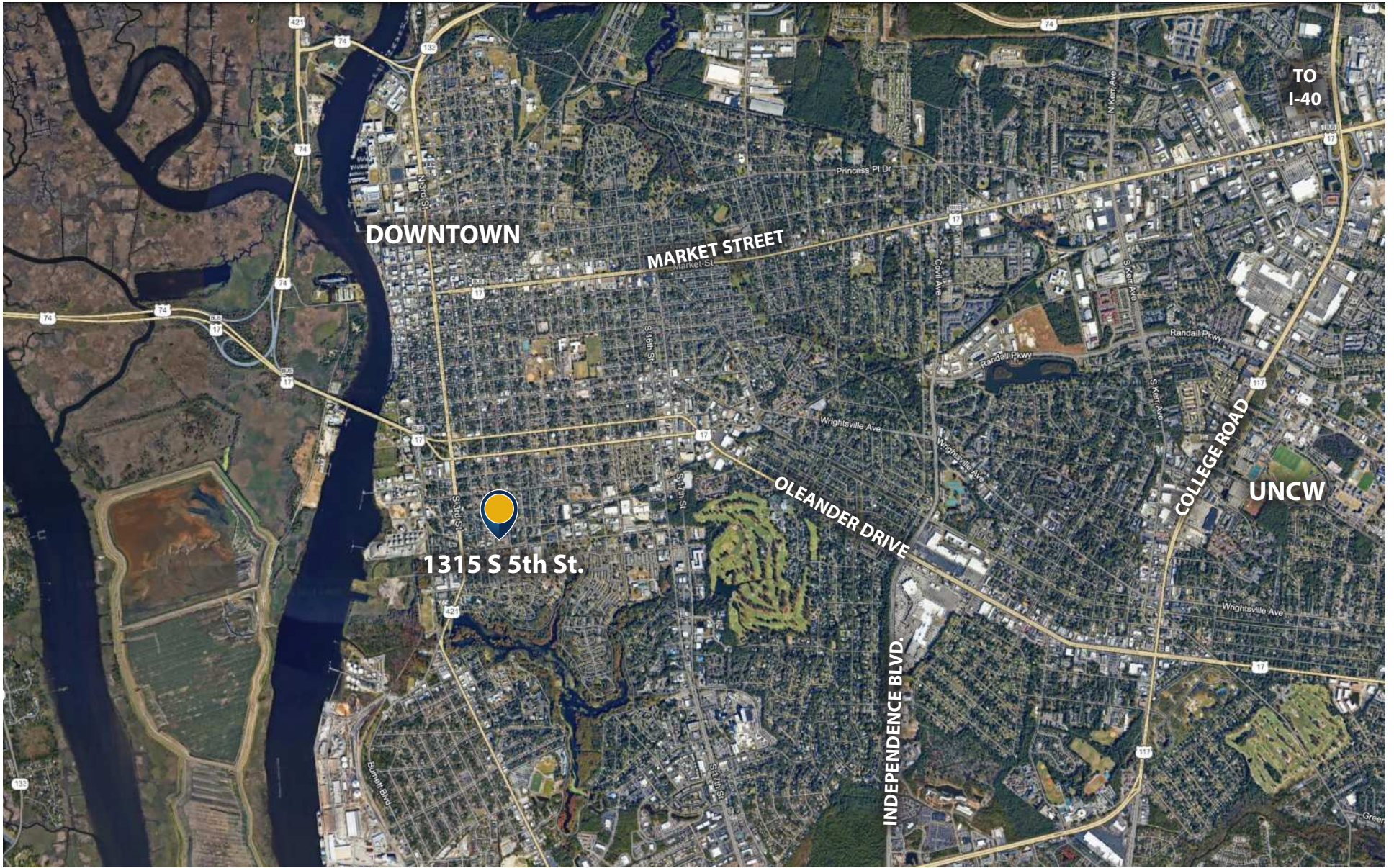




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