

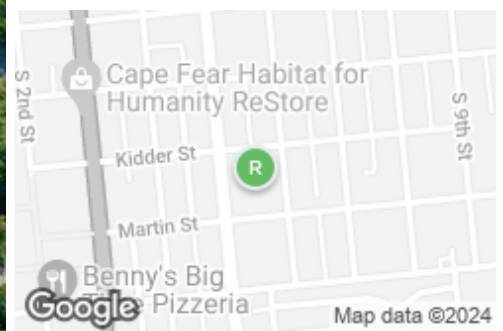
Development Site

1315 S 5th Avenue, Wilmington, NC, 28401

Retail For Sale

Prepared on July 23, 2024

1 of 1 Listings



Listing Details | Retail For Sale

Secondary Uses	Multi-Family, Specialty	Vacant	Yes
Total Available Space	44,901 SF	Available Date	7/17/2024
Asking Price	\$2,635,000	Days On Market	6 days
Listing Price Per SF	\$58.68	Date Listed	7/17/2024
Cap Rate (Actual)	-	Last Modified	7/19/2024
Investment	No	Listing ID	40702932
Signage	On Building	Parking Spaces	-
Show Instructions	Call broker		

Description

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 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 has been opened up. The seller has other holding in the area and is open to expanding the availability of additional land. A very rare opportunity.

Property Features

Location Details

Address	1315 S 5th Avenue, Wilmington, NC, 2...	In Opportunity Zone	Yes
Zoning	UMX	Name	1315 5th Street South
County	New Hanover	Cross Street	Martin
Parcels	3127-02-2277.000	Nearest MSA	Wilmington

Building Details

Sub Type	Warehouse/Distribution	Dock High Doors	Not present
Building Status	Existing	Grade Level Doors	4
Building Size	44,901 SF	Rail Doors	Not present
Land Size	1.9 Acres / 82,808 SF	Sprinklers	-
Number of Buildings	1	In Opportunity Zone	Yes
Number of Floors	2	Water	Yes
Year Built	1951	Sanitary Sewer	Yes
Primary Constr. Type	Masonry	Rail Service	No
Occupancy Type	Single Tenant	Cranes	0
Yard	-	Rentable Space	44,901 SF
Electricity	-	Warehouse HVAC	No
Ceiling Height	-		

Property Listings

1 Listing | 44,901 SF | \$2,635,000

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Sale	Vacant	-	44,901 SF	\$2,635,000	7/17/2024	-	-	-	-	-

Additional Photos











Contact



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Intracoastal Realty Corp - Lumina Station

1315 5th Street South

MOODY'S

Intracoastal Realty Corp - Lumina Station

1900 Eastwood Road, Suite 38 Wilmington, NC 284030505 | 910-256-4503



**Parcel
Aerial**

Google

Imagery ©2024 Airbus, Maxar Technologies

1315 5th Street South

1315 5th Street South
Wilmington, NC 28401



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MOODY'S
ANALYTICS

Catylist

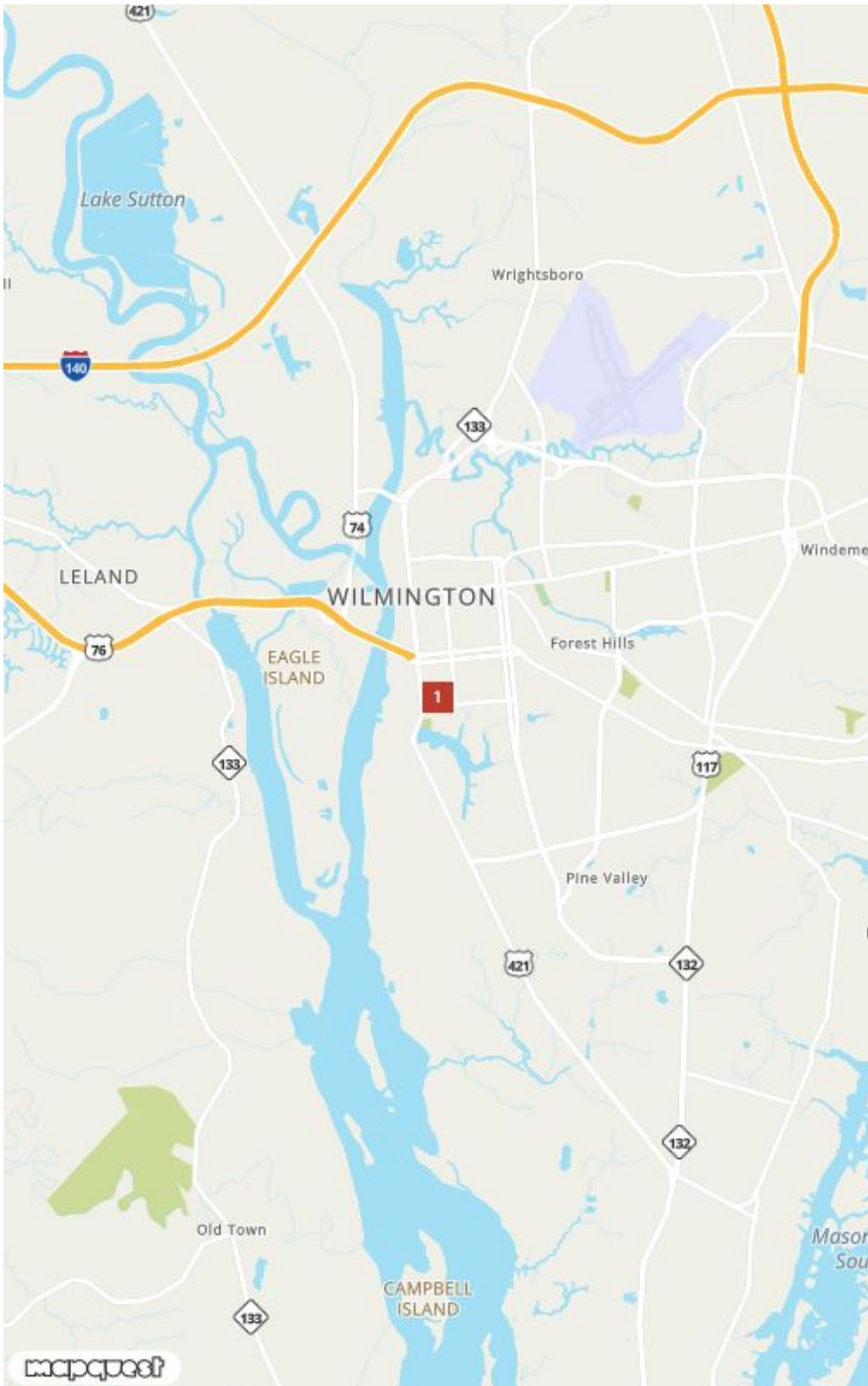
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Report for 1315 5th Street Sout...

MOODY'S

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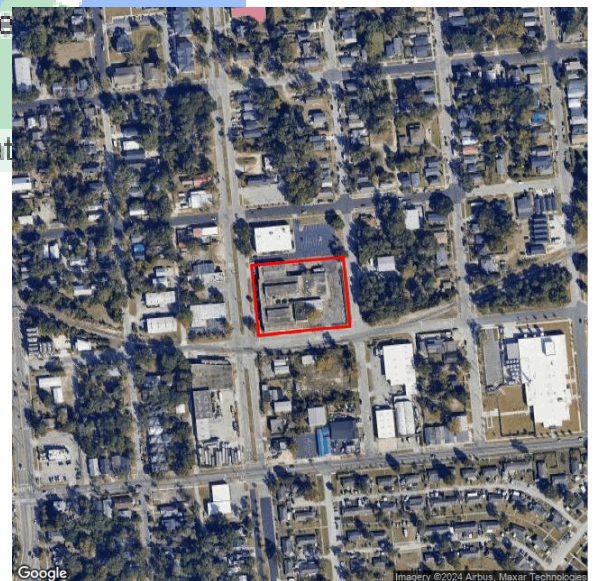
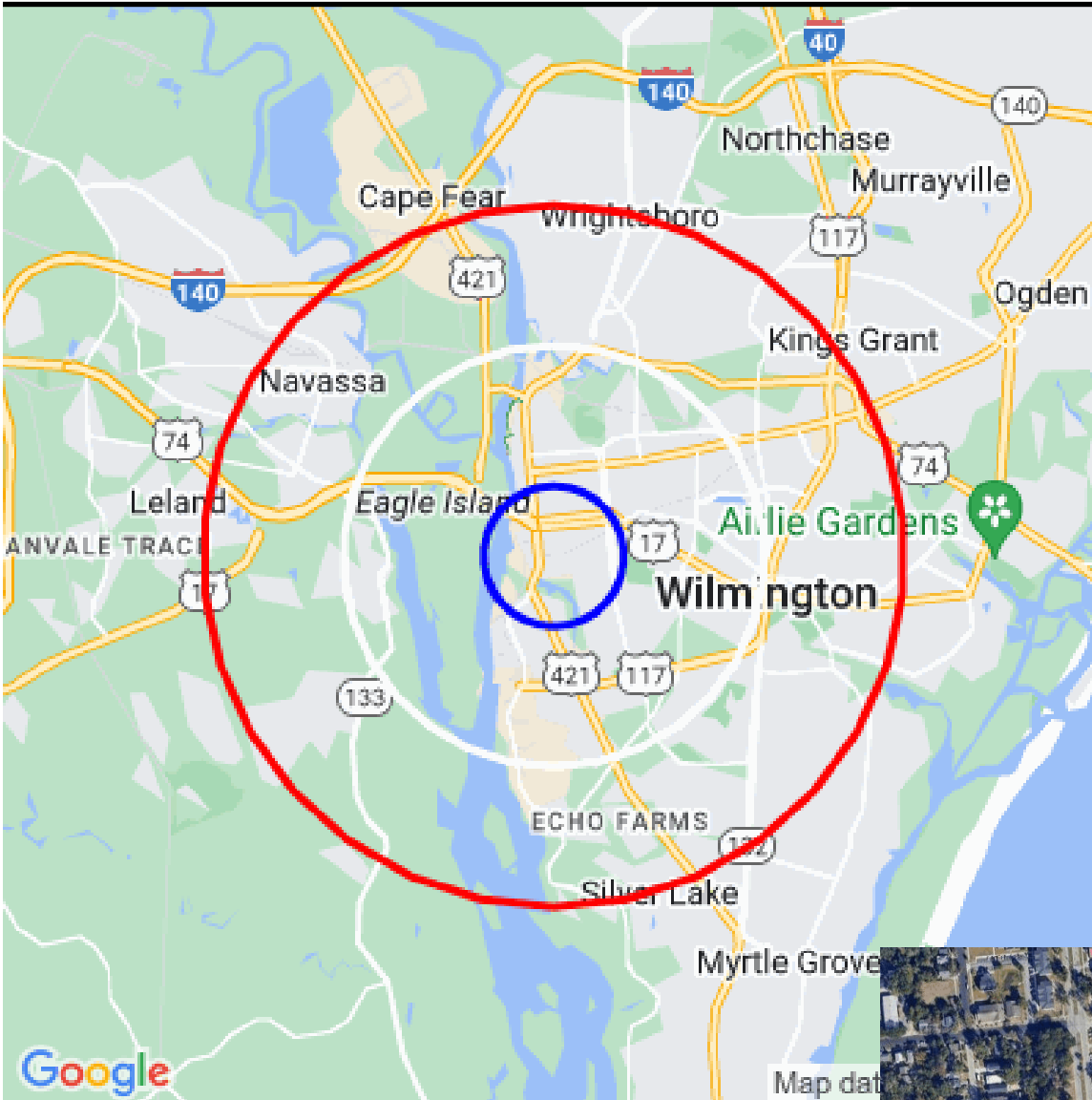
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MOODY'S

Demographic Report



1315 5th Street South

Population

Distance	Male	Female	Total
1- Mile	3,117	3,742	6,859
3- Mile	18,658	20,717	39,375
5- Mile	43,886	48,124	92,010

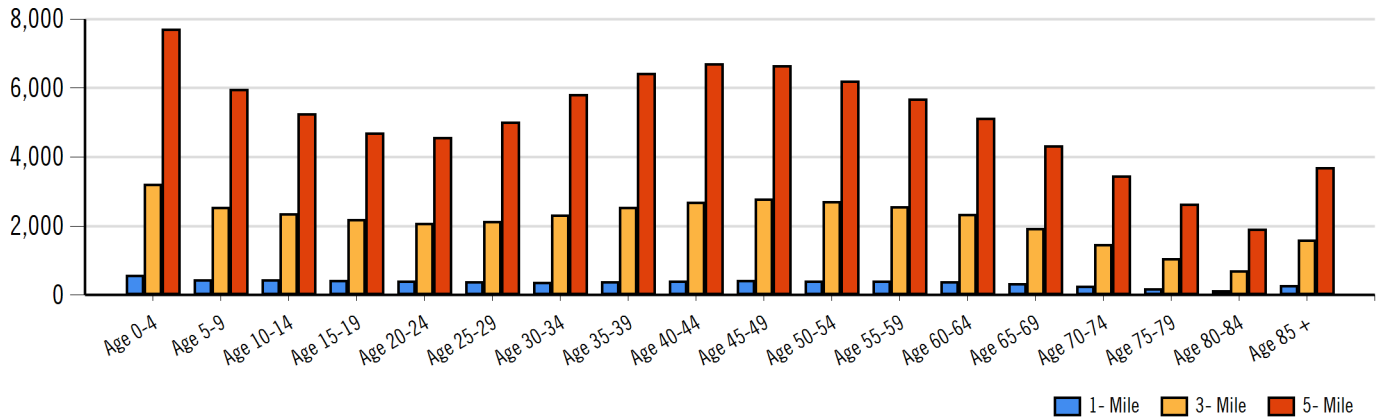


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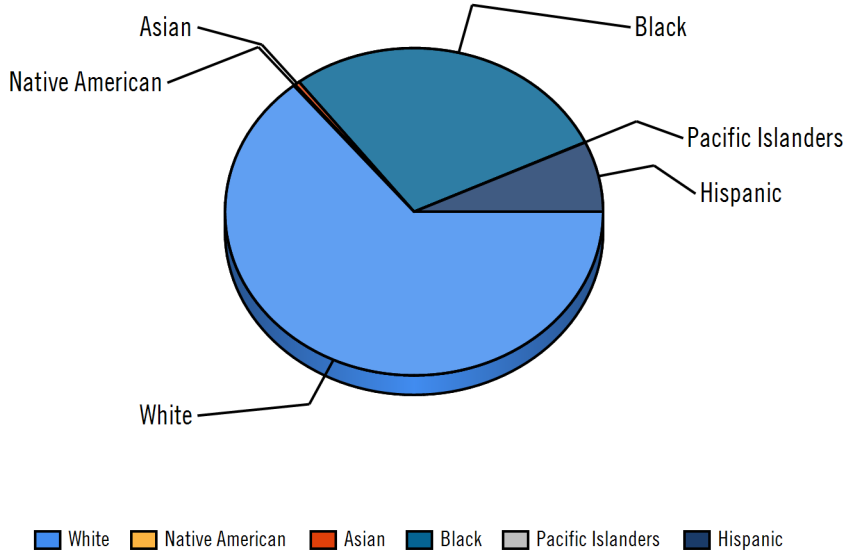
MOODY'S
 ANALYTICS

Catylist

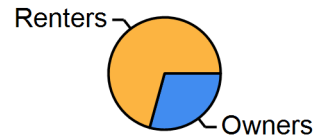
Population by Distance and Age (2020)



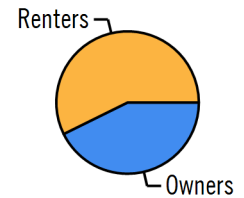
Ethnicity within 5 miles



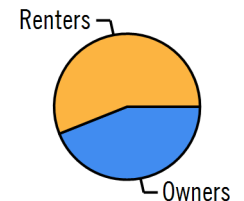
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	2,609	284	5.56 %
3-Mile	18,174	1,052	4.38 %
5-Mile	43,946	2,341	4.26 %

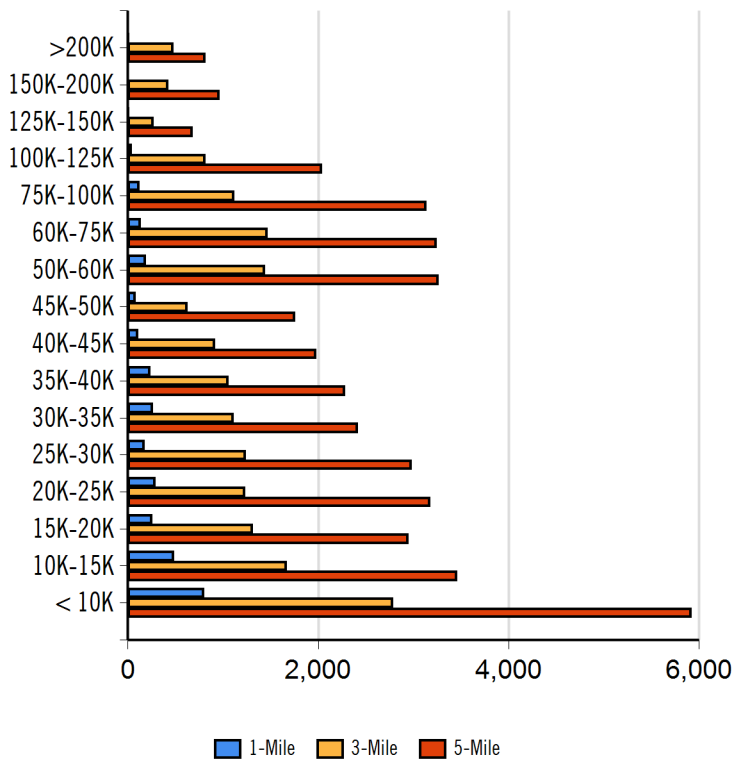


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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	21	15	308	278	75	292	43	49	259	648	353	69	160
3-Mile	111	63	1,644	1,115	474	1,969	559	592	2,083	4,748	2,479	443	1,487
5-Mile	278	170	3,523	2,808	1,073	5,051	1,475	1,352	4,512	10,831	6,634	1,173	3,839

Household Income



Radius	Median Household Income
1-Mile	\$28,971.45
3-Mile	\$38,672.95
5-Mile	\$41,258.21

Radius	Average Household Income
1-Mile	\$34,461.73
3-Mile	\$47,324.69
5-Mile	\$49,080.87

Radius	Aggregate Household Income
1-Mile	\$87,772,524.39
3-Mile	\$841,987,036.61
5-Mile	\$1,959,819,045.39

Education

	1-Mile	3-mile	5-mile
Pop > 25	4,502	26,950	63,760
High School Grad	1,272	6,443	15,318
Some College	909	5,736	14,467
Associates	274	1,663	4,486
Bachelors	391	5,481	13,622
Masters	97	1,167	3,564
Prof. Degree	19	499	1,145
Doctorate	17	165	329

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	85 %	100 %	91 %
Teen's	52 %	64 %	67 %
Expensive Homes	66 %	87 %	58 %
Mobile Homes	1 %	10 %	32 %
New Homes	6 %	56 %	126 %
New Households	70 %	99 %	122 %
Military Households	35 %	63 %	58 %
Households with 4+ Cars	8 %	25 %	36 %
Public Transportation Users	97 %	56 %	49 %
Young Wealthy Households	0 %	25 %	39 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	108,223,004		722,391,480		1,659,617,741	
Average annual household	36,022		40,362		40,595	
Food	4,936	13.70 %	5,423	13.44 %	5,433	13.38 %
Food at home	3,430		3,669		3,665	
Cereals and bakery products	482		518		518	
Cereals and cereal products	173		186		186	
Bakery products	309		332		332	
Meats poultry fish and eggs	716		756		749	
Beef	164		174		173	
Pork	127		134		134	
Poultry	138		145		143	
Fish and seafood	117		123		121	
Eggs	58		61		61	
Dairy products	335		363		364	
Fruits and vegetables	682		734		734	
Fresh fruits	100		108		108	
Processed vegetables	138		145		145	
Sugar and other sweets	126		134		134	
Fats and oils	107		115		115	
Miscellaneous foods	642		688		688	
Nonalcoholic beverages	307		321		320	
Food away from home	1,506		1,754		1,768	
Alcoholic beverages	229		269		273	
Housing	13,931	38.67 %	15,184	37.62 %	15,187	37.41 %
Shelter	8,352		9,139		9,143	
Owned dwellings	4,248		4,945		5,017	
Mortgage interest and charges	2,037		2,418		2,465	
Property taxes	1,400		1,643		1,668	
Maintenance repairs	810		883		883	
Rented dwellings	3,594		3,554		3,480	
Other lodging	510		639		644	
Utilities fuels	3,491		3,695		3,686	
Natural gas	308		333		334	
Electricity	1,474		1,529		1,517	
Fuel oil	123		135		136	
Telephone services	1,058		1,130		1,131	
Water and other public services	527		566		566	
Household operations	836	2.32 %	962	2.38 %	970	2.39 %
Personal services	207		255		260	
Other household expenses	629		706		709	
Housekeeping supplies	478		519		517	
Laundry and cleaning supplies	139		146		145	
Other household products	264		292		293	
Postage and stationery	74		80		78	
Household furnishings	772		867		869	
Household textiles	65		69		68	
Furniture	152		184		183	
Floor coverings	17		21		21	
Major appliances	114		120		121	
Small appliances	73		78		77	
Miscellaneous	350		392		396	
Apparel and services	1,021	2.83 %	1,121	2.78 %	1,119	2.76 %
Men and boys	175		201		203	
Men 16 and over	138		162		164	
Boys 2 to 15	36		39		38	
Women and girls	387		420		417	



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Catylist

Women 16 and over	318	350	347
Girls 2 to 15	68	69	69
Children under 2	83	86	85

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	108,223,004		722,391,480		1,659,617,741	
Average annual household	36,022		40,362		40,595	
Transportation	4,917	13.65 %	5,497	13.62 %	5,545	13.66 %
Vehicle purchases	995		1,185		1,216	
Cars and trucks new	432		566		591	
Cars and trucks used	540		591		595	
Gasoline and motor oil	1,717		1,841		1,847	
Other vehicle expenses	1,897		2,098		2,109	
Vehicle finance charges	119		135		137	
Maintenance and repairs	656		734		738	
Vehicle insurance	906		978		980	
Vehicle rental leases	214		249		253	
Public transportation	306		371		371	
Health care	2,824	7.84 %	3,124	7.74 %	3,158	7.78 %
Health insurance	1,933		2,104		2,117	
Medical services	520		604		621	
Drugs	278		312		316	
Medical supplies	91		102		102	
Entertainment	2,056	5.71 %	2,325	5.76 %	2,356	5.80 %
Fees and admissions	303		390		399	
Television radios	849		902		904	
Pets toys	745		847		859	
Personal care products	464		521		524	
Reading	41		46		46	
Education	868		1,028		1,021	
Tobacco products	388		391		388	
Miscellaneous	560	1.55 %	641	1.59 %	643	1.58 %
Cash contributions	972		1,074		1,082	
Personal insurance	2,811		3,712		3,813	
Life and other personal insurance	115		129		131	
Pensions and Social Security	2,695		3,582		3,682	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	6,095	5,851	3.71 %	2,728	2,736	1,800	4,295	2,080
3-Mile	2020	29,505	25,771	11.02 %	10,592	15,280	13,774	15,731	6,015
5-Mile	2020	55,799	46,510	16.46 %	19,628	29,060	27,451	28,348	8,024
1-Mile	2023	6,224	5,851	6.01 %	2,779	2,800	1,788	4,436	2,420
3-Mile	2023	30,568	25,771	14.76 %	10,914	15,892	14,229	16,339	6,997
5-Mile	2023	58,076	46,510	21.10 %	20,346	30,357	28,524	29,552	9,650



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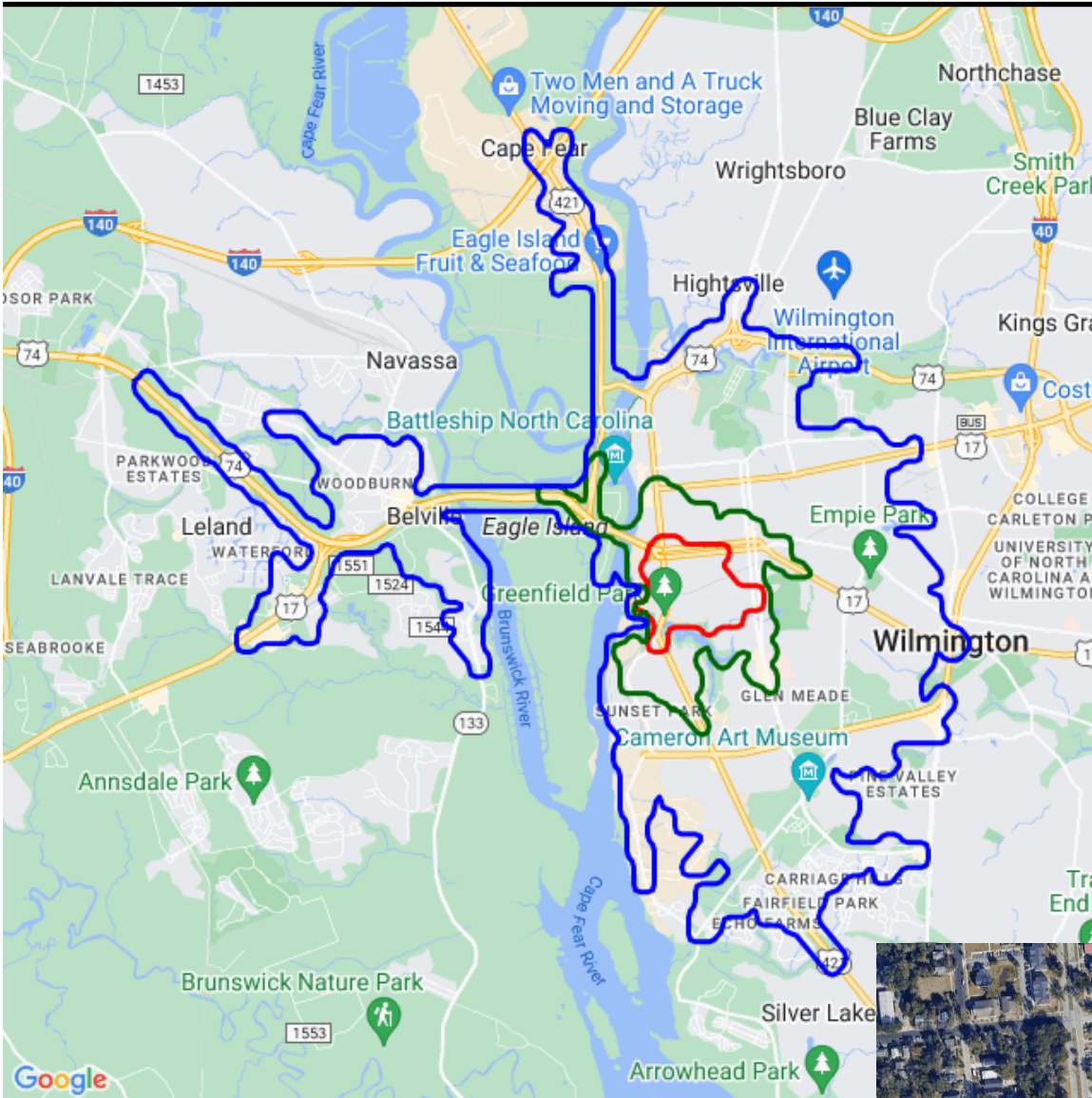
Catylist

1315 5th Street South

Intracoastal Realty Corp - Lumina Station

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Demographic Report



1315 5th Street South

Population

Distance	Male	Female	Total
3- Minute	1,841	2,267	4,108
5- Minute	5,875	6,754	12,629
10 Minute	28,143	31,072	59,215

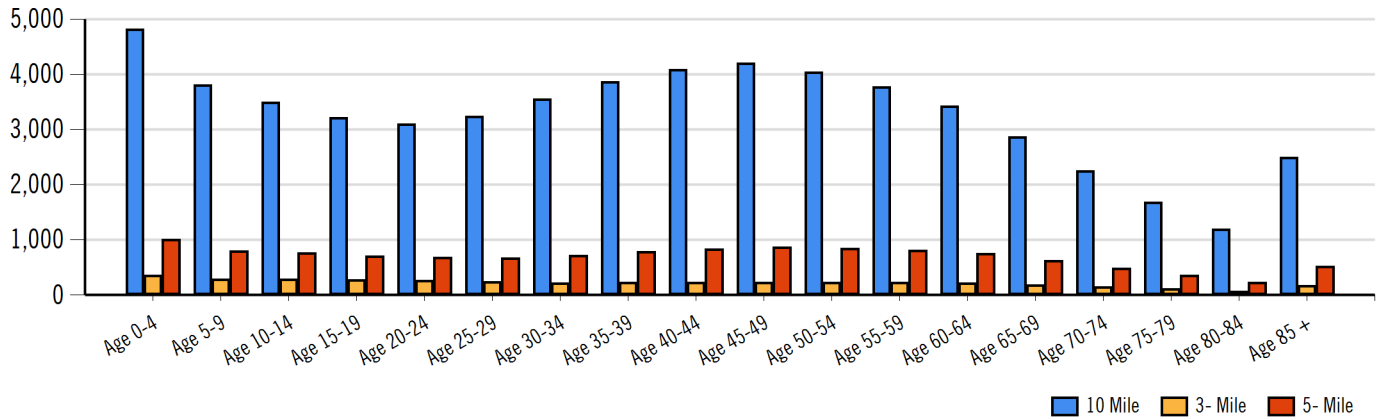


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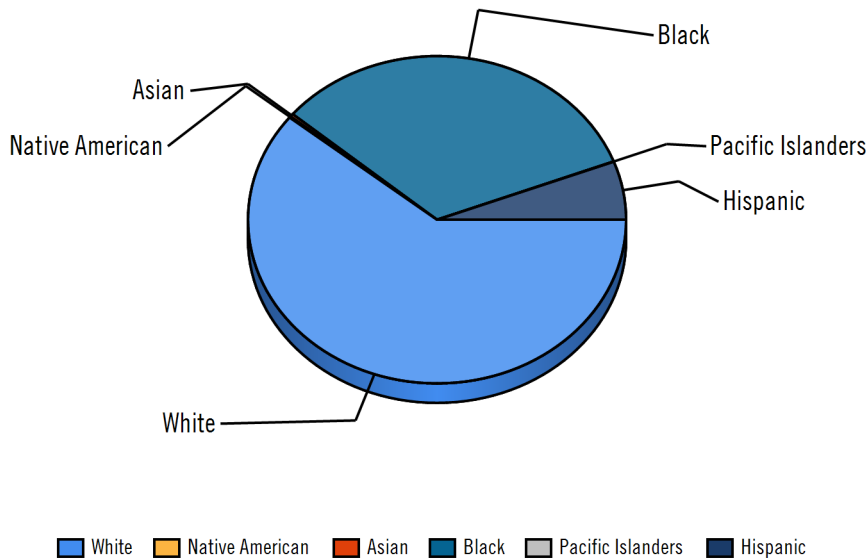
MOODY'S
 ANALYTICS

Catylist

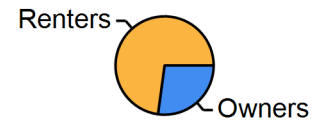
Population by Distance and Age (2020)



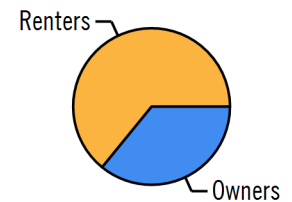
Ethnicity within 5 Minute



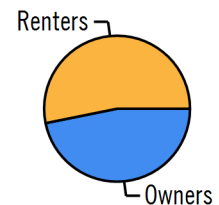
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	1,466	179	4.46 %
5-Minute	5,338	426	4.01 %
10-Minute	28,007	1,459	4.03 %

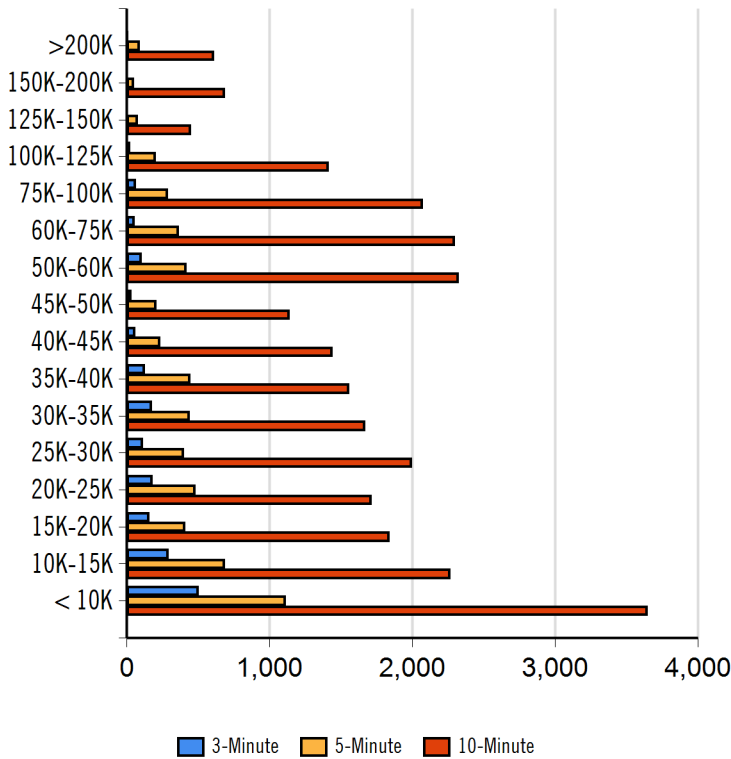


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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	10	9	185	177	43	140	20	18	144	385	197	34	84
5-Minute	40	25	535	476	137	597	160	164	577	1,295	674	137	418
10-Minute	161	94	2,358	1,915	632	3,392	971	932	3,004	7,110	3,681	740	2,346

Household Income



Radius Median Household Income

3-Minute	\$26,042.44
5-Minute	\$38,431.86
10-Minute	\$42,951.80

Radius Average Household Income

3-Minute	\$30,712.00
5-Minute	\$47,505.64
10-Minute	\$51,224.18

Radius Aggregate Household Income

3-Minute	\$47,280,664.98
5-Minute	\$222,892,507.41
10-Minute	\$1,342,147,280.70

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	2,595	8,621	40,746
High School Grad	767	2,198	10,053
Some College	479	1,830	9,166
Associates	150	512	2,675
Bachelors	168	1,267	8,238
Masters	38	288	1,916
Prof. Degree	11	102	692
Doctorate	3	39	239

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	59 %	75 %	89 %
Teen's	43 %	43 %	63 %
Expensive Homes	13 %	105 %	68 %
Mobile Homes	1 %	6 %	30 %
New Homes	5 %	16 %	92 %
New Households	53 %	72 %	100 %
Military Households	16 %	50 %	54 %
Households with 4+ Cars	2 %	12 %	29 %
Public Transportation Users	78 %	56 %	52 %
Young Wealthy Households	0 %	0 %	29 %

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Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	62,119,359		219,683,027		1,114,162,572	
Average annual household	34,642		40,513		41,686	
Food	4,789	13.82 %	5,446	13.44 %	5,569	13.36 %
Food at home	3,362		3,680		3,745	
Cereals and bakery products	472		520		530	
Cereals and cereal products	170		186		190	
Bakery products	302		333		339	
Meats poultry fish and eggs	707		757		766	
Beef	162		174		177	
Pork	125		134		137	
Poultry	136		145		146	
Fish and seafood	115		124		124	
Eggs	57		61		62	
Dairy products	327		365		372	
Fruits and vegetables	664		738		751	
Fresh fruits	97		109		110	
Processed vegetables	135		146		148	
Sugar and other sweets	124		135		137	
Fats and oils	105		115		118	
Miscellaneous foods	630		688		703	
Nonalcoholic beverages	303		323		327	
Food away from home	1,426		1,765		1,823	
Alcoholic beverages	214		272		282	
Housing	13,529	39.05 %	15,198	37.51 %	15,560	37.33 %
Shelter	8,103		9,142		9,372	
Owned dwellings	4,028		4,963		5,178	
Mortgage interest and charges	1,913		2,435		2,546	
Property taxes	1,325		1,648		1,723	
Maintenance repairs	790		879		909	
Rented dwellings	3,604		3,534		3,525	
Other lodging	470		644		668	
Utilities fuels	3,424		3,694		3,768	
Natural gas	301		334		342	
Electricity	1,455		1,528		1,548	
Fuel oil	119		135		139	
Telephone services	1,034		1,128		1,158	
Water and other public services	514		567		580	
Household operations	796	2.30 %	963	2.38 %	997	2.39 %
Personal services	191		256		268	
Other household expenses	605		707		729	
Housekeeping supplies	467		521		530	
Laundry and cleaning supplies	137		147		148	
Other household products	256		294		300	
Postage and stationery	73		80		80	
Household furnishings	737		876		891	
Household textiles	62		71		70	
Furniture	141		185		189	
Floor coverings	15		21		22	
Major appliances	111		119		124	
Small appliances	71		79		79	
Miscellaneous	334		398		405	
Apparel and services	992	2.86 %	1,135	2.80 %	1,142	2.74 %
Men and boys	168		204		207	
Men 16 and over	131		164		168	
Boys 2 to 15	36		39		39	
Women and girls	377		424		426	



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MOODY'S
 ANALYTICS

Catylist

Women 16 and over	308	354	356
Girls 2 to 15	68	69	70
Children under 2	82	86	86

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	62,119,359		219,683,027		1,114,162,572	
Average annual household	34,642		40,513		41,686	
Transportation	4,727	13.65 %	5,519	13.62 %	5,695	13.66 %
Vehicle purchases	935		1,199		1,251	
Cars and trucks new	395		563		612	
Cars and trucks used	518		609		608	
Gasoline and motor oil	1,673		1,846		1,890	
Other vehicle expenses	1,833		2,096		2,167	
Vehicle finance charges	113		135		141	
Maintenance and repairs	634		736		759	
Vehicle insurance	880		972		1,006	
Vehicle rental leases	204		252		260	
Public transportation	285		376		385	
Health care	2,718	7.85 %	3,132	7.73 %	3,243	7.78 %
Health insurance	1,874		2,107		2,172	
Medical services	486		609		638	
Drugs	268		313		326	
Medical supplies	88		102		105	
Entertainment	1,965	5.67 %	2,342	5.78 %	2,419	5.80 %
Fees and admissions	276		396		415	
Television radios	830		902		924	
Pets toys	712		856		882	
Personal care products	446		526		538	
Reading	39		46		47	
Education	824		1,042		1,046	
Tobacco products	387		389		393	
Miscellaneous	538	1.55 %	637	1.57 %	665	1.60 %
Cash contributions	939		1,064		1,115	
Personal insurance	2,530		3,759		3,965	
Life and other personal insurance	109		132		135	
Pensions and Social Security	2,420		3,626		3,830	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	1,945	1,915	5.00 %	820	975	525	1,420	622
5-Minute	2020	6,120	5,842	48.13 %	2,549	2,941	2,189	3,931	1,934
10-Minute	2020	28,273	24,877	441.68 %	10,576	14,344	13,236	15,037	6,113
3-Minute	2023	1,993	1,915	15.86 %	838	1,003	521	1,471	737
5-Minute	2023	6,262	5,842	76.82 %	2,599	3,017	2,205	4,057	2,249
10-Minute	2023	29,176	24,877	584.99 %	10,864	14,851	13,621	15,555	7,194



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Catylist

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1315 5th Street South, Wilmington, NC 28401

CITY, STATE

Wilmington, NC

POPULATION

59,215

AVG. HHSIZE

2.19

MEDIAN HH INCOME

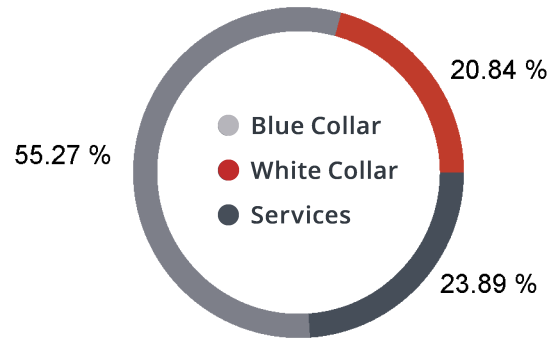
\$42,952

HOME OWNERSHIP

Renters: **14,406**

Owners: **12,688**

EMPLOYMENT



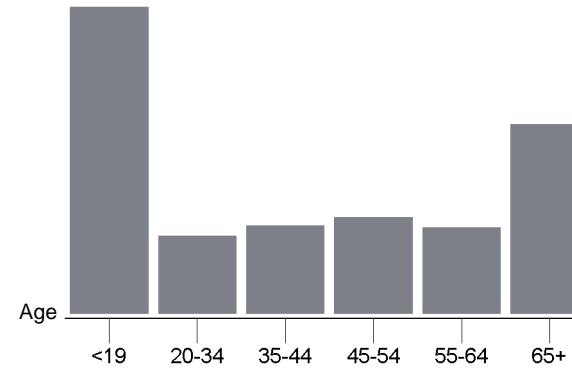
47.30 % Employed
2.46 % Unemployed

EDUCATION

High School Grad: **24.67 %**
Some College: **22.50 %**
Associates: **6.56 %**
Bachelors: **30.21 %**

GENDER & AGE

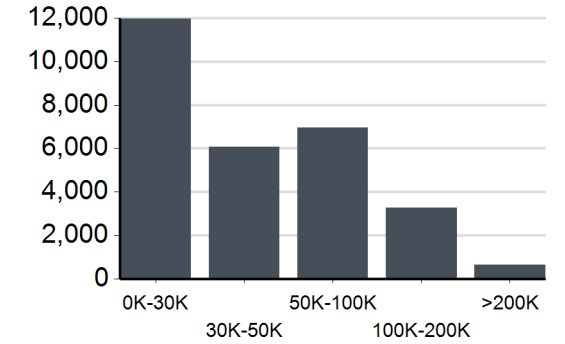
47.53 % **52.47 %**



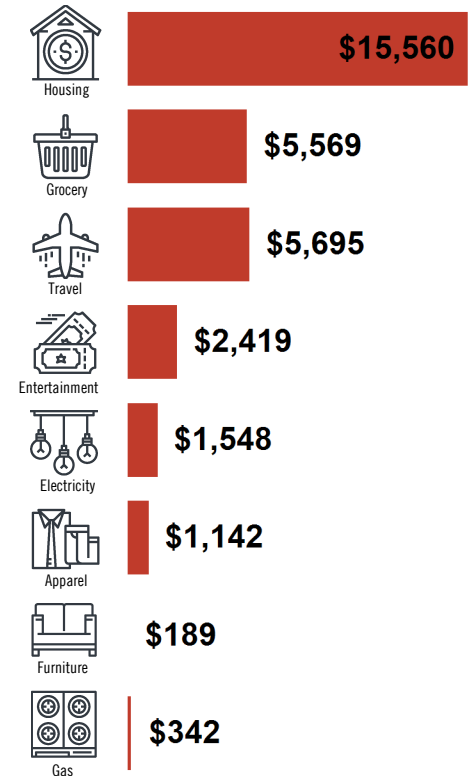
RACE & ETHNICITY

White: **48.67 %**
Asian: **0.06 %**
Native American: **0.07 %**
Pacific Islanders: **0.00 %**
African-American: **44.71 %**
Hispanic: **3.84 %**
Two or More Races: **2.64 %**

INCOME BY HOUSEHOLD



HH SPENDING

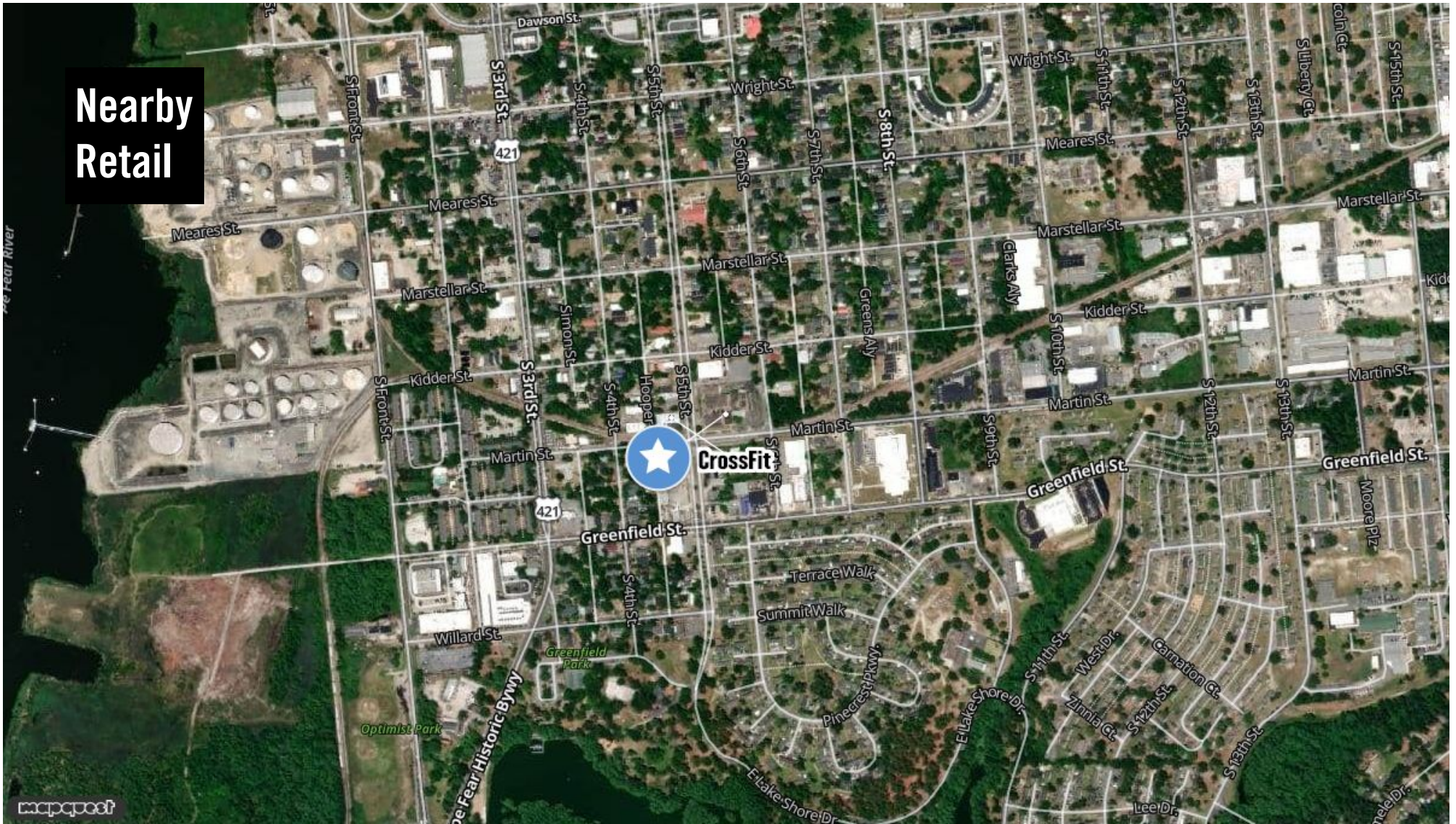


1315 5th Street South

Intracoastal Realty Corp - Lumina Station

1900 Eastwood Road, Suite 38 Wilmington, NC 284030505 | 910-256-4503

**Nearby
Retail**



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MOODY'S
ANALYTICS

Catylist

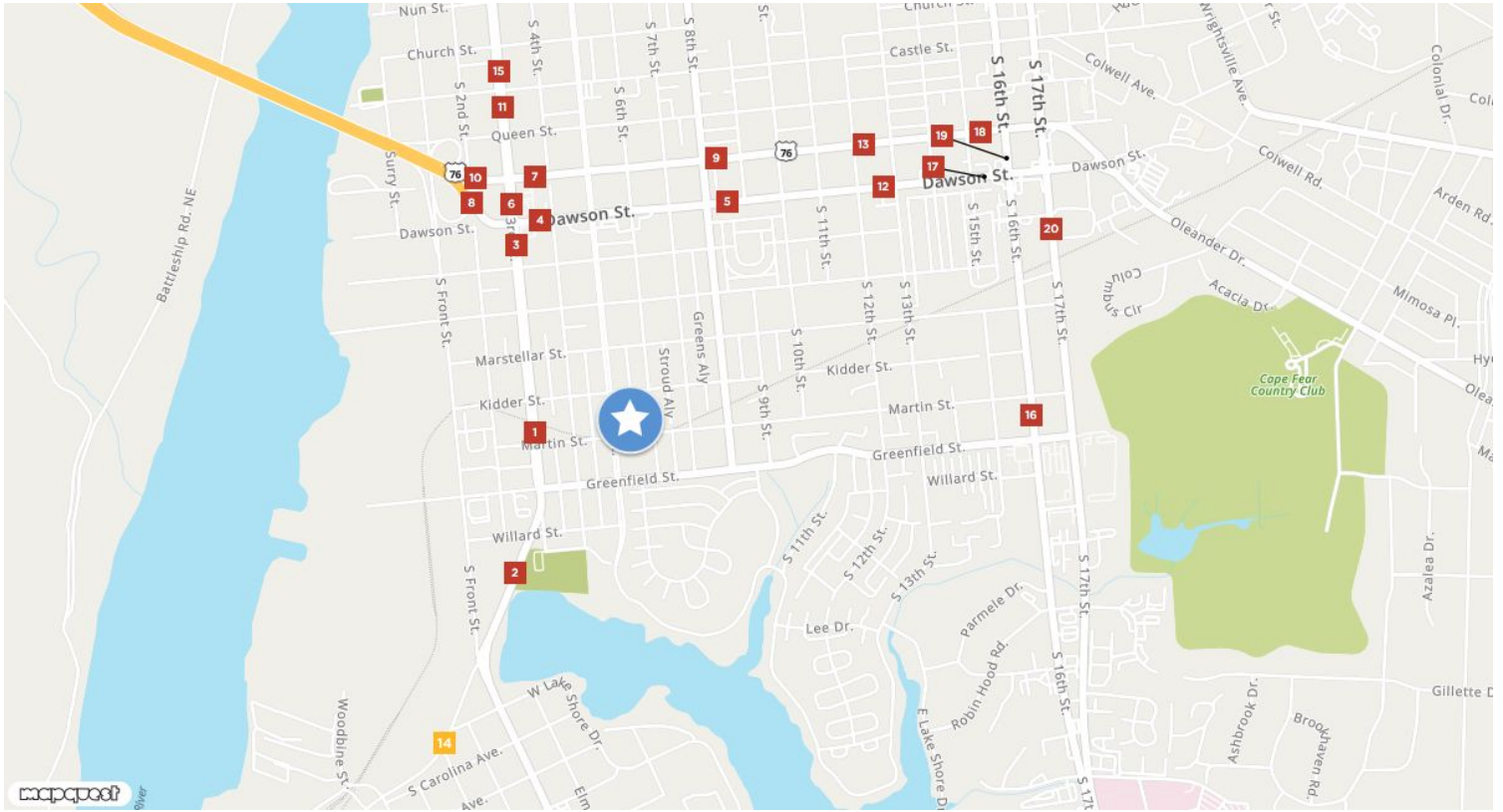
1315 5th Street South



Intracoastal Realty Corp - Lumina Station

1900 Eastwood Road, Suite 38 Wilmington, NC 284030505 | 910-256-4503

Traffic Counts



South 3rd Street 1 Kidder St Year: 2022 19,150 Year: 2021 19,150 Year: 2020 15,500	US 421 2 Park St Year: 2022 17,400 Year: 2021 17,400	South 3rd Street 3 Wright St Year: 2022 18,780 Year: 2021 18,780 Year: 2019 17,500	Dawson Street 4 S 4th St Year: 2022 17,405 Year: 2021 17,405 Year: 2011 19,081	Dawson Street 5 Millis Aly Year: 2022 18,062 Year: 2021 18,062 Year: 2019 18,000
South 3rd Street 6 Dawson St Year: 2022 19,545 Year: 2021 19,545 Year: 2020 17,000	Wooster Street 7 Hwy 76 Year: 2022 15,669 Year: 2021 15,669 Year: 2011 17,858	Wooster Street 8 Wooster St Year: 2022 17,415 Year: 2021 17,415 Year: 2019 17,000	Wooster Street 9 S 9th St Year: 2022 16,740 Year: 2021 16,740 Year: 2011 17,113	Wooster Street 10 Wooster St Year: 2022 17,015 Year: 2021 17,015 Year: 2019 15,000
South 3rd Street 11 Queen St Year: 2022 18,614 Year: 2021 18,614 Year: 2019 18,500	Dawson Street 12 S 12th St Year: 2022 18,570 Year: 2021 18,570 Year: 2011 18,683	Wooster Street 13 S 12th St Year: 2022 17,374 Year: 2021 17,374 Year: 2019 16,500	Burnett Boulevard 14 Adams St Year: 2022 6,768 Year: 2021 6,768 Year: 2011 6,475	South 3rd Street 15 Craig Aly Year: 2022 18,230 Year: 2021 18,230 Year: 2020 17,000
South 16th Street 16 Martin St Year: 2022 16,913 Year: 2021 16,913 Year: 2019 17,000	Dawson Street 17 S 16th St Year: 2022 18,545 Year: 2021 18,545 Year: 2019 19,000	Wooster Street 18 S 15th St Year: 2022 17,396 Year: 2021 17,396 Year: 2019 16,500	South 16th Street 19 Dawson St Year: 2022 14,831 Year: 2021 14,831 Year: 2019 13,500	South 17th Street 20 Marstellar St Year: 2022 18,057 Year: 2021 18,057 Year: 2019 21,500



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Catylist

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