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**8115 Market St  
Wilmington, NC 28411**

Listing ID	30043729
Listing Office	Coldwell Banker Commercial Sun Coast Partners, LLC
Status	Active
Property Type	Office
Transaction Type	Sale
Acres	3.90 Acres
Square Footage	60000
Longitude	-77.7947

Listing Price \$240,000.00

Latitude 34.2971

**Overview/Comments**

Porters Neck Professional Center

Premier three-story condominiumized office building totaling approximately 60,000 rentable square feet located at 8115 Market Street on a well utilized 3.9 acre site.

Variety of lease and/or purchase (investment and/or owner-occupy) opportunities are available. B-2 Zoning in New Hanover County allows for various uses from professional office to hospitality to mini-storage to retail and restaurants.

The Property is well-positioned in the dynamic Porters Neck submarket of Wilmington, NC. Conveniently situated less than one-half mile I-140, 15 miles from Downtown Wilmington, 13 miles from Wilmington International Airport, 3 miles to Figure 8 Island.

Excellent accessibility with direct right-in, right-out access from Market Street and interconnectivity with the Bayshore Commons Shopping Center which provides accessibility to a stoplight intersection. Within close proximity to a large concentration of amenities including restaurants and retail. Well-parked with 238 parking spaces or in excess of 4.5 per 1,000usf space. Impressive visibility with great signage opportunities.

The building was originally constructed in 2006 with a modern and attractive design by Michael Kersting, architect. The property is still in excellent condition.

Unit 2D has an existing upfit ready for immediate occupancy by a new tenant/owner.

This listing is courtesy of Coldwell Banker Commercial Sun Coast Partners

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