

FOR LEASE: +/- 1,200 SF OFFICE SPACE

7031 MARKET STREET

WILMINGTON, NC 28411 | NEW HANOVER COUNTY





SUMMARY

Cape Fear Commercial is pleased to present ±1,200 SF of brand-new office space located at 7031 Market Street. Scheduled for delivery on August 15th, the space will be offered as a warm vanilla shell, providing an excellent opportunity for tenants to customize the interior to fit their business needs.

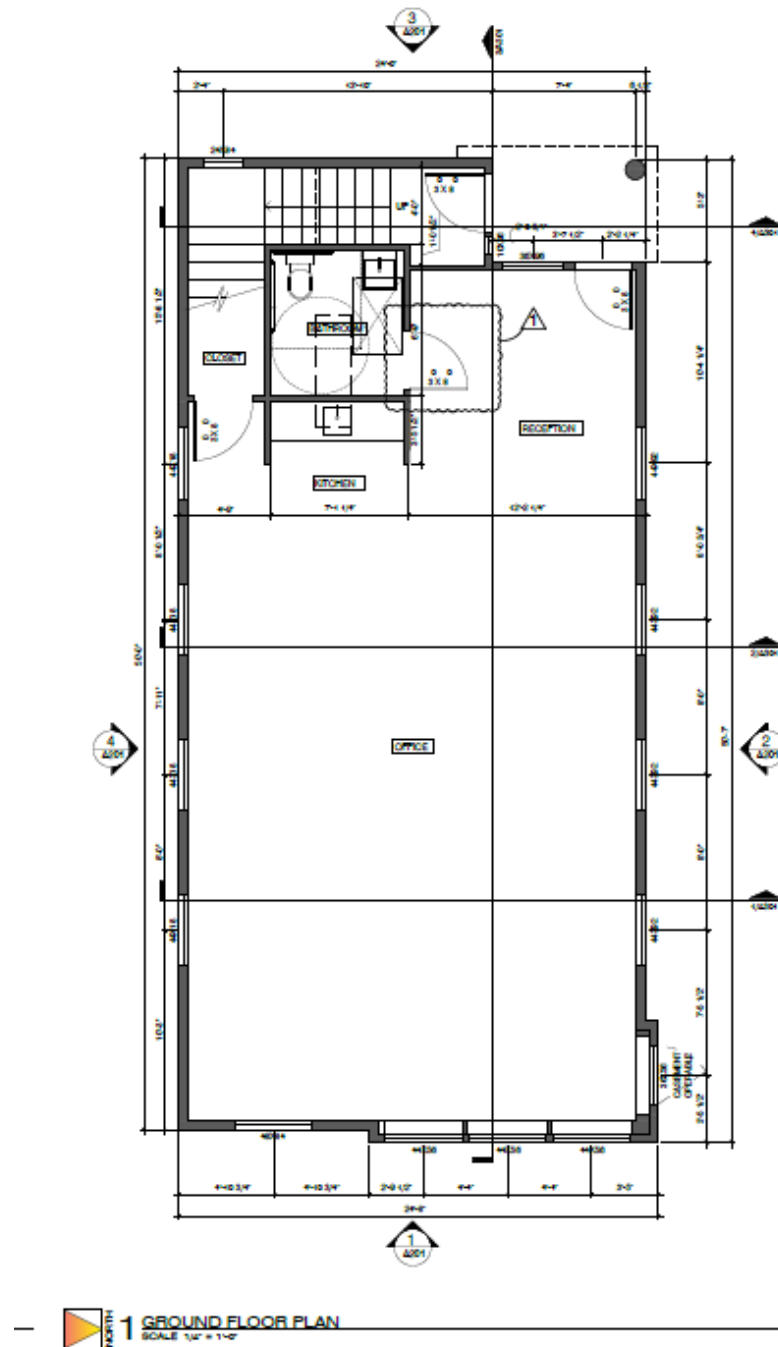
Strategically positioned along Market Street in Ogden, the property benefits from exceptional visibility and exposure, with traffic counts exceeding 53,000 vehicles per day. The site features prominent frontage and signage opportunities, making it an ideal location for businesses seeking strong brand presence and accessibility.

Thoughtfully designed with preservation in mind, the owners incorporated the property's natural character into the development, highlighted by beautiful 200-year-old oak trees surrounding the space.

Please contact the listing agent for additional information or to schedule a showing.

ADDRESS	7031 Market Street Wilmington, NC 28411 New Hanover County
PARCEL ID	R04400-002-015-000
SQUARE FOOTAGE	± 1,200 SF
ZONING	B-2 Conditional
TRAFFIC COUNT	53,000 Vehicles Per Day (2024)
LEASE RATE	\$32.00 PSF Full Service <i>Net HVAC and Electric</i>

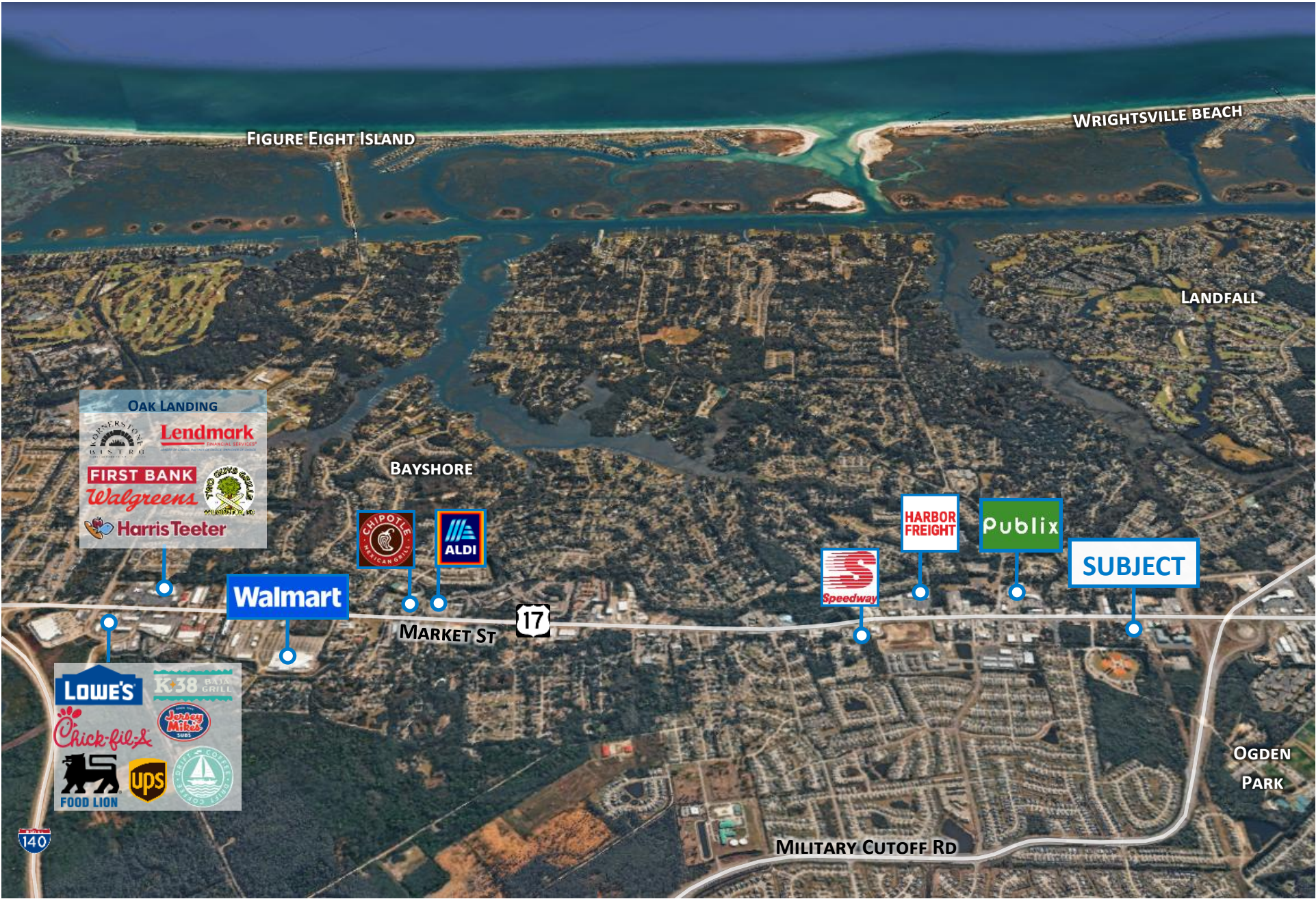
FLOOR PLAN



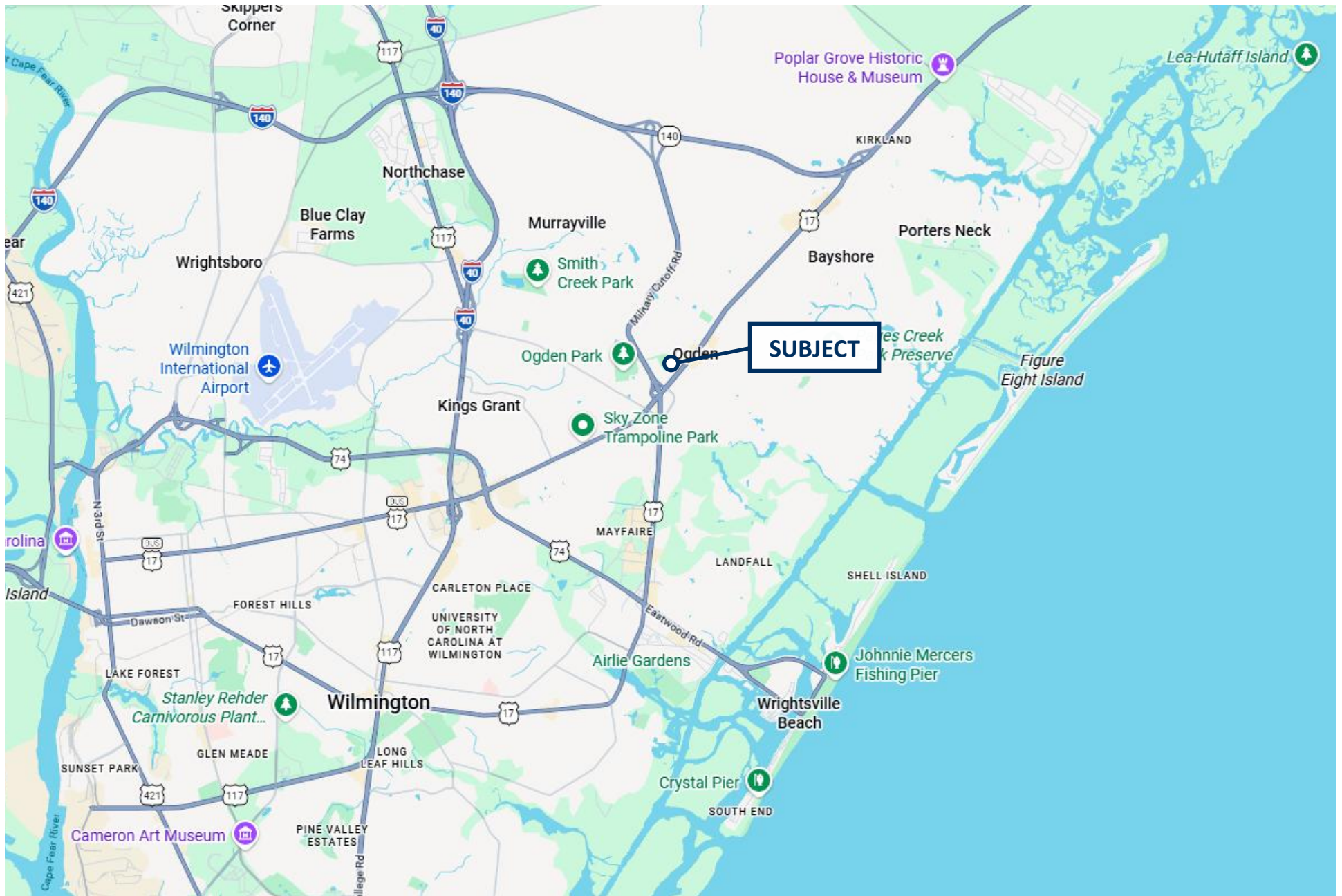
PHOTOS



AERIAL MAP



LOCATION MAP





JULIA ECKEL

Broker

910.899.6660 cell

jeckel@capefearcommercial.com



102 Autumn Hall Drive | Suite 210 | Wilmington, NC 28403
capefearcommercial.com

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