



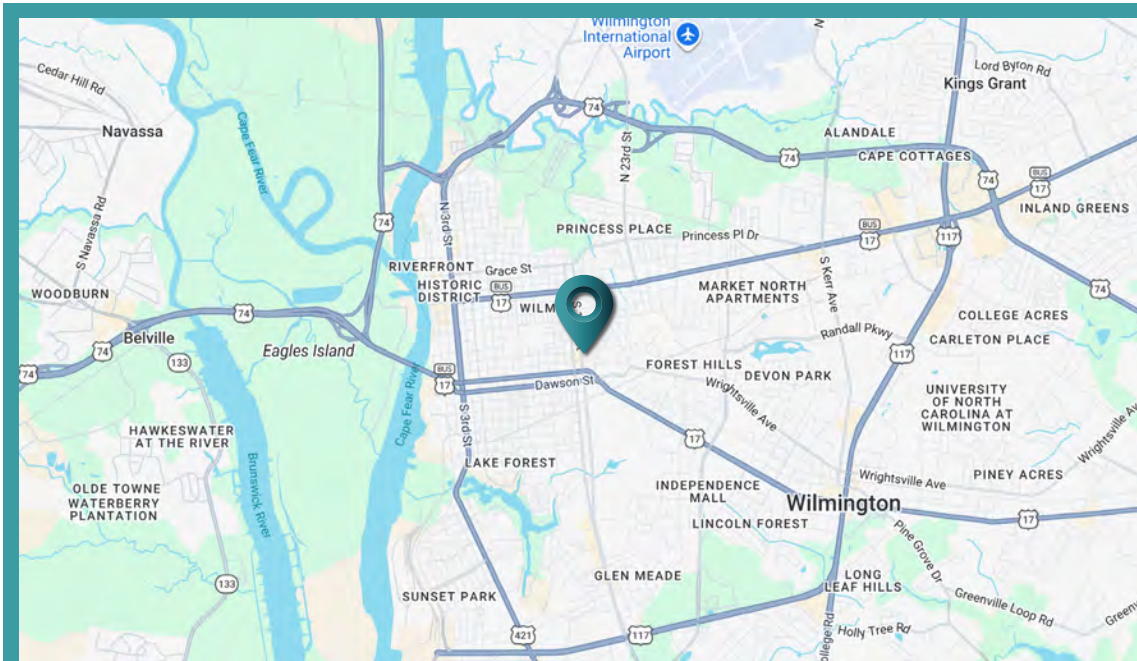
PRIME URBAN, MIXED-USE DEVELOPMENT OPPORTUNITY | 601 & 607 S. 17TH STREET | WILMINGTON, NC

FOR SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpcommercial.com



**Sun Coast
Partners**
COMMERCIAL



LOCATION

Situated between midtown and downtown, this site benefits from immediate proximity to the rapidly expanding Cargo District and Castle Street Arts corridor:

- Over 70+ local businesses within walking distance
- Popular restaurants, breweries, coffee shops, and retail concepts nearby
- Strong arts, culture, and entrepreneurial ecosystem
- Close proximity to downtown Wilmington and major commuter routes
- Traffic Count: $\pm 15,500$ vehicles per day

DEMOGRAPHICS (2024 ESTIMATES):

- Population: 24,365
- Median Household Income: \$52,482
- Median Age: 40.8
- Repair, maintenance, and service shops (non-heavy industrial)

601 & 607 South 17th Street Wilmington, NC 28403

PRIME URBAN, MIXED-USE DEVELOPMENT OPPORTUNITY – Offered at \$1,299,000.00

Positioned in the heart of one of Wilmington's fastest-growing corridors, this rare assemblage presents a premier opportunity for developers, investors, and owner-users alike. Located along highly trafficked S 17th Street ($\pm 15,500$ VPD), the property sits at the gateway to the thriving Cargo District and Castle Street corridor—an area rapidly transforming into a vibrant, walkable urban hub.

Combined Offering

- Total Site Area: ± 0.35 Acres
- Building 1: $\pm 1,250$ SF Commercial / Mechanical Workshop
- Building 2: $\pm 1,691$ SF Commercial / Office
- Zoning: UMX – Urban Mixed Use

INVESTMENT SUMMARY

- Rare ± 0.35 -acre assemblage in urban core
- Flexible UMX zoning with major upside
- Income-producing business optional
- Located in one of Wilmington's fastest-growing districts
- Strong fundamentals for multifamily or mixed-use development

For more information or to schedule a tour, please reach out.

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

PHILLIP WINSOR

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EXISTING BUSINESS OPPORTUNITY

The well-established Browning Tire & Auto has been family-owned and operated since 1978, offering tire sales, automotive repairs, inspections, and maintenance services. The business can be purchased in conjunction with the real estate, providing immediate cash flow or a transitional income stream during redevelopment planning.

WHY UMX ZONING IS A GAME-CHANGER

The UMX (Urban Mixed Use) District is among the most flexible and developer-friendly zoning designations in Wilmington, designed to promote density, walkability, and vertical integration of uses.

KEY DEVELOPMENT ADVANTAGES

- No Density Cap (Vertical Mixed-Use): Maximize returns by building residential over retail or office
- Building Height Potential: Up to 45 ft by right (~4 stories)
- Potential for up to 75 ft with SUP or Development Agreement
- Minimal Setbacks: Build close to the street for true urban form
- Parking Flexibility: Rear or side placement encourages higher land efficiency

STRATEGIC INSIGHT

This zoning allows developers to unlock maximum land value by stacking uses—ideal for multifamily, live-work, retail, or mixed-use projects. The lack of density restrictions (for vertical mixed-use) creates a significant upside rarely found in comparable markets.

DEVELOPMENT POTENTIAL

This assemblage is ideally suited for:

- Mixed-Use Development (Retail + Apartments Above)
- Boutique Multifamily Project
- Live/Work Creative Spaces
- Retail Redevelopment or Adaptive Reuse

With UMX zoning, developers can pursue a high-density, walkable project aligned with the city's vision for urban infill—making this a standout opportunity in a supply-constrained market.

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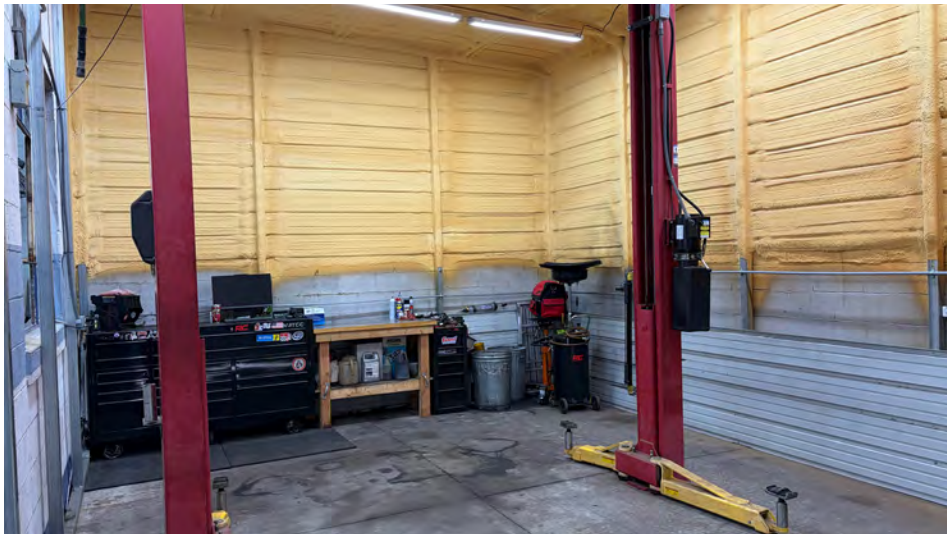
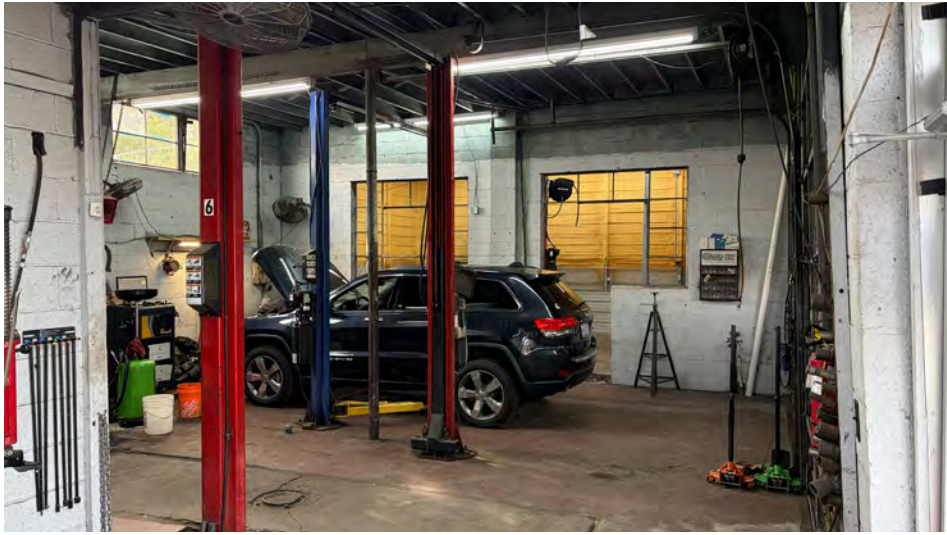


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