

# Porters Neck Center

Market Street (US 17)/Porters Neck Road/Interstate 140  
Wilmington, North Carolina



**Live Oak Development Company**  
5 Allen Avenue, Manchester, MA 01944, (910) 538-5855



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## Wilmington, North Carolina

**Porters Neck Center** is a grocery-anchored neighborhood shopping center located in one of the fastest growing trade areas in Wilmington, North Carolina. The center contains over 80,000 sf of in-line space and 4 outparcels. Our tenant mix is comprised of national, regional and local stores, restaurants and services.

### Premier Location

Adjacent destination retailers include Lowe's Home Improvement, Walgreens, Harris Teeter, Walmart and Chick-fil-A.

### Desirable Trade Area

3-Mile  
Population: 27,107  
Avg HH Income: \$111,603  
5-mile  
Population: 54,819  
Avg HH Income: \$106,399  
(esri 1/1/22)

### High Traffic Count

Market Street: 42,000 vpd  
Porters Neck Rd: 15,500 vpd  
Interstate-140: 22,000 vpd  
(NCDOT 2020)

### Regional Crossroads

Signalized intersection of US 17 (Market Street), Porters Neck Road and Interstate-140.

### Access & Parking

Traffic signal entrance and 3 driveways. Abundant and convenient parking.

### Excellent Visibility

Elevated side of US 17, with over 1,500 feet of frontage and 3 illuminated monument signs.



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### SITE PLAN

#### Phase 1 8207 Market St

A	1,400 sf
B	1,400
C	1,400
D	1,350
E	1,300
F	1,900
G	1,000
H	1,000
I	1,300
J	1,300
K	1,500

#### Phase 3 8209 Market St

1	1,000 sf
2	1,000
3	1,000
4/5	2,000
6/7	2,000

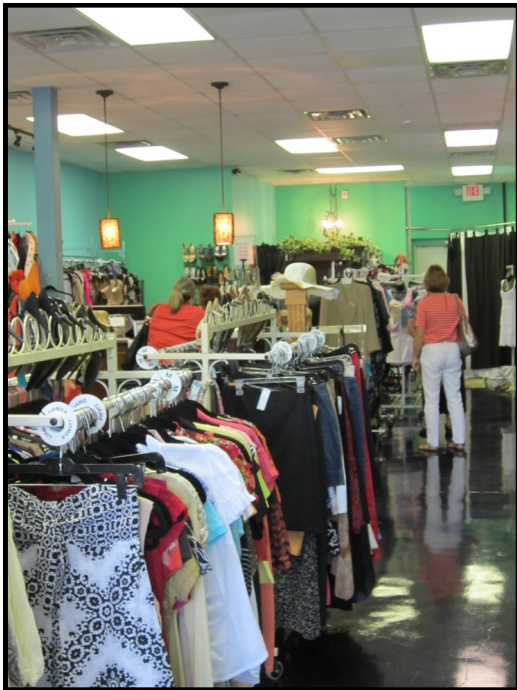


#### Phase 2 8211 Market St

AA	2,040 sf
BB	1,446
CC	1,534
DD	1,595
K38	4,325
HH	1,750
II	1,435
JJ	1,715

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### Leasing Information:

For details on this property, please contact Dean Scarafoni at 910-538-5855 or [deanscarafoni@comcast.net](mailto:deanscarafoni@comcast.net).