

RESTAURANT FOR LEASE 301 N WATER STREET

Wilmington, NC 28401



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



PROPERTY DESCRIPTION

This upscale restaurant space of up to 10,500 SF for lease, is split on two floors of the Hotel Ballast - By Hilton. The full service hotel consists of 272 rooms in historic Downtown Wilmington. The Lobby Level includes the primary entrance/hostess stand, restrooms, main dining room, bar with table seating and patio seating. Lower level includes private dining and kitchen. Space was renovated in 2007 with over \$2 Million in improvements. Last year, space was refreshed with new paint and carpet. Lobby level offers expansive views of the Cape Fear River and the Battleship North Carolina. Space can be subdivided, please inquire.

PROPERTY HIGHLIGHTS

- Restaurant space available for lease: +/-7,500-10,500 SF
- Space can be subdivided
- Entrance to Restaurant is located in the lobby of the hotel
- Main level provides access to dining room, bar and patio
- Lower level includes kitchen and a private dining space
- \$2M in renovations completed in 2007 with new paint and carpet recently updated

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

LOCATION DESCRIPTION

Located inside Hotel Ballast, a Hilton Hotel, this property sits directly on Water Street in the heart of Downtown Wilmington and on the banks of the Cape Fear River. With the neighborhood going through a revitalization with the construction of River Place, a 13 floor mixed-use development boasting 32,000 SF of retail space, 92 luxury condominiums for sale and 79 luxury apartments for rent. Rental Apartments.

OFFERING SUMMARY

Lease Rate:	Contact Brokers
Available SF:	7,500 - 10,500 SF

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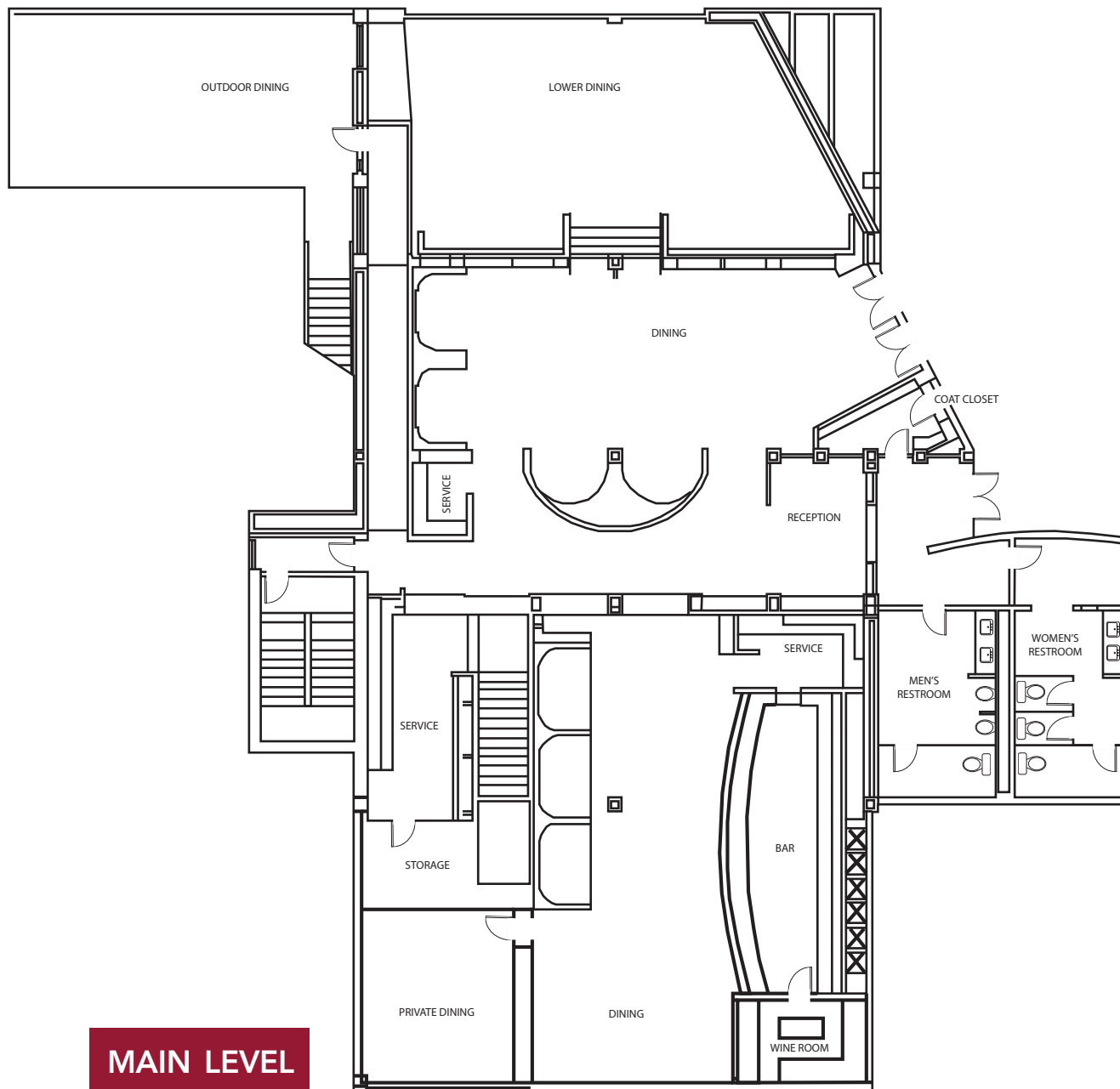
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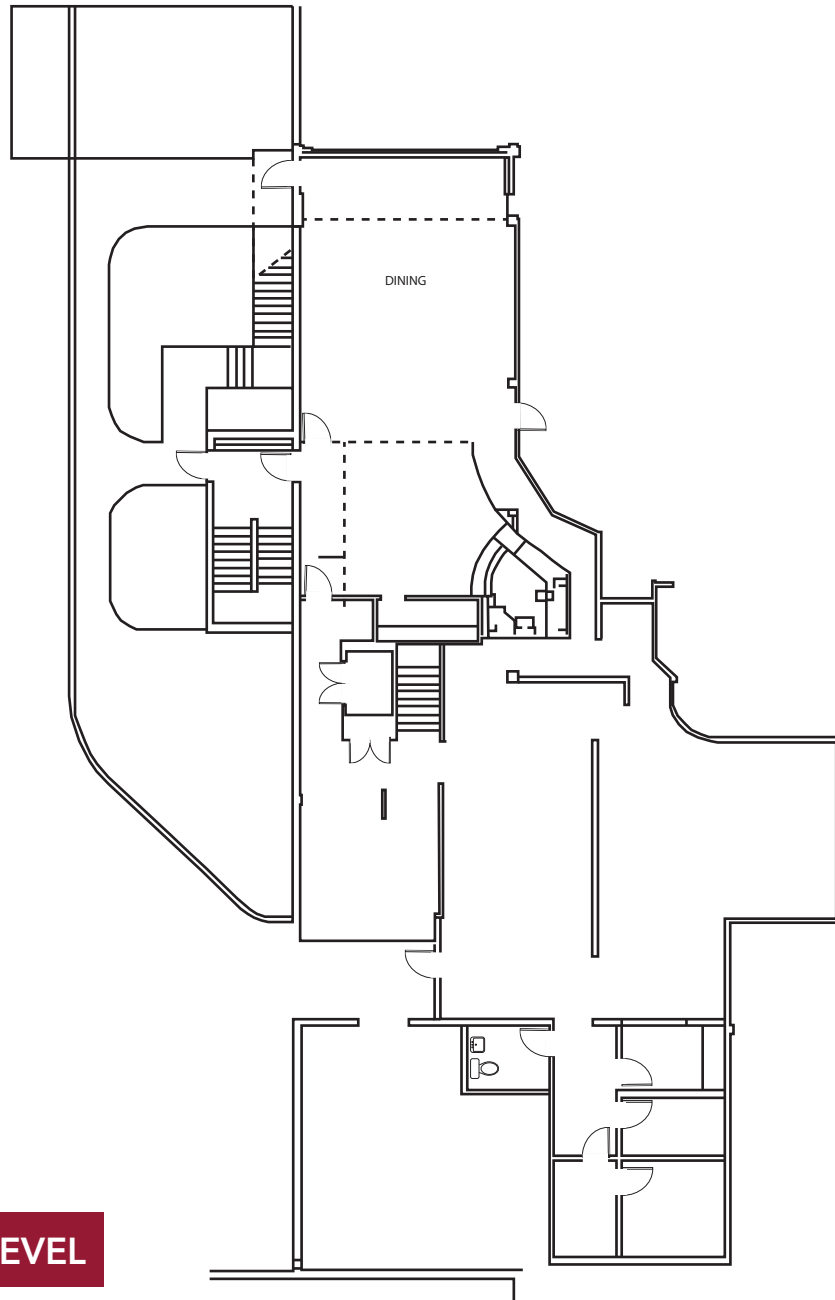
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LOWER LEVEL

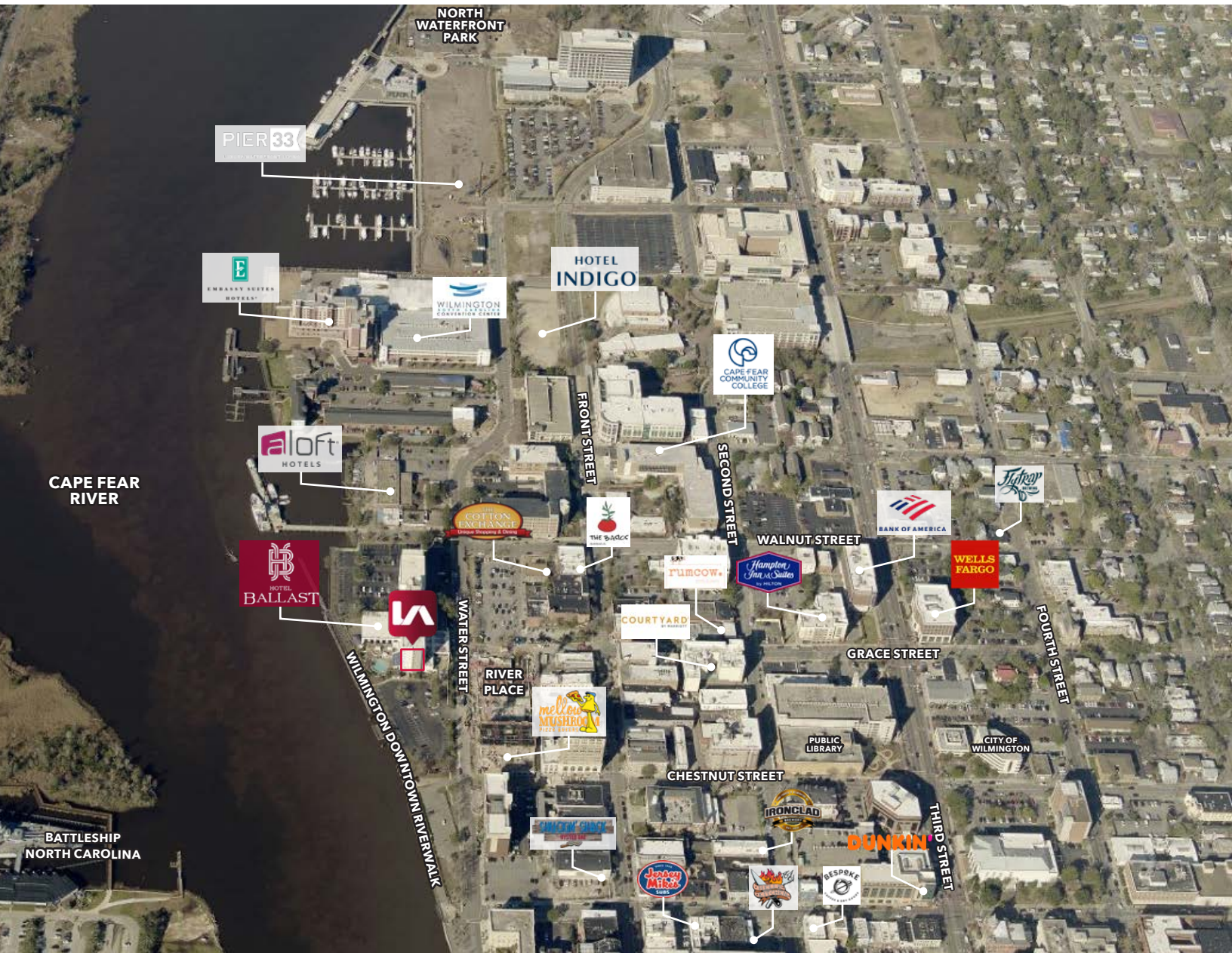
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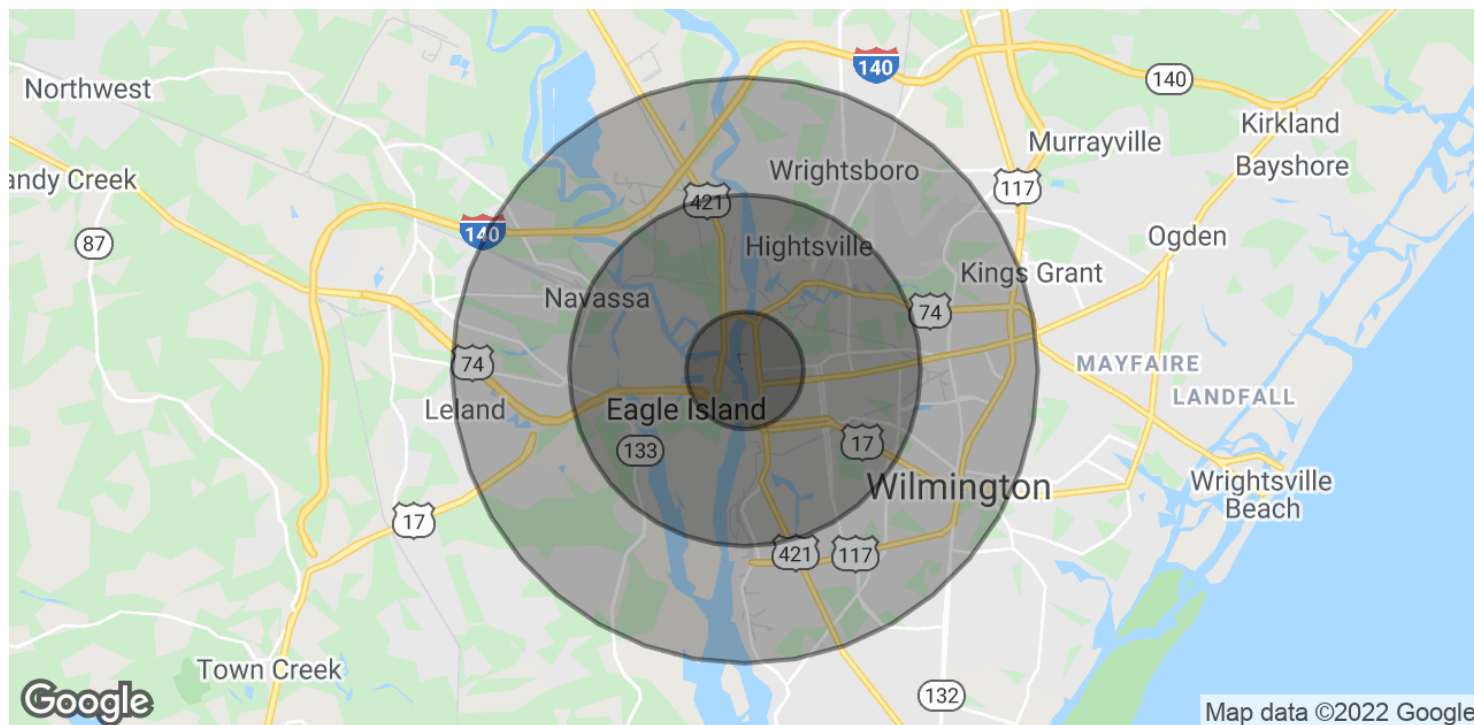
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,386	31,283	70,561
Average age	37.3	37.6	36

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,172	19,095	45,106
# of persons per HH	1.91	2.18	2.15
Average HH income	\$64,664	\$64,429	\$63,620
Average house value	\$325,783	\$245,824	\$234,545

Source: Esri, 2021

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