

RETAIL SPACE FOR LEASE

THE VILLAGE AT COLLEGE AND OLEANDER - WILMINGTON, NC



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PROPERTY DESCRIPTION

Cameron Management is proud to offer 1,500-3,000 SF of retail space at The Village at College & Oleander. This center is strategically located at the high-traffic intersection S. College Rd (70,000+VPD) & Oleander Dr (38,000+ VPD) and one mile from the University of North Carolina Wilmington (18,000+ students).

Current tenants include: T-Mobile, US Cellular, CPR Cell Phone Repair, Salon 1 Suites, The Greeks, UPS Store, Bernina World of Sewing, Legends Boxing, Your Pie, Adore Nails, and Rejuvenate Massage.

PROPERTY HIGHLIGHTS

- Multiple access points to center (S. College, Oleander Dr. & Peachtree)
- High traffic counts: S. College (70,000 VPD) & Oleander Dr (38,000 VPD)
- 3 Mile Population (52,561) / 5 Mile Population (119,941)
- Plentiful parking

LEASE INFORMATION

Lease Rate:	\$26-28 SF/yr (NNN)
Available SF:	1,500-3,000 SF
Building Size:	12,000 SF

SPACES	LEASE RATE	SPACE SIZE
Suite C	\$26.00 - 28.00 SF/yr	1,500 - 3,000 SF
Suite D	\$26.00 - 28.00 SF/yr	1,500 - 3,000 SF



Space Available



Oleander Dr (28,000 VPD)

S. College Rd (70,000 VPD)

WILMINGTON OVERVIEW

Wilmington, located on the Cape Fear River on North Carolina's south coast, is North Carolina's eighth largest city. Easily accessible from Interstate 40, Wilmington and the surrounding beach community is one of the most visited tourist destinations in the state. Visitors spent an estimated \$598 million in New Hanover County in 2020, ranking seventh out of 100 counties in the state, according to Visit North Carolina. Walkable historic and riverside neighborhoods, beautiful beaches, a thriving dining scene, and diverse recreational opportunities are just some of the diverse attractions that draw visitors to the area.

ECONOMIC DRIVERS

The Wilmington MSA has a population of 450,000. According to a United Van Lines study, Wilmington was the US city with the most inbound travel in 2020. The University of North Carolina at Wilmington enrolls over 18,000 students each year, and Cape Fear Community College serves 13,000 students each year, contributing to the region's highly skilled workforce. In 2021, 40% of the population had a bachelor's degree or above.

Wilmington's economy has recovered rapidly from the COVID-19 pandemic. The unemployment rate was just 2.9% in November 2021, compared to a cyclical high of 15.2% in April 2020. The local economy has added 7,200 jobs in the 12 months to November 2021. This corresponds to a growth rate of 5.6%.

MAJOR INDUSTRIES & EMPLOYERS

Wilmington's economy has become increasingly diversified in recent years, with professional services, fintech, and clinical research among the fastest-growing industries. As home to North Carolina's largest port, logistics, manufacturing, and warehousing/distribution also play a significant role in the local economy. Celebrity sightings are common in the Wilmington area, which has served as a filming location for many major movies and TV shows since the 1980s. EUE\Screen Gems Studios in Wilmington is the largest full-service production facility east of California.



All interested prospects are advised to do their due diligence. Information displayed herein is believed to be accurate but listing broker makes no representations or warranties to the accuracy of the information herein. Prices and terms subject to change without notice.

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