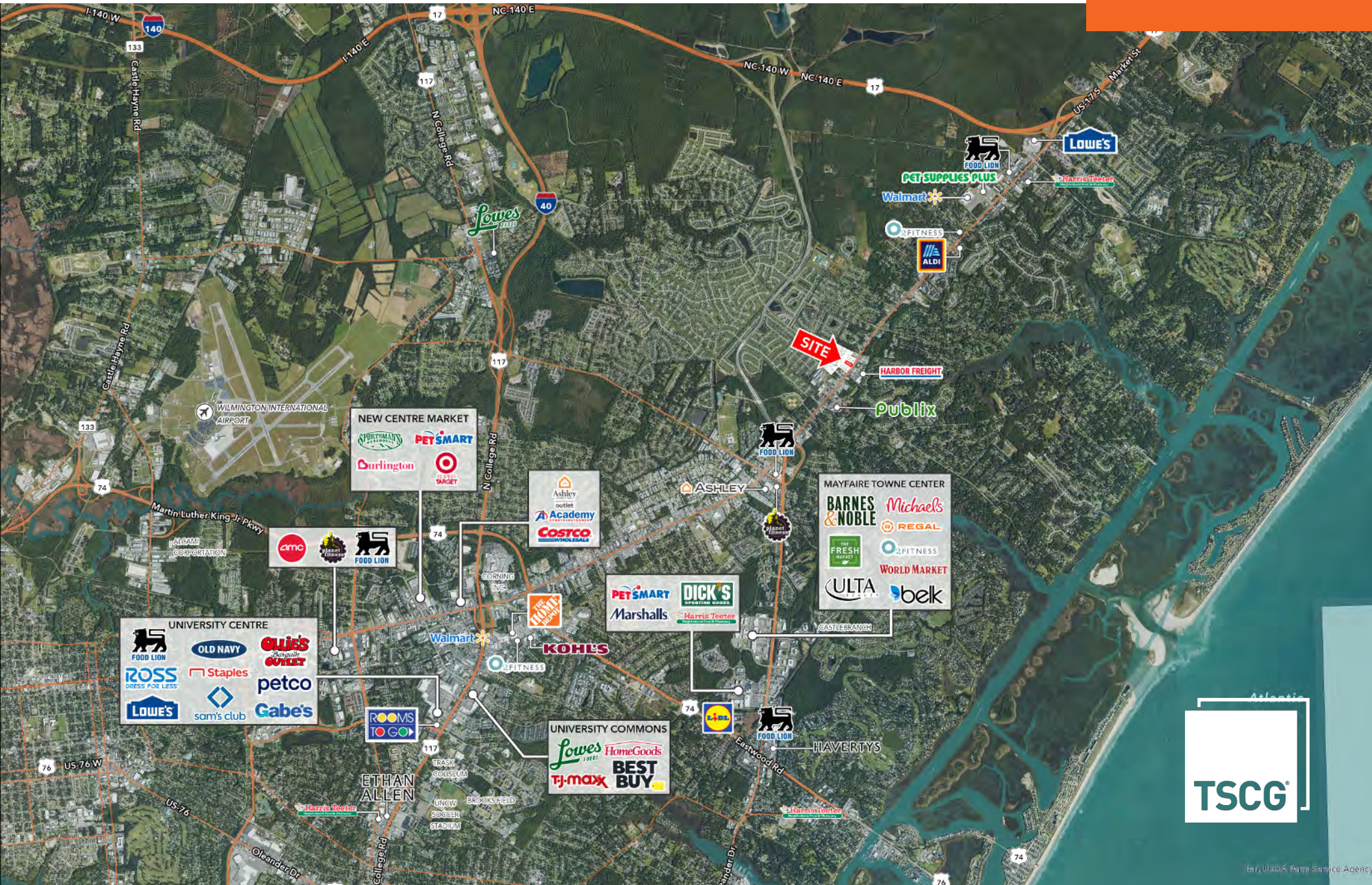


0.92 ACRE PAD SITE

US-17 & LENDIRE RD, WILMINGTON, NC 28411

AVAILABLE





PROPERTY OVERVIEW

This 0.92 acre pad site located in Wilmington, North Carolina is a prime spot for retail development in a rapidly growing area.

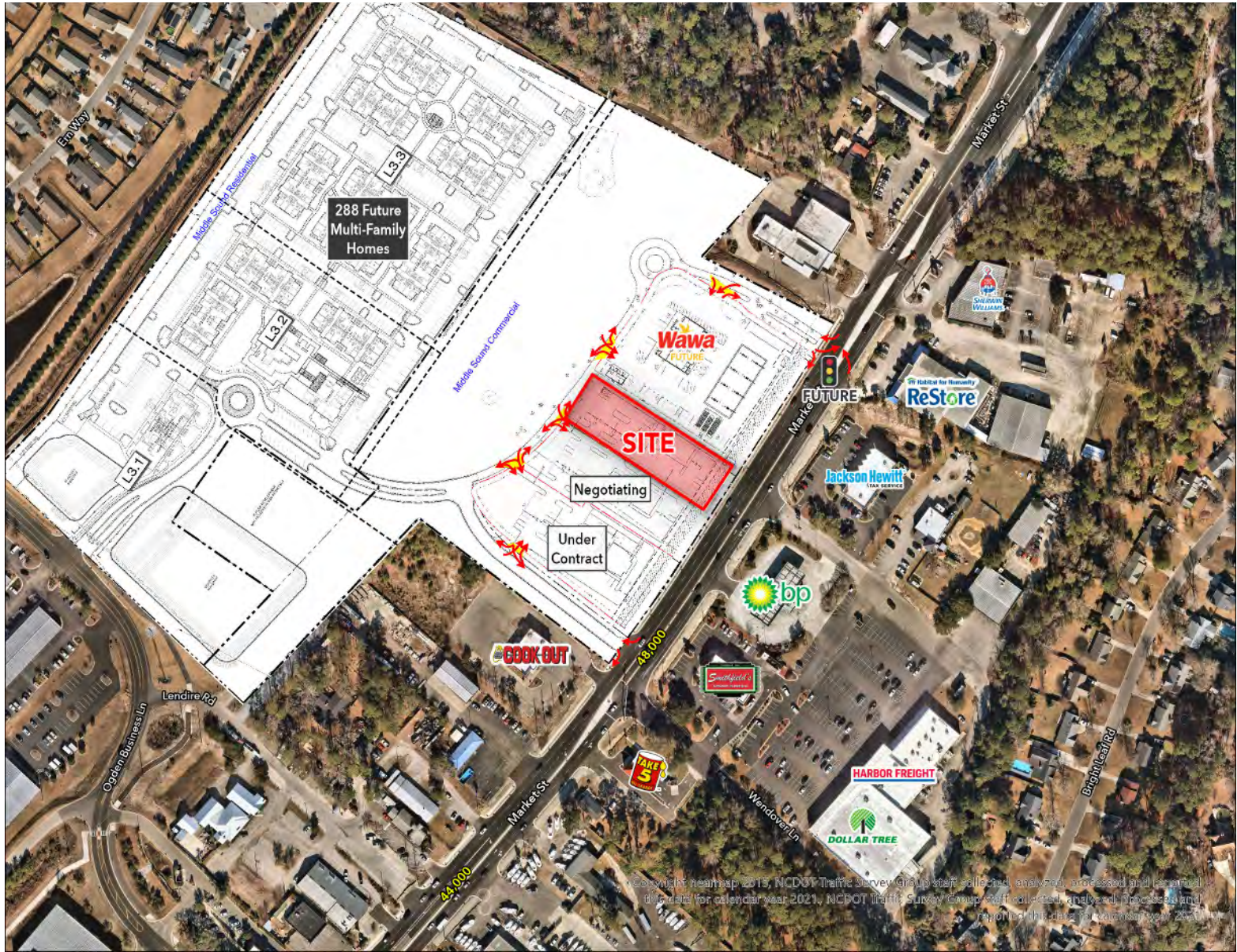
PROPERTY HIGHLIGHTS

- This site sits along high traffic Market Street (48,000 AADT) at a new future stoplight
- The center is surrounded by strong household incomes in a quickly growing residential area of Ogden
- Positioned near the new exit to Military Cutoff Road which connects to NC-140

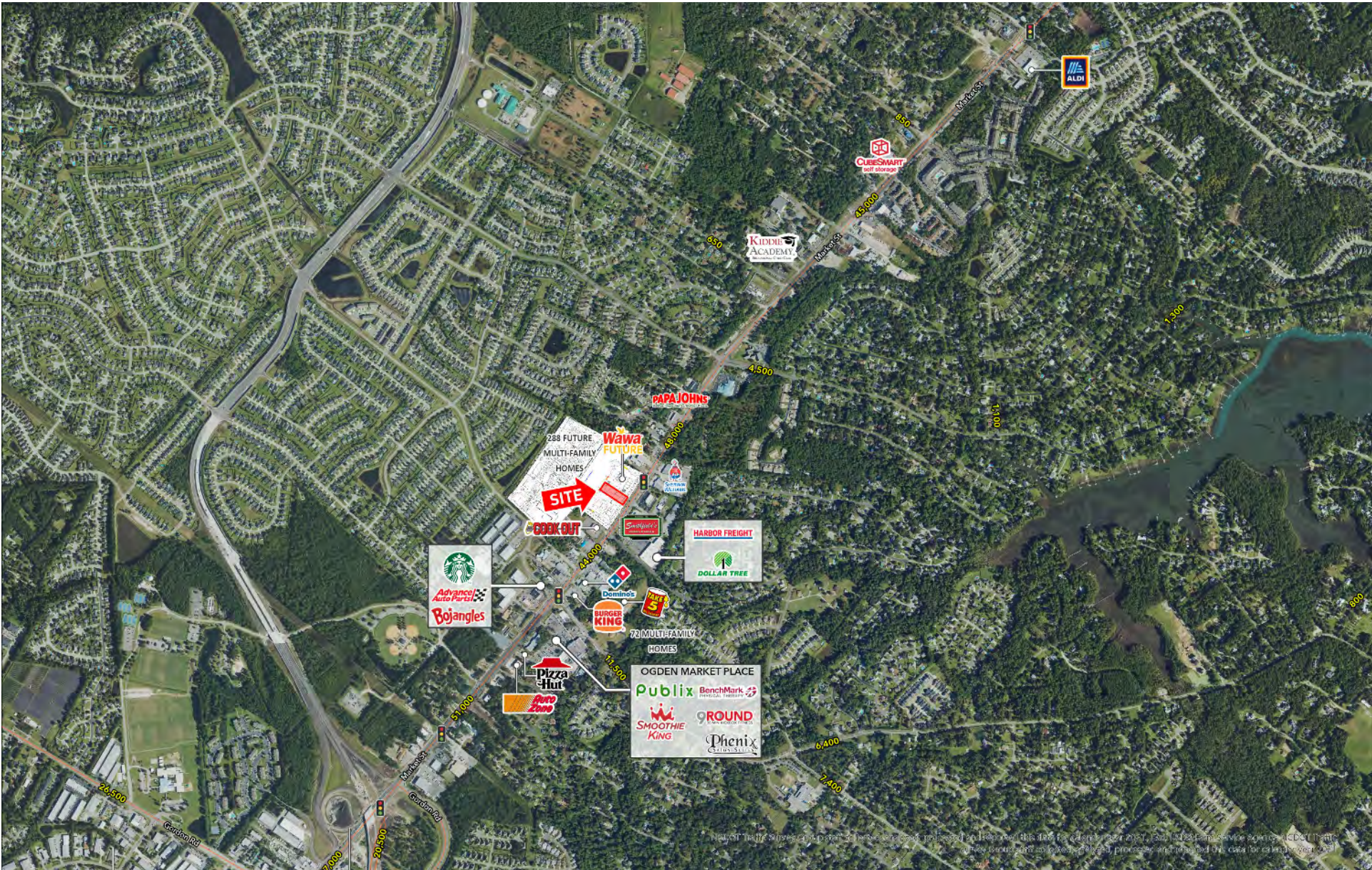
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 2025 Population Density	7,487	47,022	92,137
 2025 Daytime Population	2,414	22,716	62,686
 2025 Average HH Income	\$121,054	\$129,356	\$119,502

SITE PLAN



AERIAL OVERVIEW



EXCLUSIVE AGENT(S):

CONTACT



TYLER QUINN

tyler.quinn@tscg.com
919.380.8041

JEFF NIMMER, CCIM

jeff.nimmer@tscg.com
919.380.8041

TAYLOR DROUILLARD

taylor.drouillard@tscg.com
919.380.8041

4601 SIX FORKS ROAD
SUITE 405
RALEIGH, NC 27609
919.380.8041
TSCG.COM

TSCG