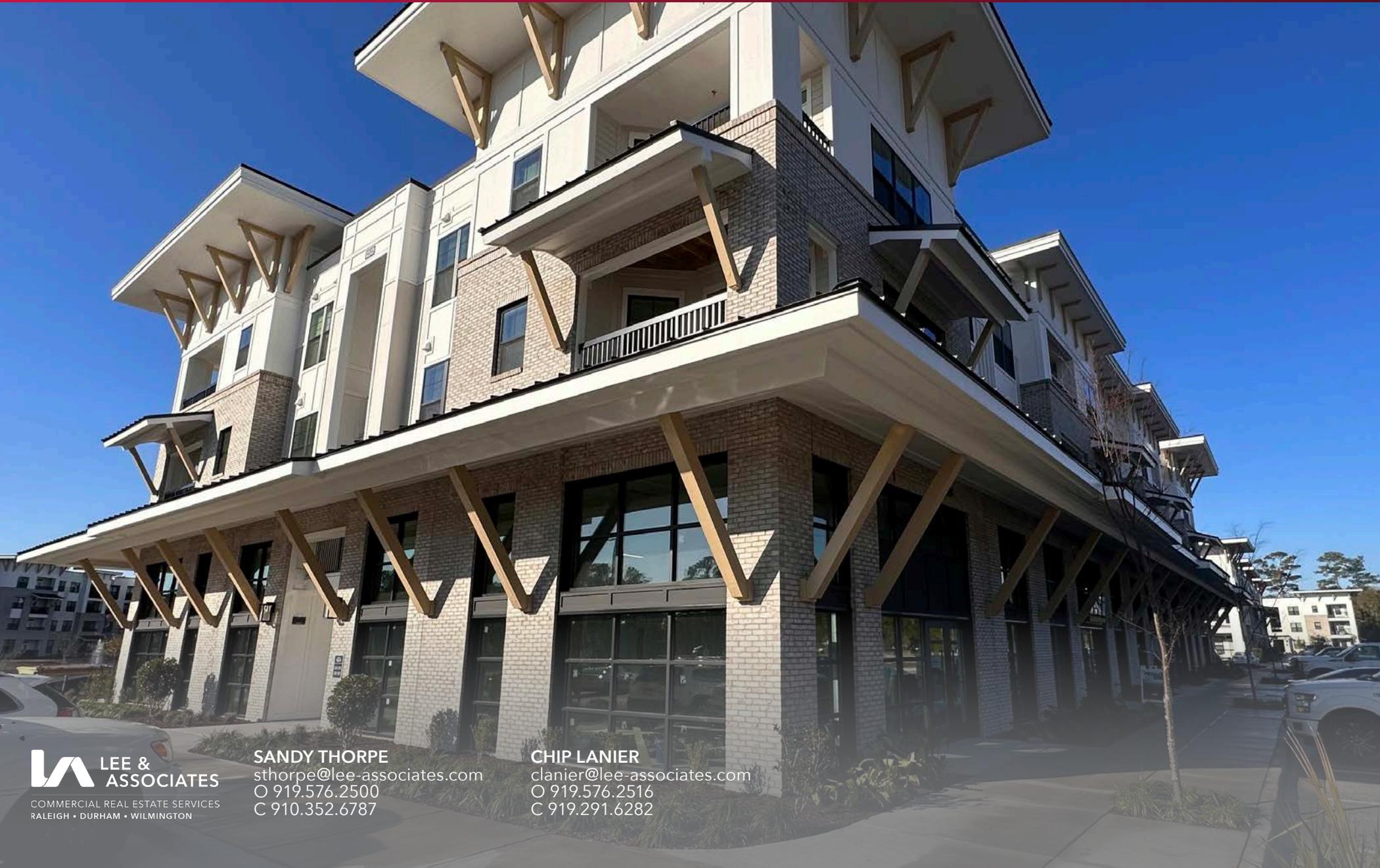


THE RANGE RETAIL

404 51ST STREET
WILMINGTON, NC 28409

RETAIL SPACE FOR LEASE



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

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PROPERTY OVERVIEW

Introducing a premier multi-tenant retail and hospitality building, located in the heart of New Hanover County. Spanning 12,208 square feet, this development is the latest project by renowned developers, East West Partners. With prime Oleander Road frontage, this property benefits from high visibility and excellent access to a growing commercial and residential hub.

The surrounding area has had significant growth, with over 345 new apartments completed and currently leasing, offering a steady stream of potential customers for retail and hospitality tenants. This location provides an exceptional opportunity for businesses seeking to establish a presence in a rapidly developing, high-traffic area.

SPACE DETAILS

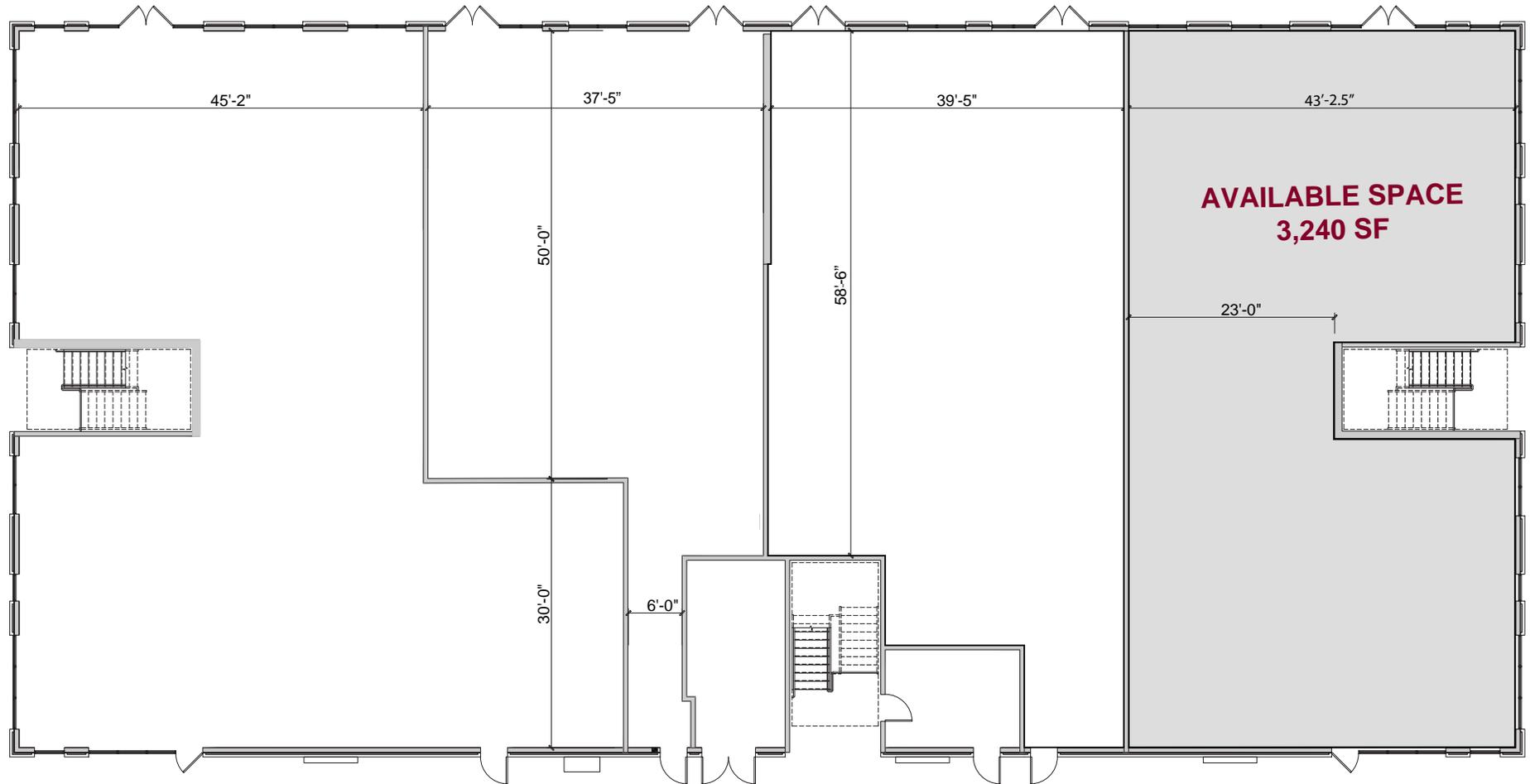
- **Availability:** 3,240 SF end-cap space
- Includes a grease trap
- Oleander Road Frontage
- 31,000 VPD on Oleander Drive



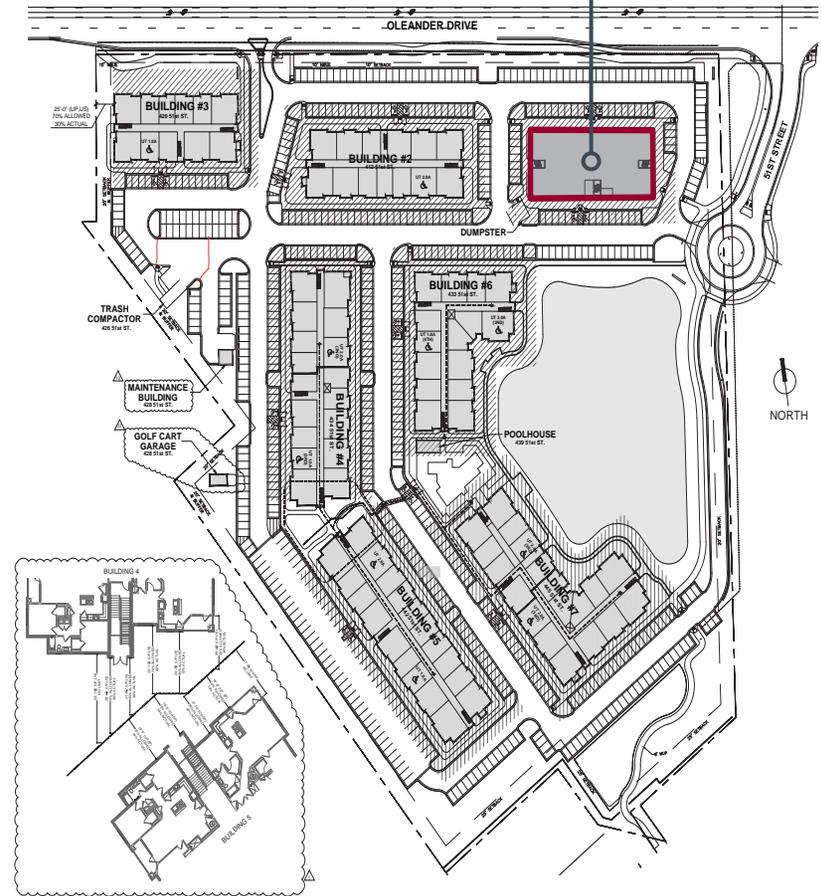
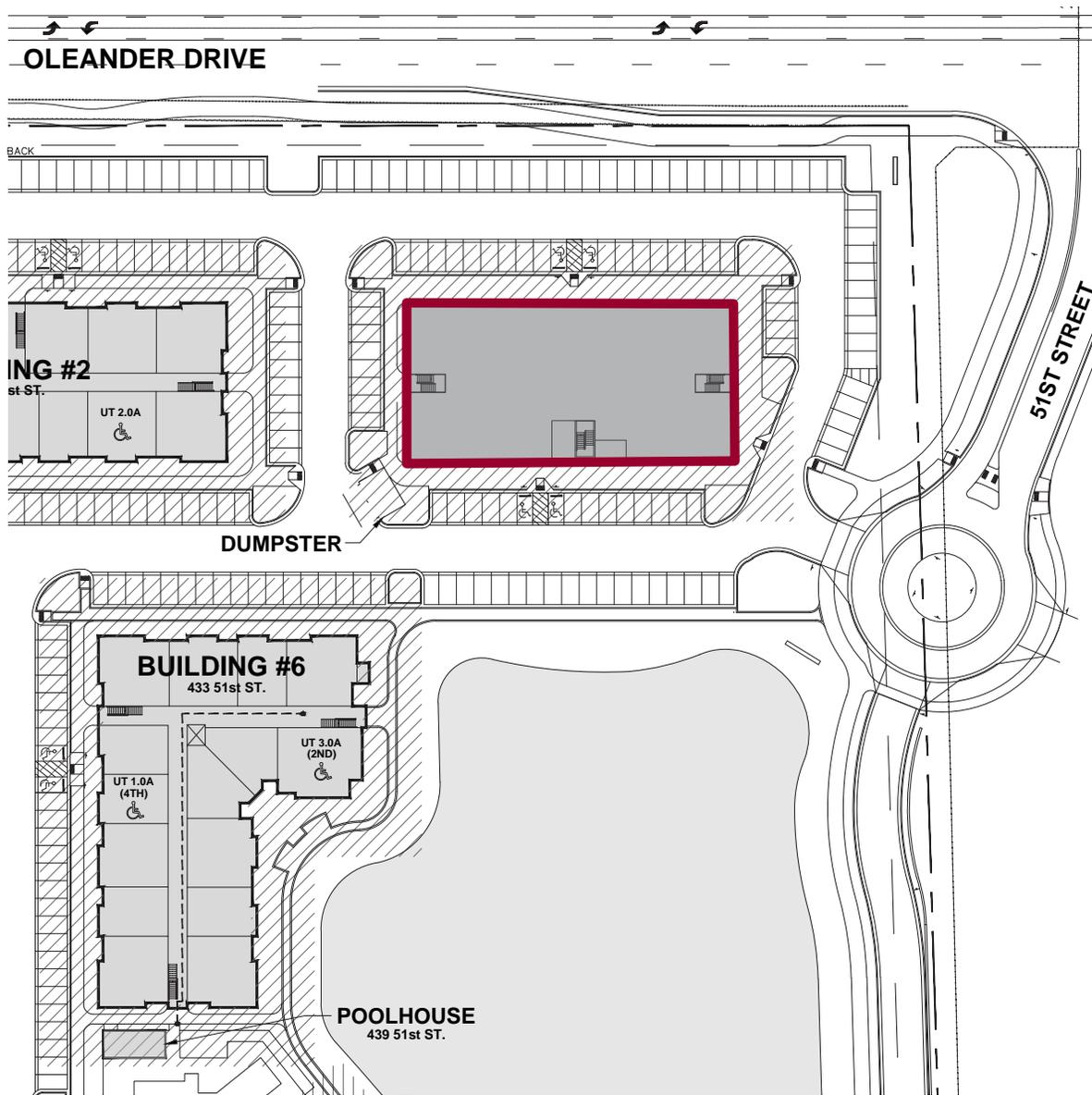
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 POPULATION			
TOTAL POPULATION	7,749	65,067	147,735
TOTAL DAYTIME POPULATION	7,304	88,251	177,503
2029 PROJECTION			
TOTAL POPULATION	8,696	68,480	154,368
TOTAL DAYTIME POPULATION	7,304	88,251	177,503
AVERAGE HOUSEHOLD INCOME			
2024	\$97,078	\$104,117	\$101,553
2029 PROJECTION	\$116,990	\$121,260	\$119,308
MEDIAN AGE			
	28.6	35.1	39.2

FLOOR PLAN



SITE PLAN



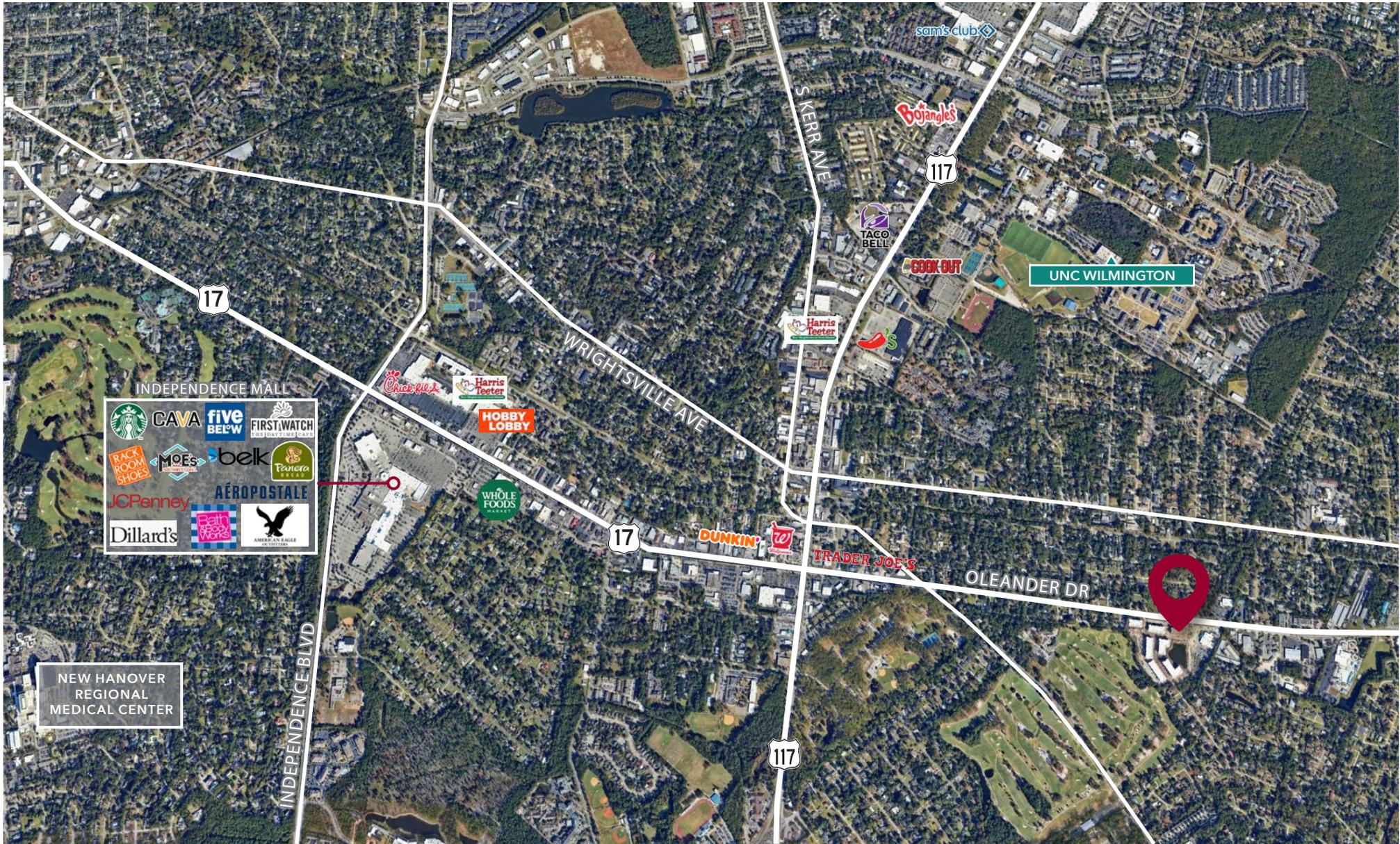
PHOTOS



AREA OVERVIEW



AERIAL MAP



WILMINGTON

IN THE MIDDLE OF IT ALL.

Wilmington, located in the southeastern part of North Carolina, is a vibrant and rapidly growing city that offers a mix of coastal beauty, rich history, and economic opportunity. Known for its charming downtown area, Wilmington boasts a picturesque waterfront, historic architecture, and a thriving arts and culture scene. It is also home to top-tier universities, which fuel the local talent pool.

The city's economy is diverse, with key industries including technology, healthcare, education, and manufacturing. Wilmington's port is one of the busiest on the East Coast, contributing to its economic growth, and the area continues to see development in sectors like renewable energy, film production, and logistics. With a high quality of life, excellent schools, and proximity to beautiful beaches, Wilmington has become an appealing place for families, professionals, and retirees alike. Its combination of coastal charm, economic growth, and expanding opportunities make Wilmington a prime location for both living and business.

NO. 1
FASTEST GROWING
METRO AREA IN THE U.S.
(RALEIGH NEWS & OBSERVER, 2025)

NO. 1
"CITY ON THE RISE"
IN 2024
(SOUTHERN LIVING, 2024)

45.8%
POPULATION WITH
BACHELOR'S DEGREE
OR HIGHER



UNC WILMINGTON

The University of North Carolina Wilmington (UNCW) is a public research university located in Wilmington, North Carolina that was founded in 1947. Known for its strong academic programs, UNCW offers undergraduate, graduate, and professional degrees across various fields, including business, education, sciences, and arts. Located on the North Carolina coast, it offers a vibrant campus life, emphasizing hands-on learning, sustainability, and community engagement. UNCW is also recognized for its NCAA Division I athletic programs.

OVER 18,800
TOTAL ENROLLMENT

72%
GRADUATION RATE



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