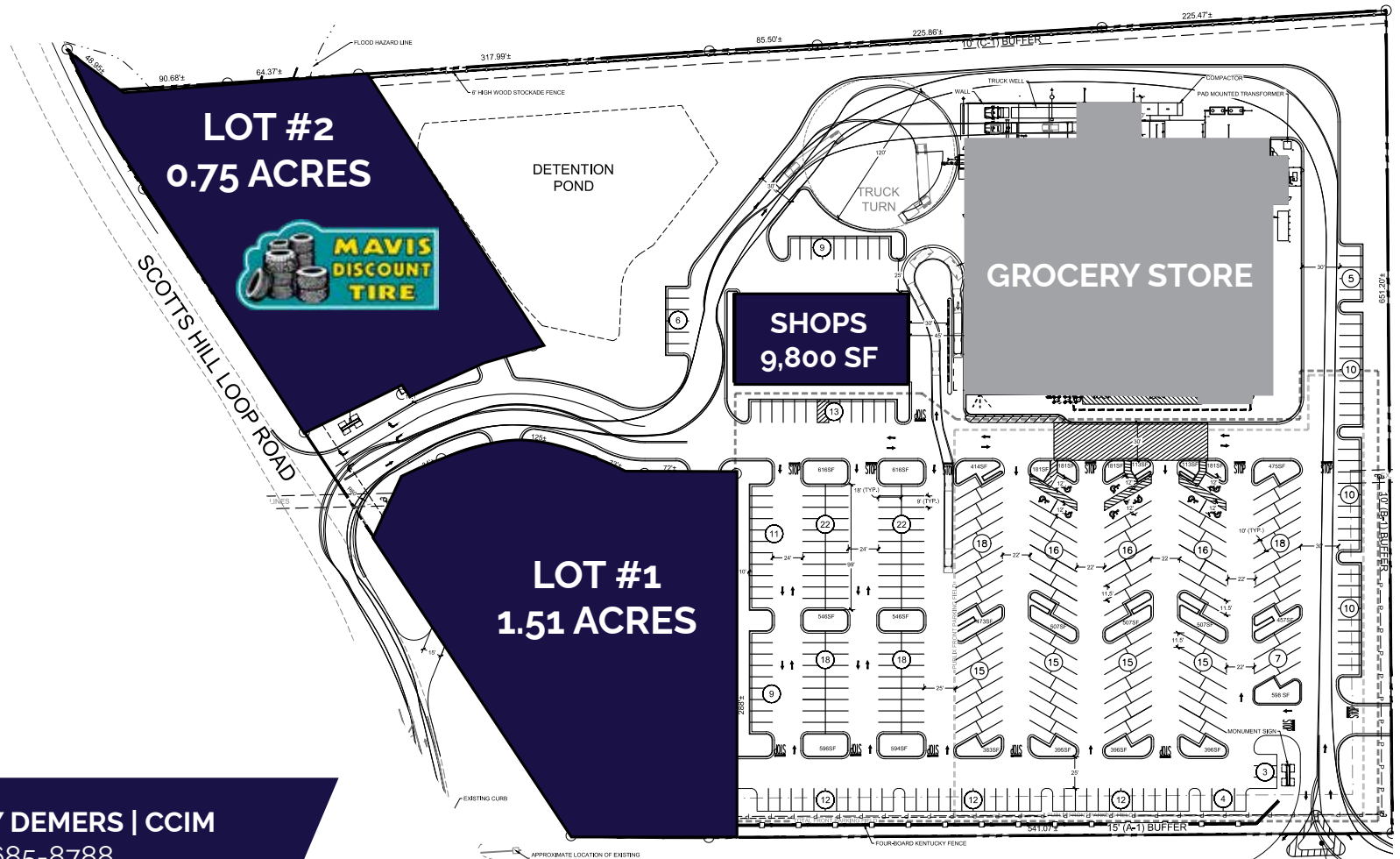


GROCERY ANCHORED SHOPPING CENTER & OUTPARCELS

FOR LEASE | WILMINGTON, NC



TROY DEMERS | CCIM
910-685-8788
troy@overtongroup.net
license no.: 299037 (nc)

LEASING SUMMARY



Outparcel/ Units	Space	Status	Lease Type
Outparcel # 1	1.51 Acres (Subdividable)	For Lease	BTS or Ground Lease
Outparcel # 2	0.75 Acres	Leased (Mavis Discount Tire)	-
Multi-Tenant Building	9,800 SF	For Lease	Call for Pricing
Anchor Tenant	50,325 SF	Under Negotiation	TBD

PROPERTY DESCRIPTION

Strategically located near growing residential neighborhoods and expanding commercial activity, these sites are zoned General Business (GB), allowing for a variety of uses including QSR, retail, and service-based businesses. It offers excellent visibility, direct access, while utilities will be brought to site and feature shared stormwater infrastructure, with the option to deliver graded or as-is.

The sites are surrounded by major developments including Amazon's new fulfillment center and several large-scale residential and healthcare projects. This property is a strong opportunity for operators or investors seeking long-term growth in a rapidly expanding market.

*Contact broker for user restrictions.

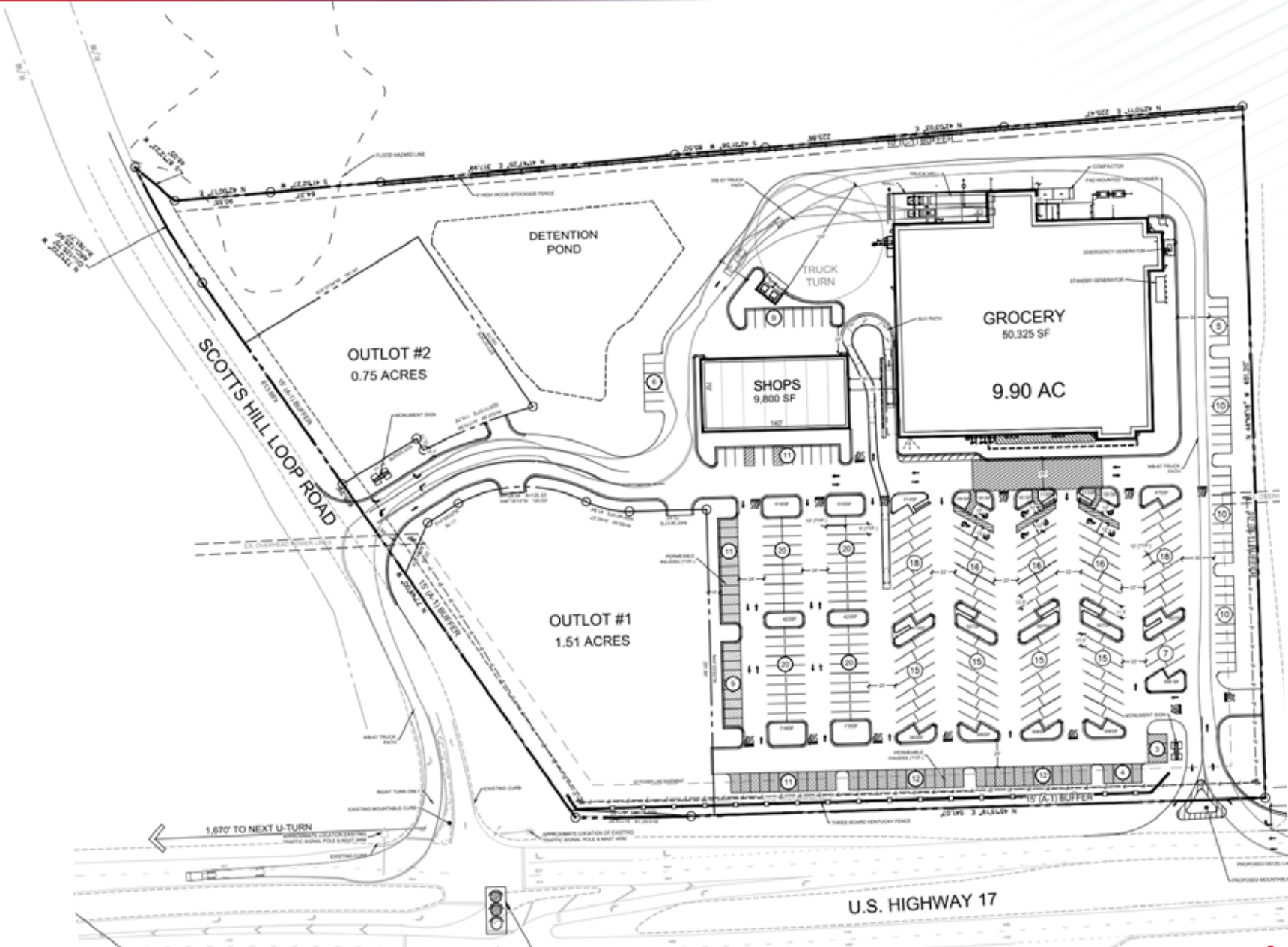
PROPERTY DETAILS	
Address	0 Scotts Hill Loop Road
Parcel ID	3271-30-9965-0000
Market	Wilmington
County	Pender
Type	Land
Lot Size	Lot # 1 Size: 1.51 acres Lot # 2 Size: 1.25 acres
Building Size	9,800 SF
Zoning	GB (General Business)

Estimated Development Outline

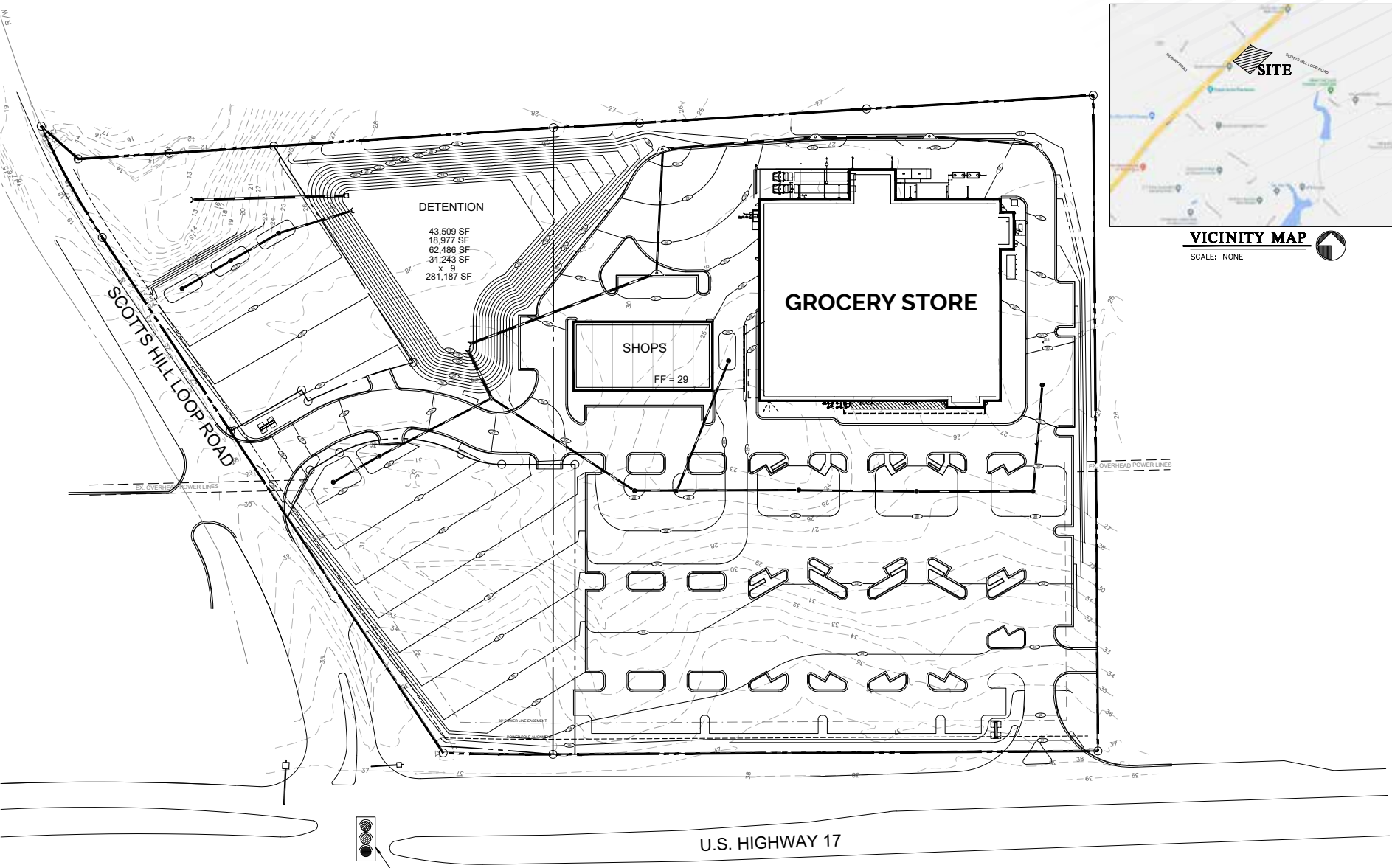




Site Plan



Preliminary Grading Plan



Market Overview

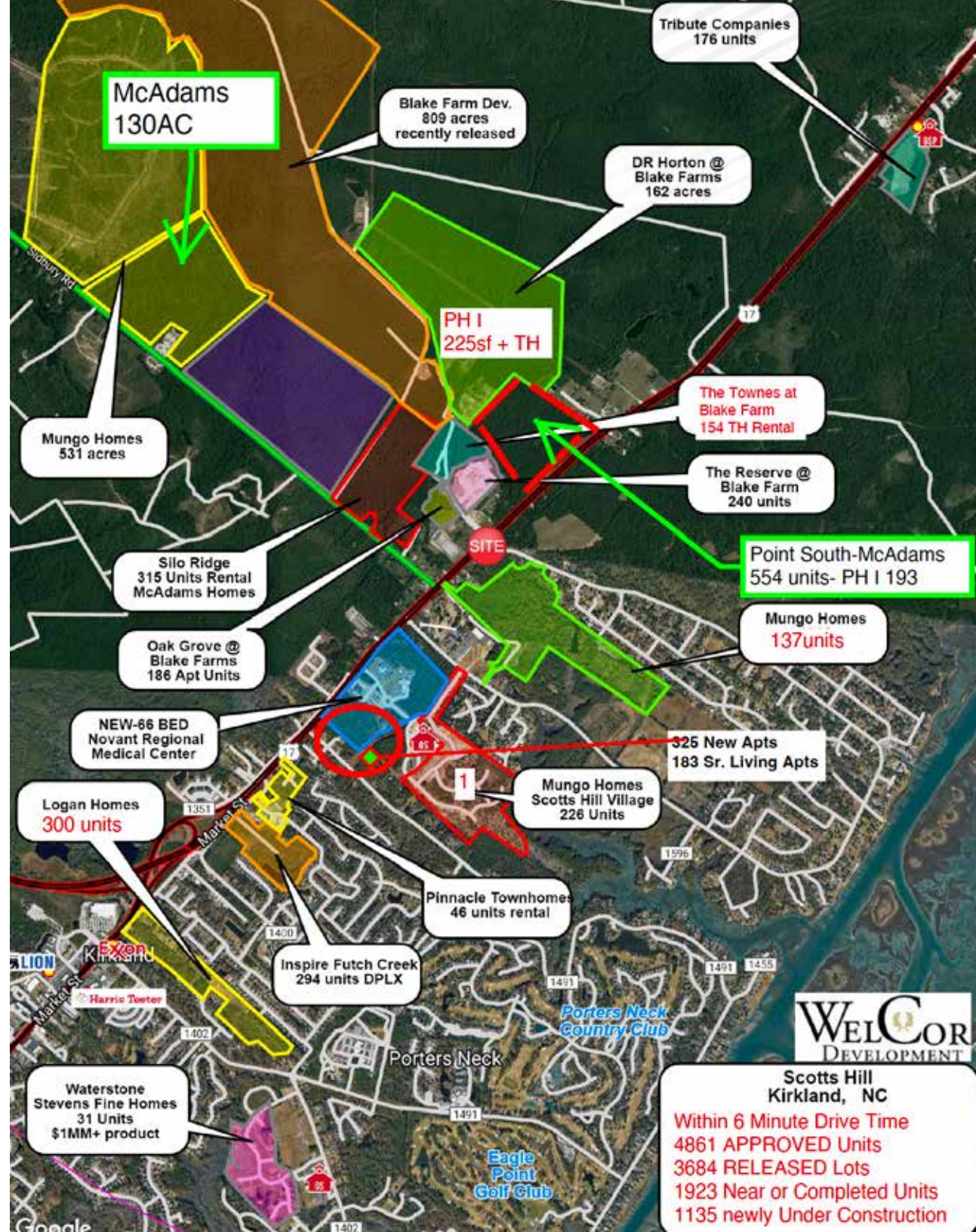


Wilmington, NC

Wilmington's economy has undergone significant diversification in the last decade, transitioning from a tourism-centric focus to a hub for professional services and innovation. Key industries now include financial technology, clinical research, logistics, manufacturing, and food processing, reflecting the city's dynamic economic growth. The professional and business services sector has grown by an impressive 31% between 2010 and 2020, while the trade, transportation, and utilities sector, along with education and health services, each saw a 22% increase in jobs. Wilmington's commitment to fostering business growth is exemplified by companies like Amazon, which recently announced a \$12 Billion investment and plans to create over 100 new jobs in Wilmington.

With a population of 130,818 in 2023, Wilmington is the eighth-largest city in North Carolina and continues to see steady growth, underscoring its appeal as a vibrant and livable city. As the principal city in the Wilmington Metropolitan Statistical Area, which includes New Hanover, Pender, and Brunswick counties, the region supports a population of 285,905. Since 2020, Wilmington's population has grown at an annual rate of 1.6%, with projections estimating it will reach 137,191 by 2028. This sustained growth reflects the city's attractiveness to families, professionals, and retirees seeking a balanced lifestyle in a flourishing community.

Scotts Hill Retail Development | PAGE 8



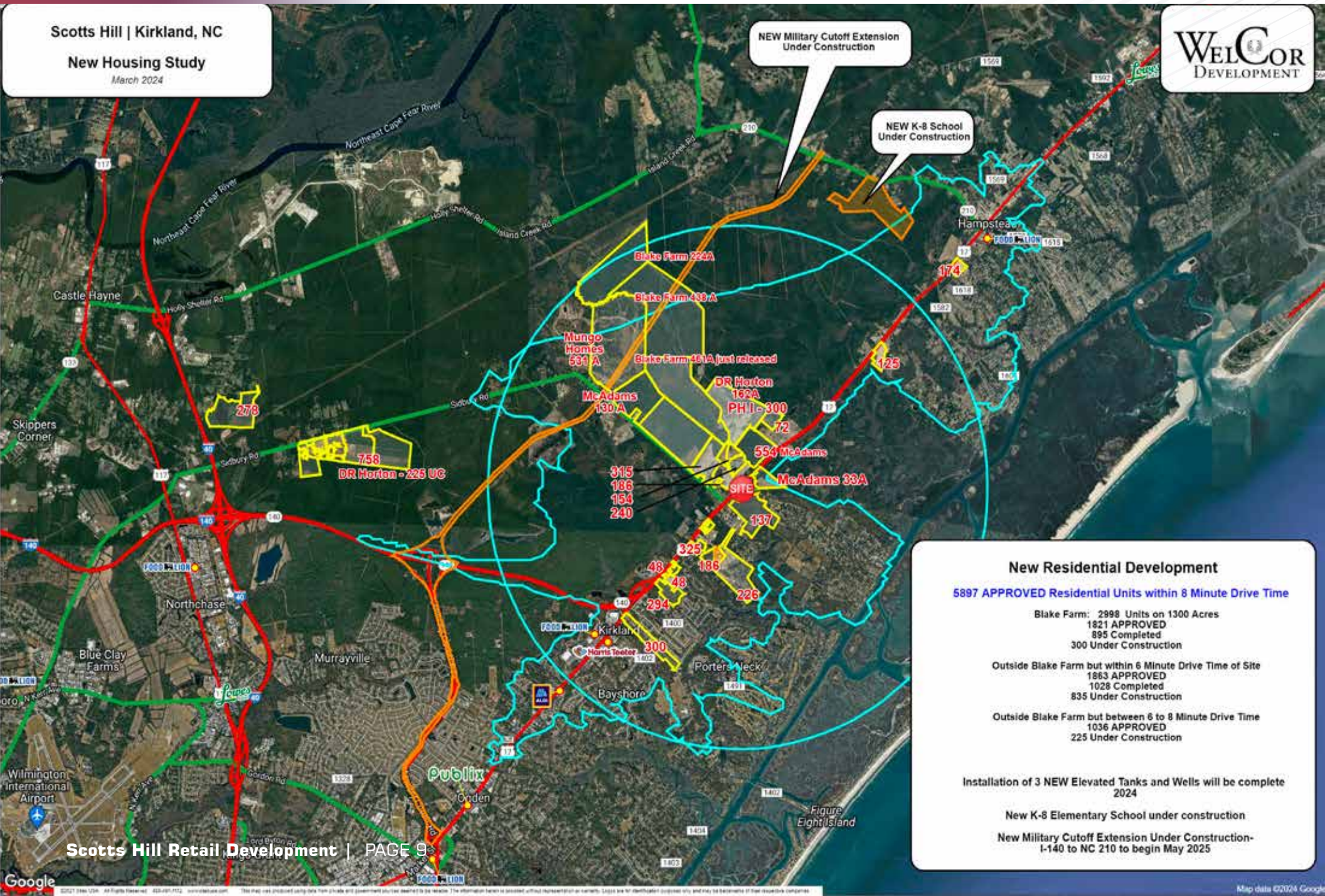
Housing Growth

Scotts Hill | Kirkland, NC

New Housing Study

March 2024

WELCOR
DEVELOPMENT



Nearby Development

Highway 17 & Scotts Hill Loop Road Corridor

This corridor is rapidly transforming into a vibrant commercial destination, with several new developments underway. Planned quick-service restaurants, retail, and service-oriented businesses are capitalizing on the area's growing residential base and high-visibility location along the highway.



Amazon Robotics Fulfillment Center – Pender County, NC

Amazon is bringing over 1,000 jobs to Pender County with a new 650,000 SF robotics fulfillment center near Wilmington. Spanning four and a half levels and covering more than 11 football fields, it will be Amazon's largest facility of its kind in North Carolina.



Blake Farm – Master-Planned Community

Blake Farm is a 1,300-acre mixed-use community featuring over 2,200 planned residential units, including single-family homes, townhomes, and apartments. The development includes over 50 acres of commercial space and amenities like walking trails, a nature preserve, and a community farm, making it one of the most significant projects in Pender County.



Point South by McAdams Homes

A 77.6-acre mixed-use development approved by the Pender County Planning Board. Plans include 225 multi-family units, 133 single-family detached homes, 60 townhomes, and 20 acres designated for commercial use. The project is situated approximately a quarter-mile northeast of the intersection of Scotts Hill Loop Road and U.S. Highway 17.



Sweetgrass by Clayton Properties

Proposed residential development consisting of 228 homes to be built in three phases. Located at the corner of North Scotts Hill Loop and Highway 17. The project is currently paused due to tree ordinance requirements.



Scotts Hill Townhomes

A development of 125 townhomes under construction in front of the Whitebridge community. The project aims to provide additional housing options in the rapidly growing Scotts Hill area.



NHRMC Scotts Hill Community Hospital

A 66-bed satellite hospital focusing on orthopedic services, general surgery, and other medical services. Construction is underway at the corner of Highway 17 and South Scotts Hill Loop Road, expanding healthcare access in the region.

Nearby Development Map



Regional Map



GREENSBORO, NC
205 MILES



RALEIGH, NC
129 MILES



NORFOLK, VA
238 MILES



CHARLOTTE, NC
201 MILES



GREENVILLE, SC
309 MILES



FAYETTEVILLE, NC
92.3 MILES



WILMINGTON, NC

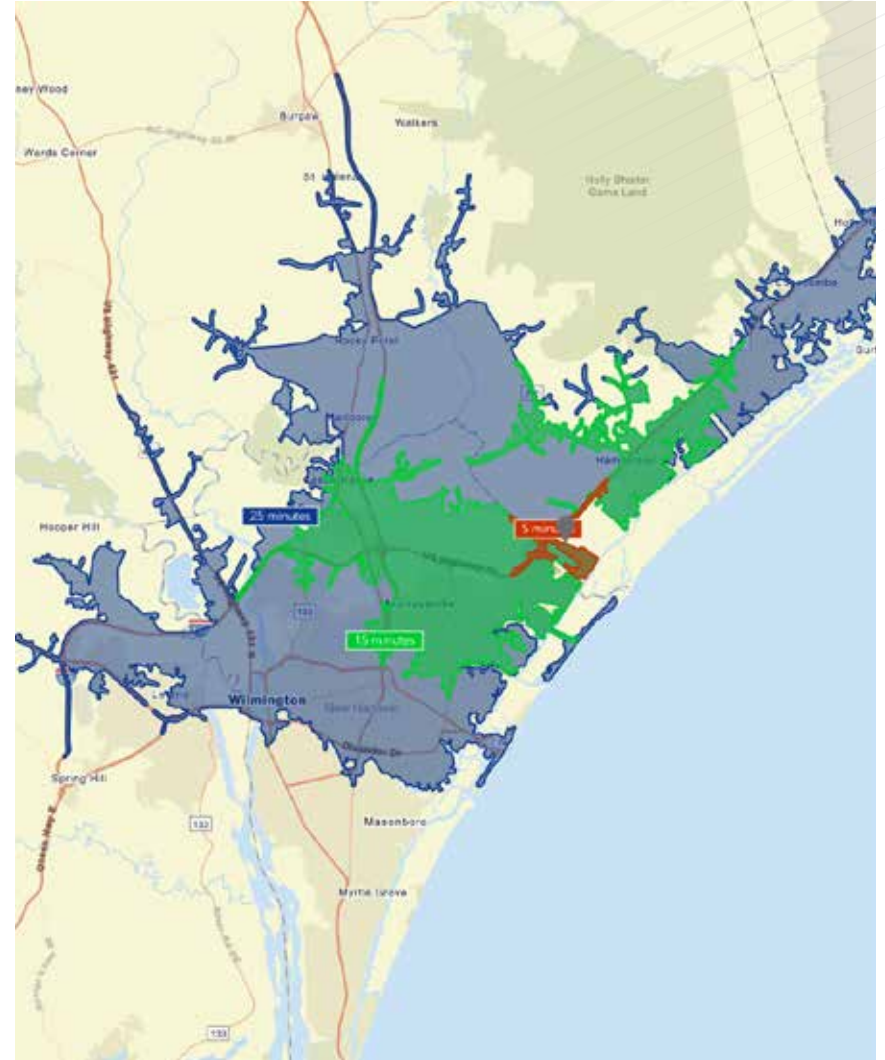


Demographics

Population	5 Minutes	15 Minutes	25 Minutes
Total Population	1,101	56,816	187,618
Median Age	45.4	41.7	39.1

Households & Income	5 Minutes	15 Minutes	25 Minutes
Total Households	419	22,977	79,449
# of Persons per HH	2.63	2.45	2.29
Average HH Income	\$157,370	\$116,506	\$101,264
Average Home Value	\$759,010	\$464,385	\$473,003

Demographics data derived from ESRI (2025)





FIRM LICENSE NO.

North Carolina: C20415 (NC); C34930 (NC); C38783 (NC)

South Carolina: 19887 (SC)