



0.92± ACRES OF LAND | 5012 OLEANDER DRIVE, WILMINGTON, NC

DON HARLEY, JR
MASON WATKINS
ROBBIE HARLEY

FOR SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpccommercial.com



**Sun Coast
Partners**
COMMERCIAL



5012 Oleander Drive Wilmington, NC 28403

ACREAGE*	0.92± Acres
SALE PRICE	\$950,000
PARCEL ID	R06108-009-005-000
ZONING	RO - Residential Office

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

0.92 +/- Ac of Land For Sale on Oleander Dr.

0.92± acres located along the highly visible Oleander Drive corridor in Wilmington, NC. The site benefits from excellent frontage on one of the city's busiest thoroughfares. Property is well positioned in a convenient midtown location with strong traffic counts and surrounding amenities. Zoned RO (Residential Office), the property allows for a wide range of residential and office-oriented commercial uses, offering flexibility for future redevelopment or adaptive reuse. The rear of the property adjoins the Wilmington Municipal Golf Course, providing a unique natural buffer and attractive setting. There is a residential dwelling on the property with Tenants in place. Please do not disturb.

Contact Broker with questions or to arrange property tour.

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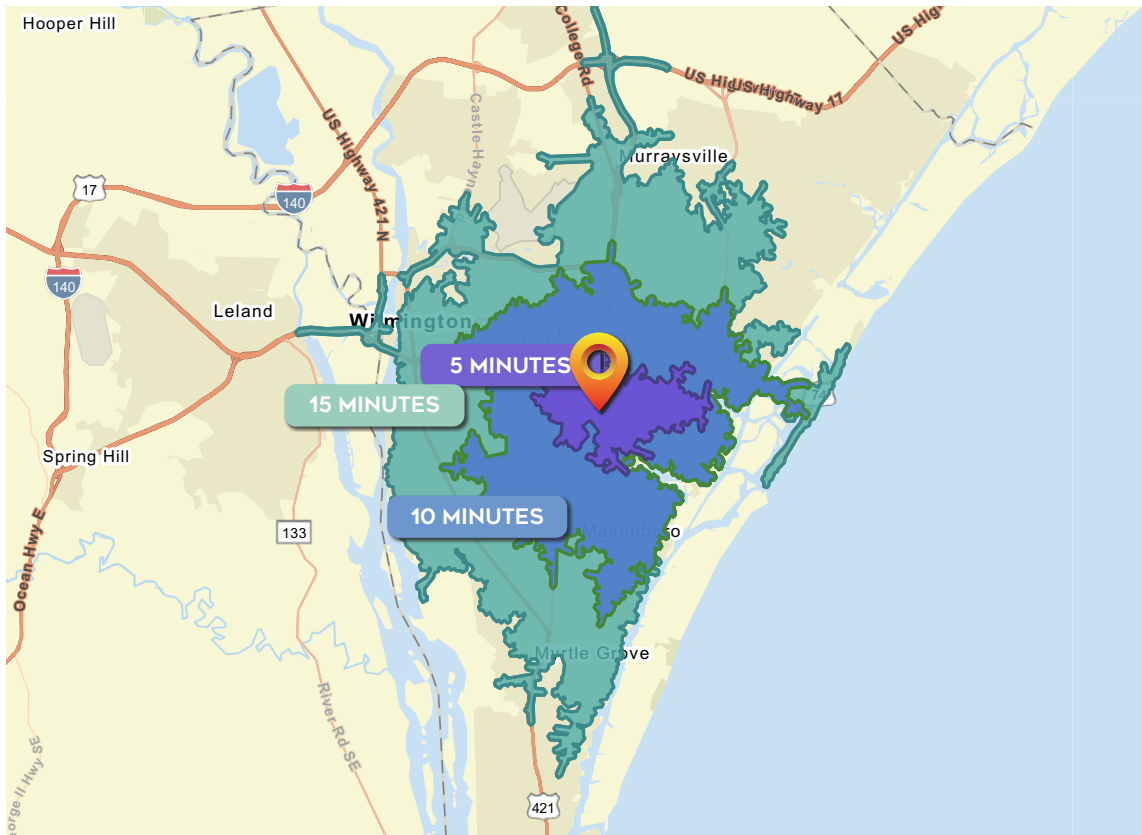
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910 262 3148
don.harley@scpcommercial.com

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robbie.harley@scpcommercial.com





DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	10,574	72,874	157,757
Average Age	34	35.6	39.4
Households	4,763	32,357	71,999
Average HH Size	2.10	2.11	2.11
Median HH Income	\$59,927	\$75,199	\$76,593
Average HH Income	\$93,888	\$112,333	\$107,876
Per Capita Income	\$42,288	\$50,393	\$49,545

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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