

# LAND FOR LEASE—COLLEGE ROAD

+/- 3.54 ACRES ON S COLLEGE ROAD, WILMINGTON, NC





## SUMMARY

Cape Fear Commercial is pleased to present this ± 3.54 acre hard-corner site located along one of the region's most heavily trafficked corridors. The property is offered as a ground lease, with the potential for subdivision for the right user and site design.

The site provides excellent visibility and direct access from both South College Road and Spirea Drive, making it well-suited for a wide range of retail, service, or mixed-use development.

Note: The property is currently improved with three structures: Tandoori Bites restaurant, Carolina BBQ & Seafood, and a residential building. **Please do not disturb existing tenants.**

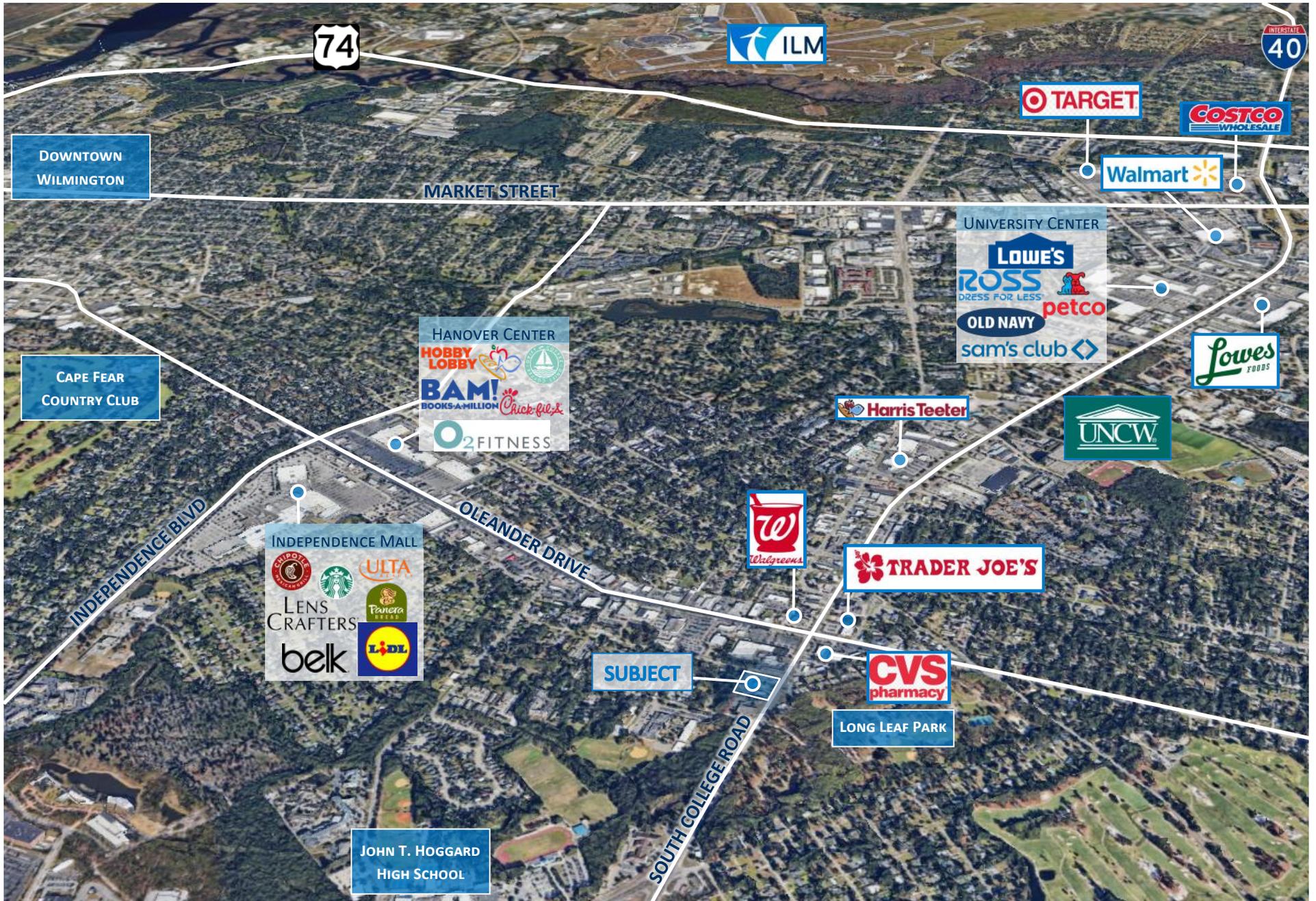
At this location at the intersection of Long Leaf Park, College Road sees up to 50,223 vehicles per day (NCDOT 2024).

## HIGHLIGHTS

- + ±3.54 Acres available for ground lease *(owners will consider subdividing)*
- + Located near the intersection of Oleander Dr. & College Rd.
- + High visibility and traffic counts
- + Ideal for redevelopment or build-to-suit opportunities

LOCATION	<b>1602, 1620 S College Road &amp; 4502 Spirea Drive</b> Wilmington, NC   New Hanover County
PARCEL IDs	R06106-006-001-000, R06107-012-002-001, R06107-012-002-000, & R06107-012-002-002
ZONING	RB (Regional Business), O & I (Office & Institution) & R-15 (Residential District)
ACERAGE	+/- 3.54 acres total (minimum ± 1.25)
GROUND LEASE	\$100,000 per acre annually—ability to subdivide

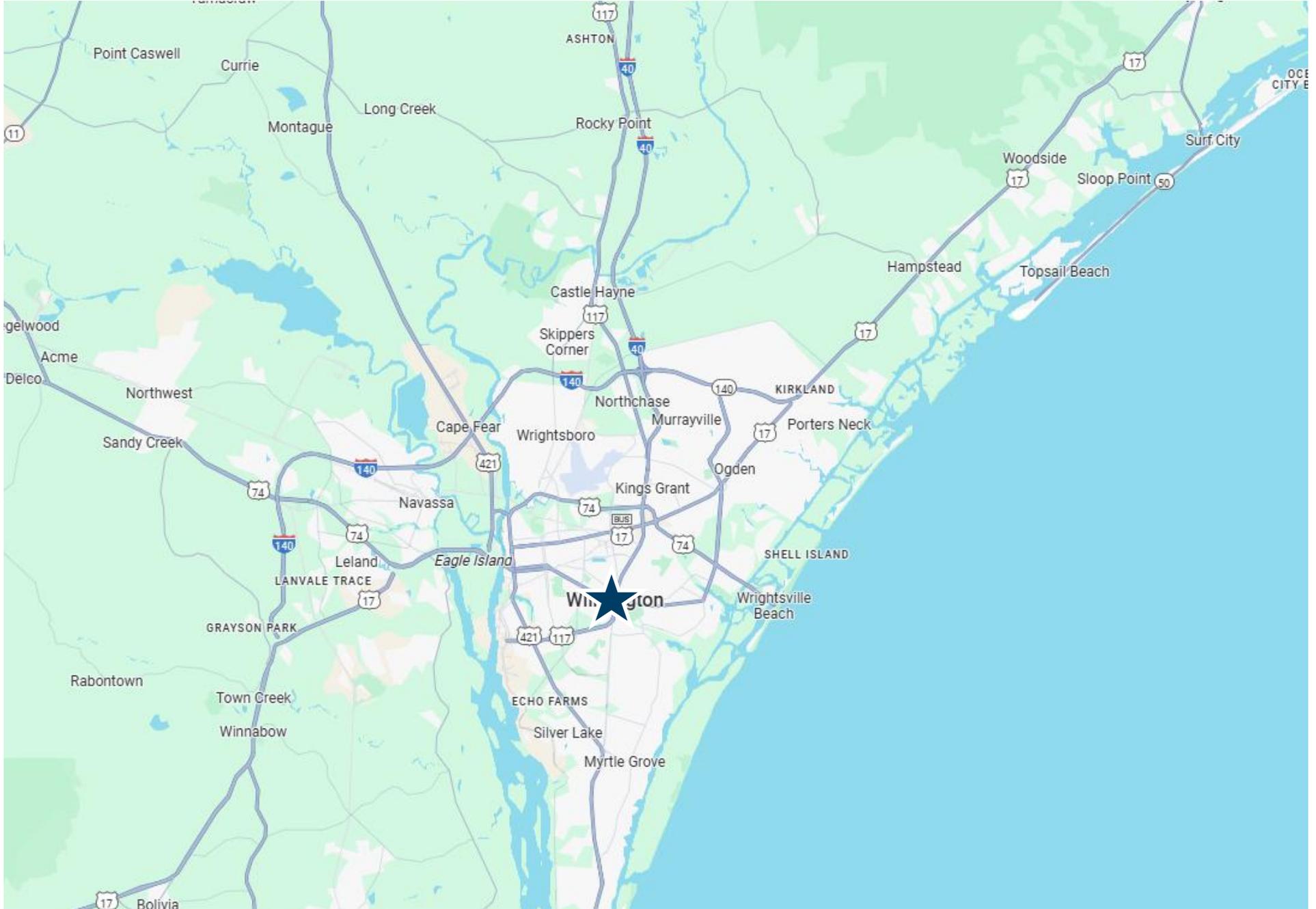
# MARKET AERIAL



# AERIALS



# LOCATION MAP





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