

FOR SALE: +/- 2,420 SF RETAIL BUSINESS

D. BAXTER'S | ANDERSON SQUARE | 4113 OLEANDER DRIVE

WILMINGTON, NORTH CAROLINA, NEW HANOVER COUNTY





SUMMARY

ADDRESS	Anderson Square 4113 Oleander Drive Wilmington, NC New Hanover County
AVAILABLE SF	Unit N: ± 2,420 SF
SALE PRICE	\$825,000
DESCRIPTION	The 30 year old D. Baxter's business, as well as all of it's current inventory, is included in the purchase of this ± 2,420 square foot corner unit retail/office space at Anderson Square. Located right at the entrance of Anderson square, this corner unit offers high visibility, lots of parking, and easy access to patrons.
LOCATION	Anderson Square is centrally located in the Midtown submarket of Wilmington along Oleander Drive. It sits in close proximity of Independence Mall, Whole Foods and UNCW, as well as the highly trafficked intersection of S. College Road & Oleander Drive.

PHOTOS

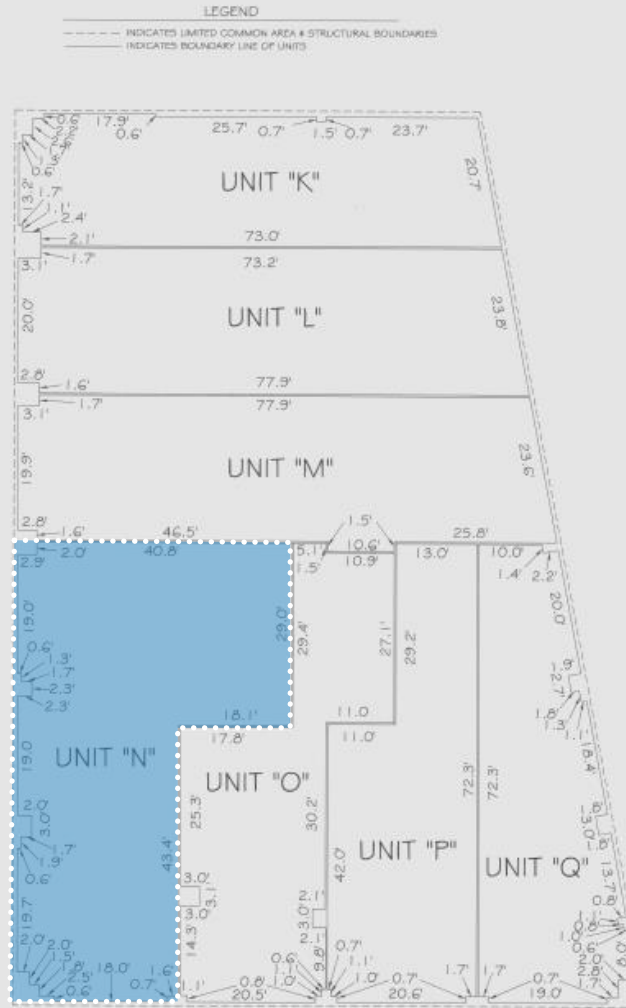


FLOOR PLAN

CERTIFICATION BY CORRIAN S. HARRIS, THE UNDERSIGNED AN ARCHITECT DULY REGISTERED TO PRACTICE UNDER THE LAWS OF THE STATE OF NORTH CAROLINA HEREBY CERTIFIES THAT THESE PLANS ENTITLED "PHASE II, ANDERSON SQUARE CONDOMINIUM" PRESENTED ON 1 SHEET OF SITE PLAN, AND 2 SHEETS OF FLOOR PLANS OF THE BUILDING ARE FILED WITH AND APPROVED BY NEW HANOVER COUNTY. THE PLANS FULLY AND ACCURATELY DENOT THE LAYOUT, LOCATION, CEILING AND FLOOR ELEVATIONS, UNIT NUMBERS, AND DIMENSIONS OF THE UNITS AS SHOWN.

Corrian S. Harris
CORRIAN S. HARRIS
N.C. REGISTRATION NO. 4890

- 1.) SQUARE FOOTAGE CALCULATED TO FACE OF STEEL STUD FRAMING.
- 2.) AT THE TIME OF THIS SURVEY ACoustic CEILING TILES OR TRAFFIC WORK NOT INSTALLED.



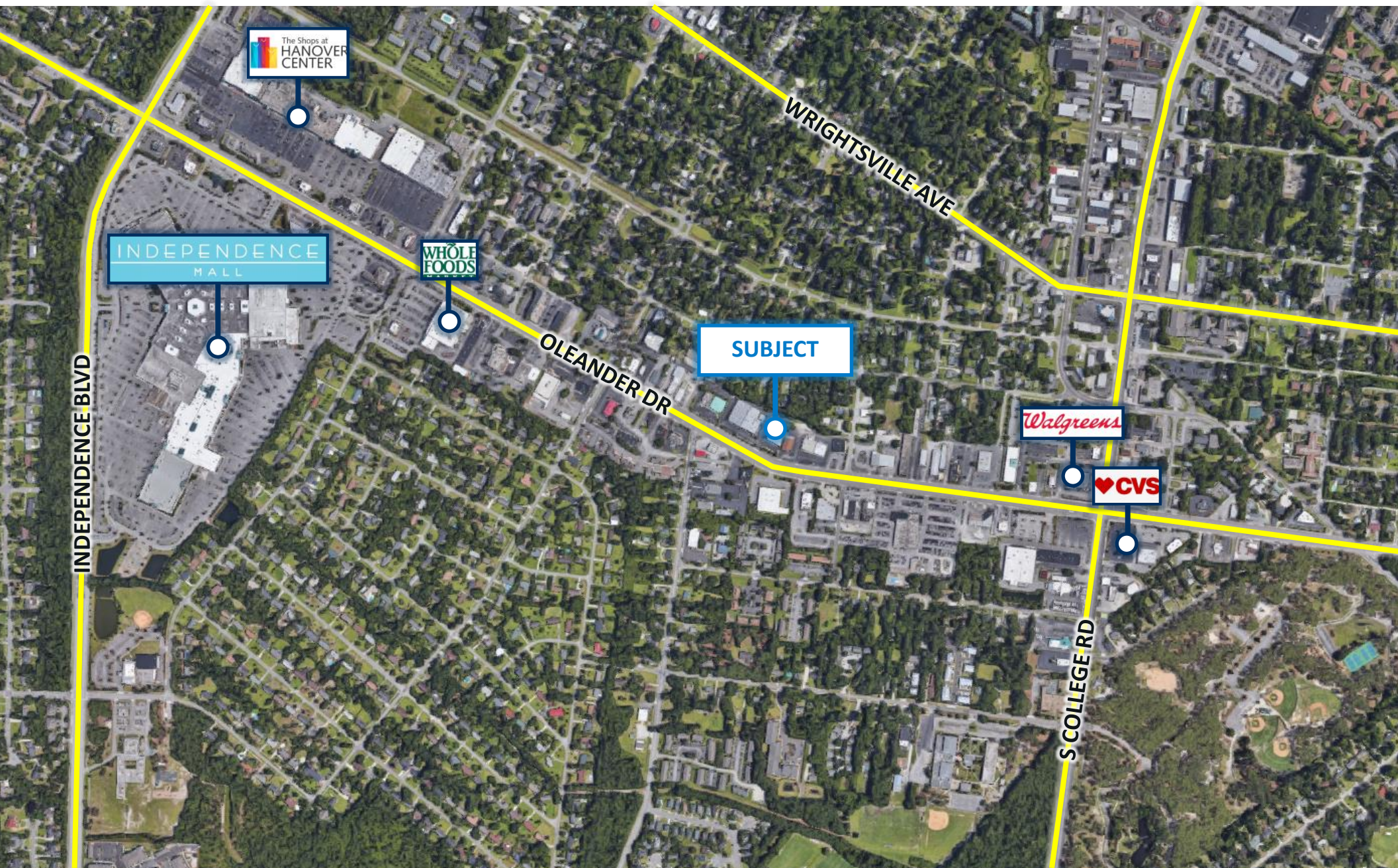
UNIT	CEILING HEIGHT	FLOOR ELEVATION	SQUARE FEET
A	VARIES	-45.0'	1,318 SQ. FTS.
B	VARIES	-43.0'	1,821 SQ. FTS.
C	VARIES	-45.0'	1,340 SQ. FTS.
D	VARIES	-45.0'	2,360 SQ. FTS.
E	VARIES	-45.0'	1,441 SQ. FTS.
F	VARIES	-45.0'	1,428 SQ. FTS.
G	VARIES	-45.0'	1,367 SQ. FTS.

MAP AND RECORDS TO LIST OF PLANNING DEPARTMENT DIVISION
12-21-05 *J. S. [Signature]*
DATE

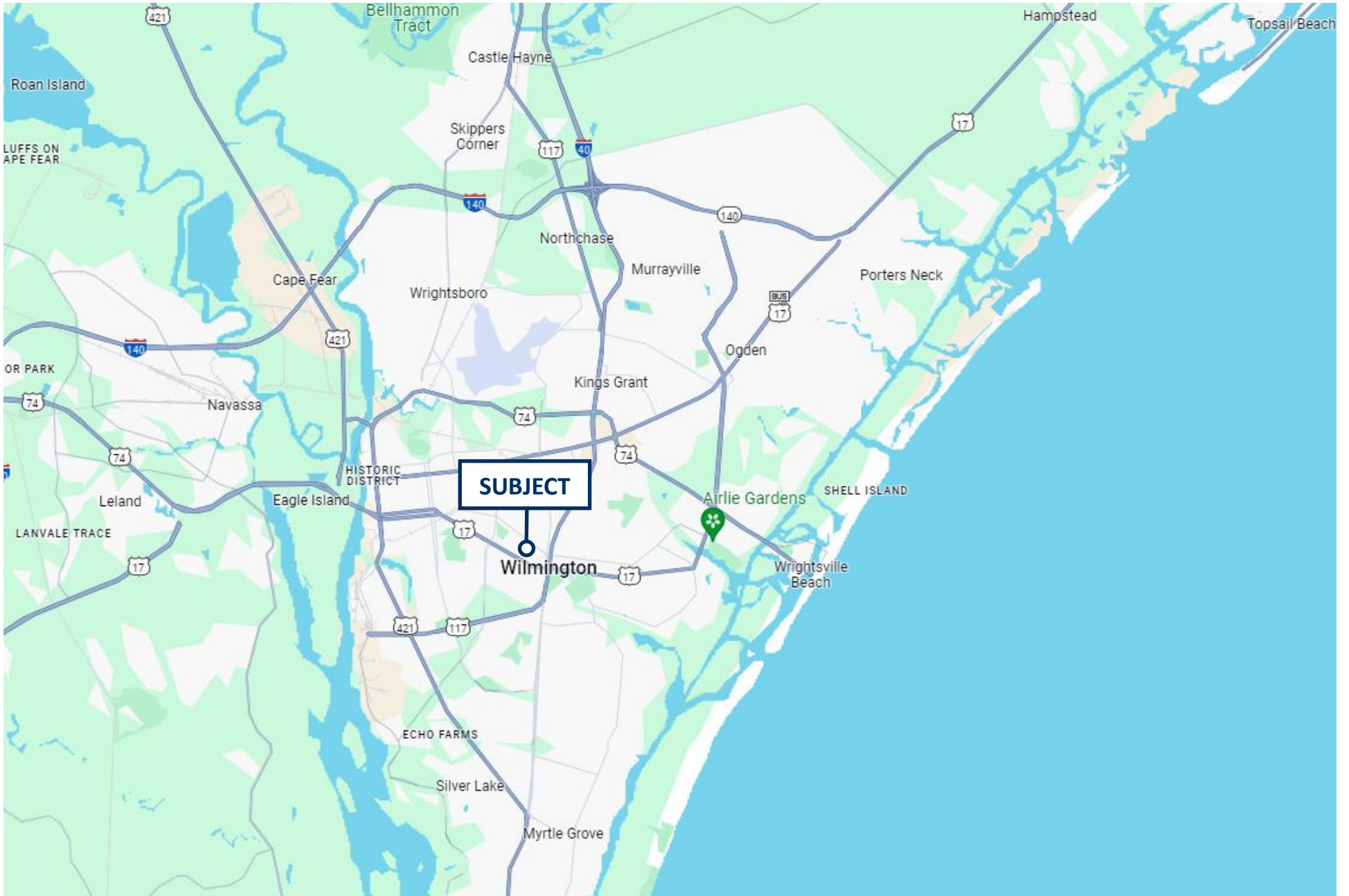
AERIAL MAP



AERIAL MAP



LOCATION MAP





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