

WILMINGTON, NC

# 902 S COLLEGE RD

HIGH PROFILE PROPERTY AVAILABLE FOR LEASE





## PROJECT DETAILS

902 S COLLEGE RD • HIGH PROFILE PROPERTY AVAILABLE FOR LEASE • RETAIL

### AVAILABLE SPACE

±0.81 Acres

### TRAFFIC COUNTS

34,000 ADT on S College Rd  
9,300 ADT on Wilshire Blvd

### PROPERTY HIGHLIGHTS

- Located at the signalized intersection of South College Rd and Wilshire Blvd
- Major retail corridor with 48,500 VPD on South College Rd
- Less than 1 mile from UNCW Campus

### LEASE RATE

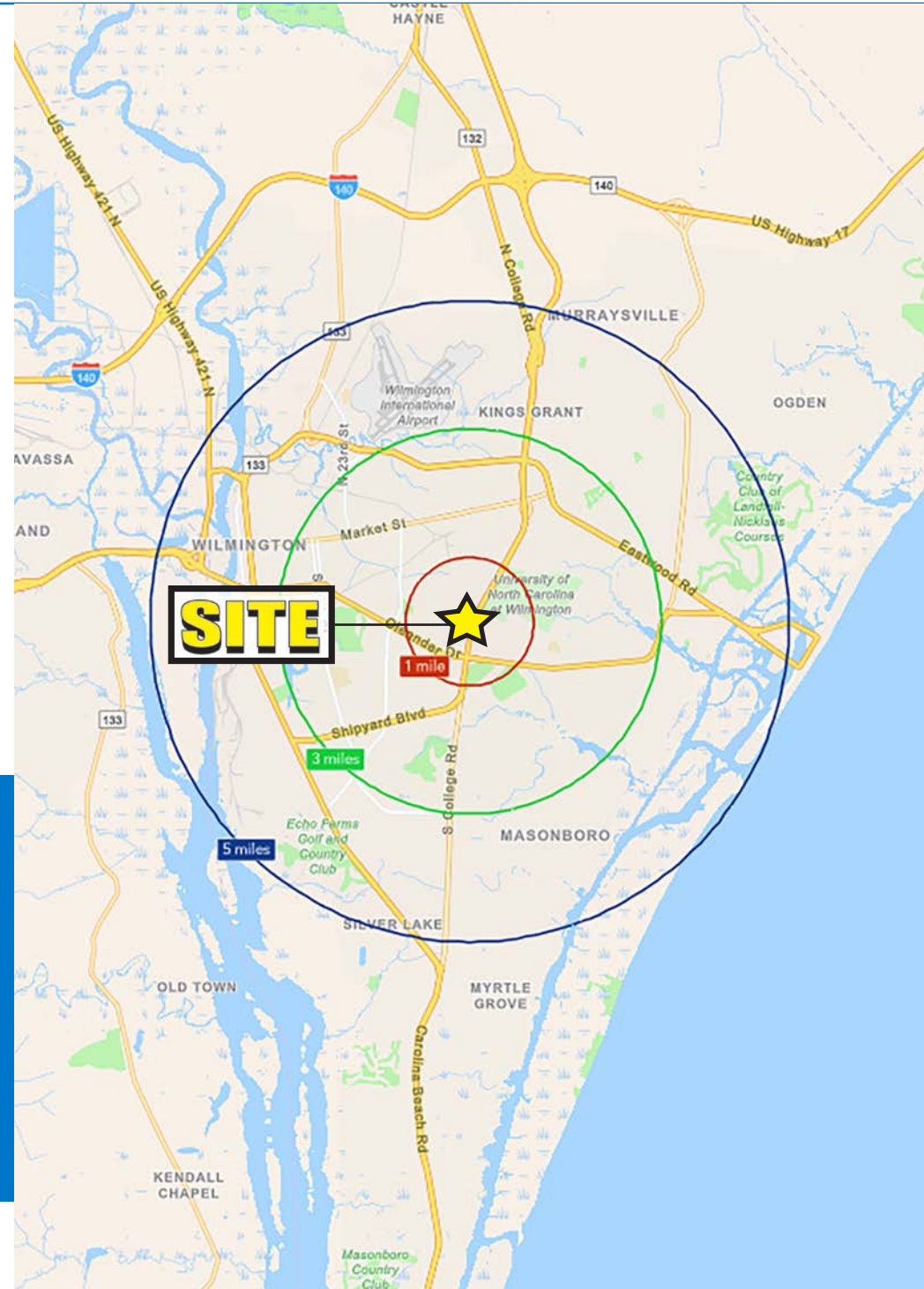
Call to discuss

### COUNTY

New Hanover

### MARKET

Wilmington



#### DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

#### TOTAL HOUSEHOLDS

4,632

33,999

70,417



#### TOTAL POPULATION

9,855

75,390

151,668



#### MEDIAN HH INCOME

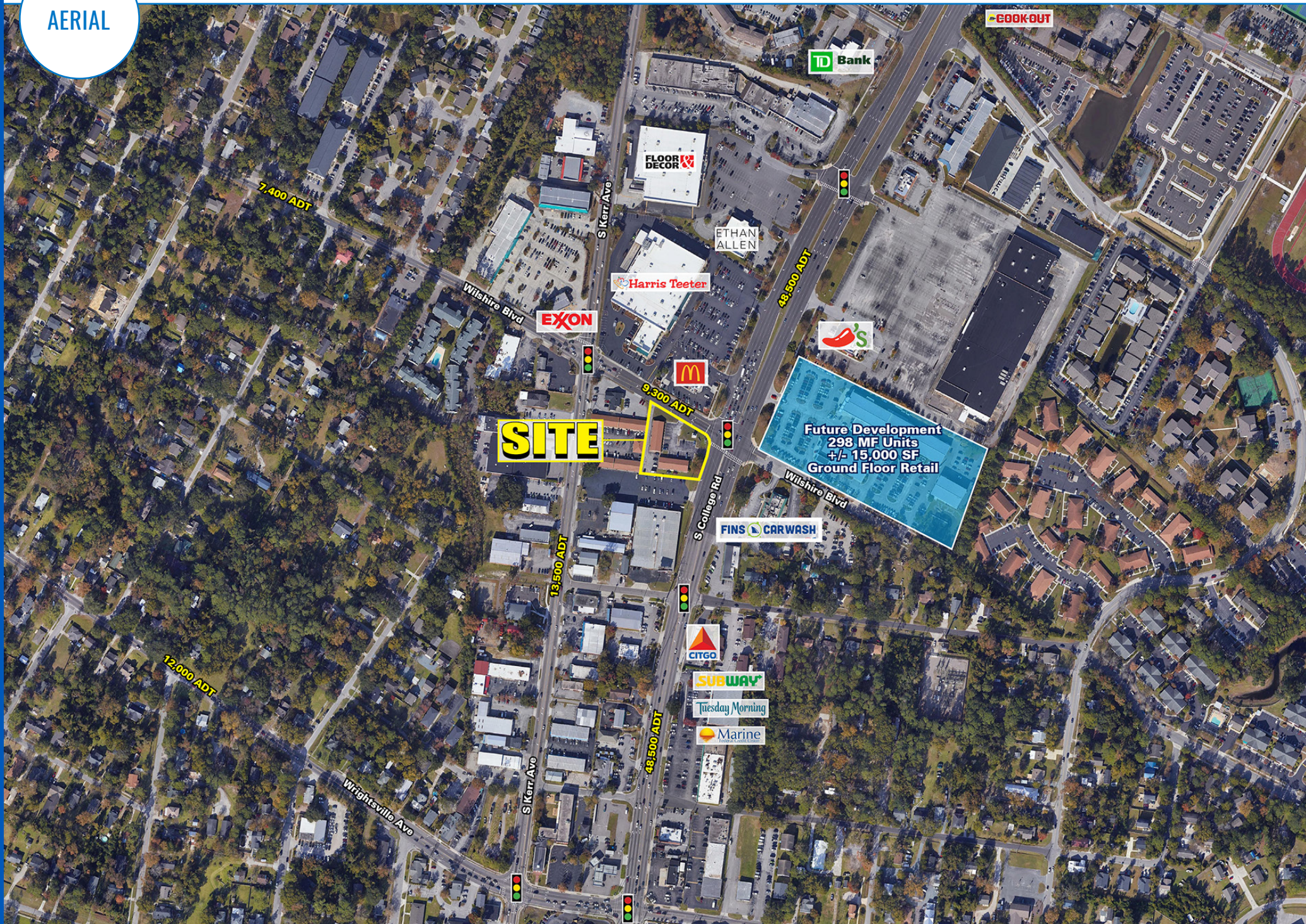
\$54,241

\$63,391

\$75,115

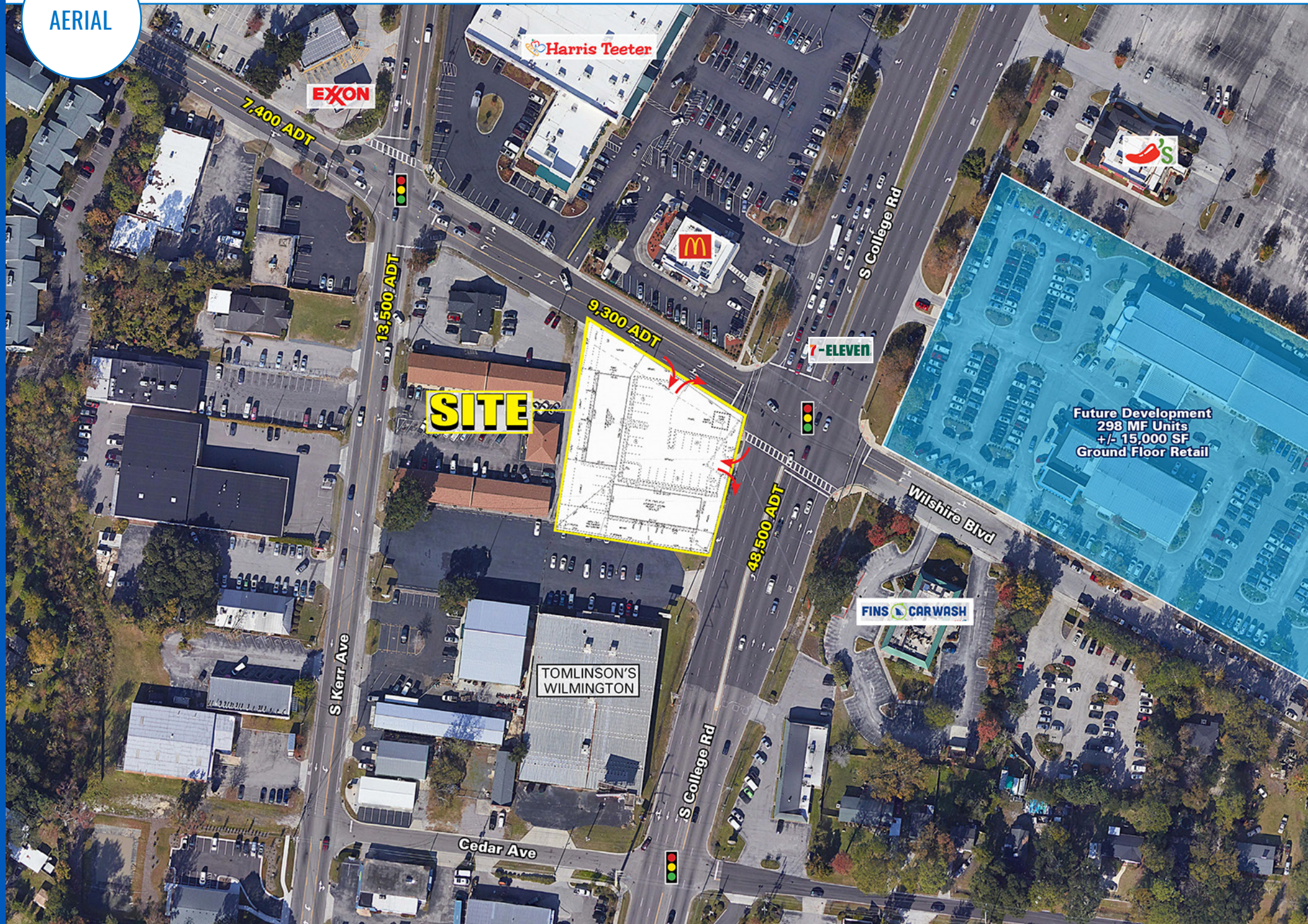


AERIAL



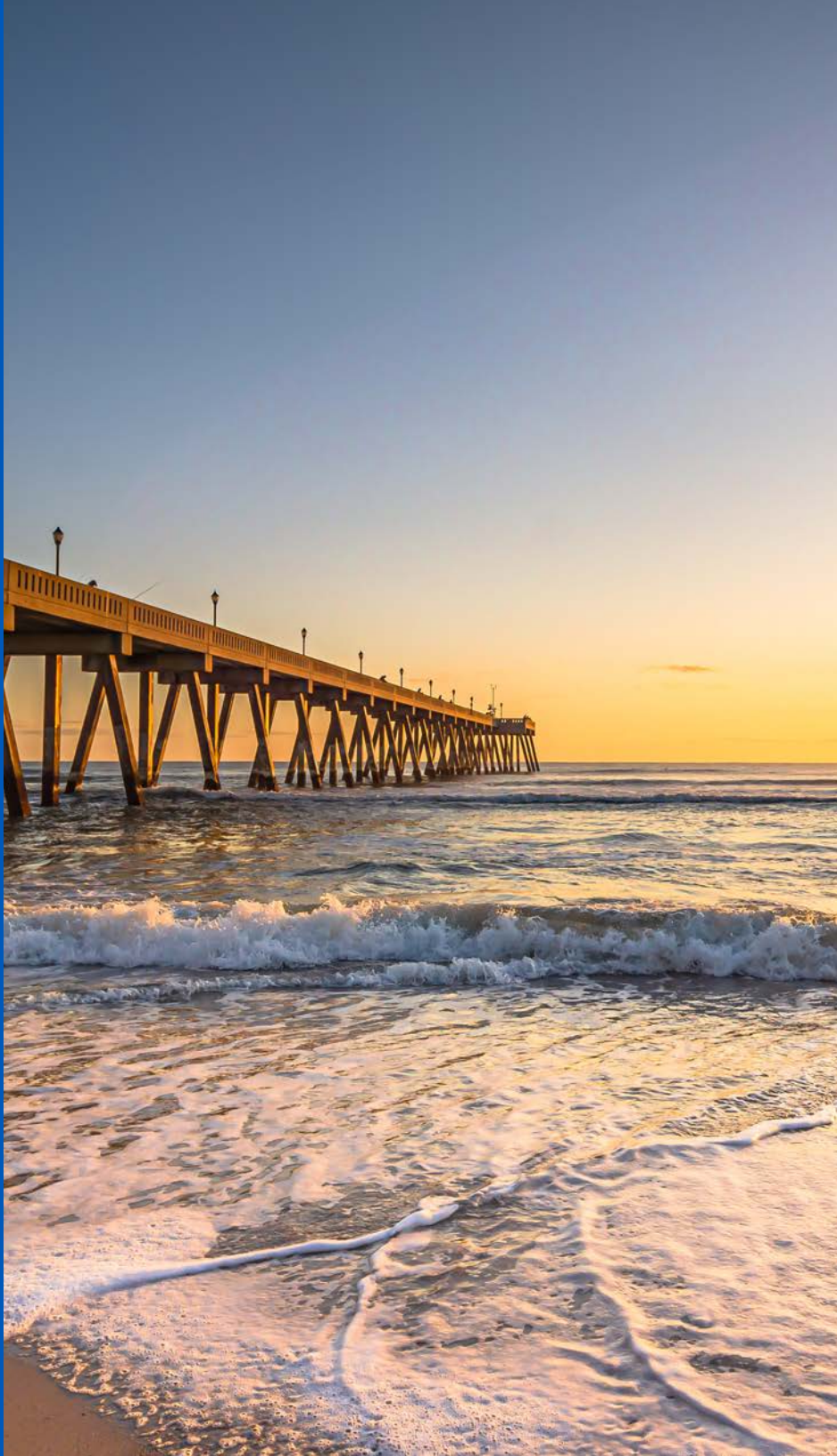


AERIAL









NORTH CAROLINA

# WILMINGTON

Wilmington, North Carolina, is a vibrant coastal city situated between the Cape Fear River and the Atlantic Ocean. As of the 2020 census, it boasts a population of 115,451, making it the eighth-most populous city in the state. The city's historic downtown features a scenic Riverwalk lined with shops, cafés, and cultural attractions. Wilmington is renowned for its rich history, including the Battleship North Carolina, and its thriving arts scene, which has earned it the nickname "Hollywood East" due to its prominence in film and television production.

Beyond its cultural offerings, Wilmington is home to the University of North Carolina Wilmington, a leading research institution with nearly 19,000 students. The city's economy is bolstered by a mix of education, healthcare, and tourism industries. Wilmington's coastal location provides residents and visitors with access to beautiful beaches like Wrightsville Beach and Carolina Beach, offering ample opportunities for outdoor recreation. The city's blend of historic charm, educational excellence, and natural beauty continues to attract newcomers and tourists alike.





WILMINGTON, NC

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