

# FOR SALE: ±6.6 ACRES FRONTING N. COLLEGE ROAD

510 CANDO STREET, WILMINGTON, NC | NEW HANOVER COUNTY



New Centre Shopping



N COLLEGE RD  
47,234 VPD



## SUMMARY

Cape Fear Commercial is pleased to present ±6.63 acres of commercial land located along North College Road in Wilmington, North Carolina, one of the region’s primary north–south corridors connecting Interstate-40 to the city’s major retail and commercial districts.

The property benefits from excellent visibility and proximity to major regional anchors, including the Corning manufacturing facility and nearby Costco. A signalized intersection at North College Road and Hunters Trail provides convenient access to the site.

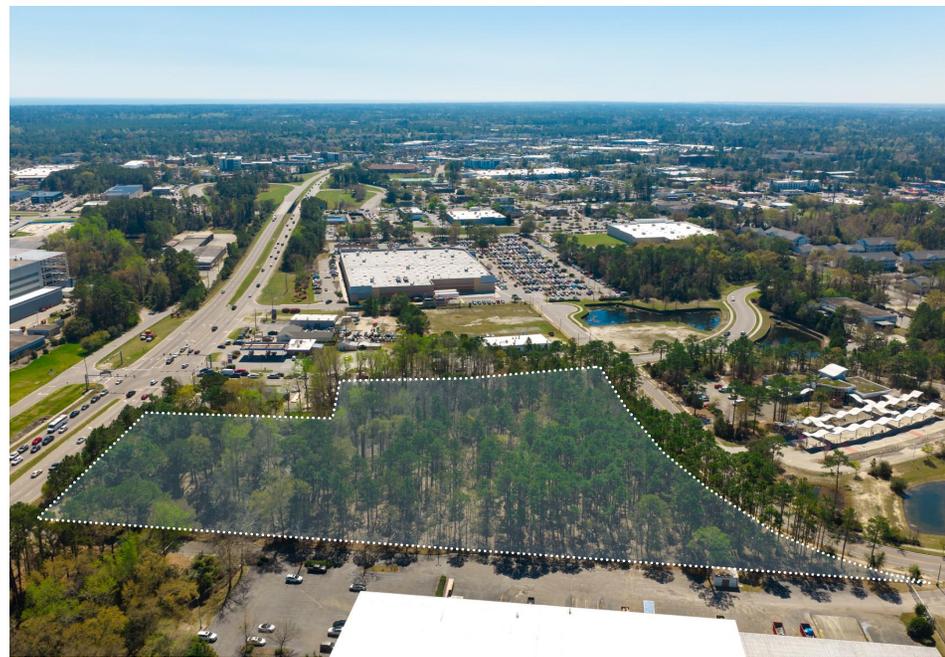
Zoned RB – Regional Business (City of Wilmington), the property is well suited for retail, hospitality, self-storage, office, or other destination commercial uses.

## HIGHLIGHTS

- + Located along N. College Road with approximately 264.75 feet of frontage
- + Traffic counts exceeding 55,000 vehicles per day
- + Signalized intersection at N. College Road & Ringo Dr
- + Adjacent to major regional retailers and employment centers
- + Convenient access to I-40, Wilmington International Airport, Downtown Wilmington, and Mayfaire

LOCATION	<b>510 Cando Street</b> Wilmington, NC   New Hanover County
PARCEL IDs	R04900-001-029-000
ZONING	RB (Regional Business) <i>City of Wilmington</i>
ACERAGE	± 6.63 Acres
PRICE	\$3,950,000.

# PHOTOS





# MARKET AERIAL

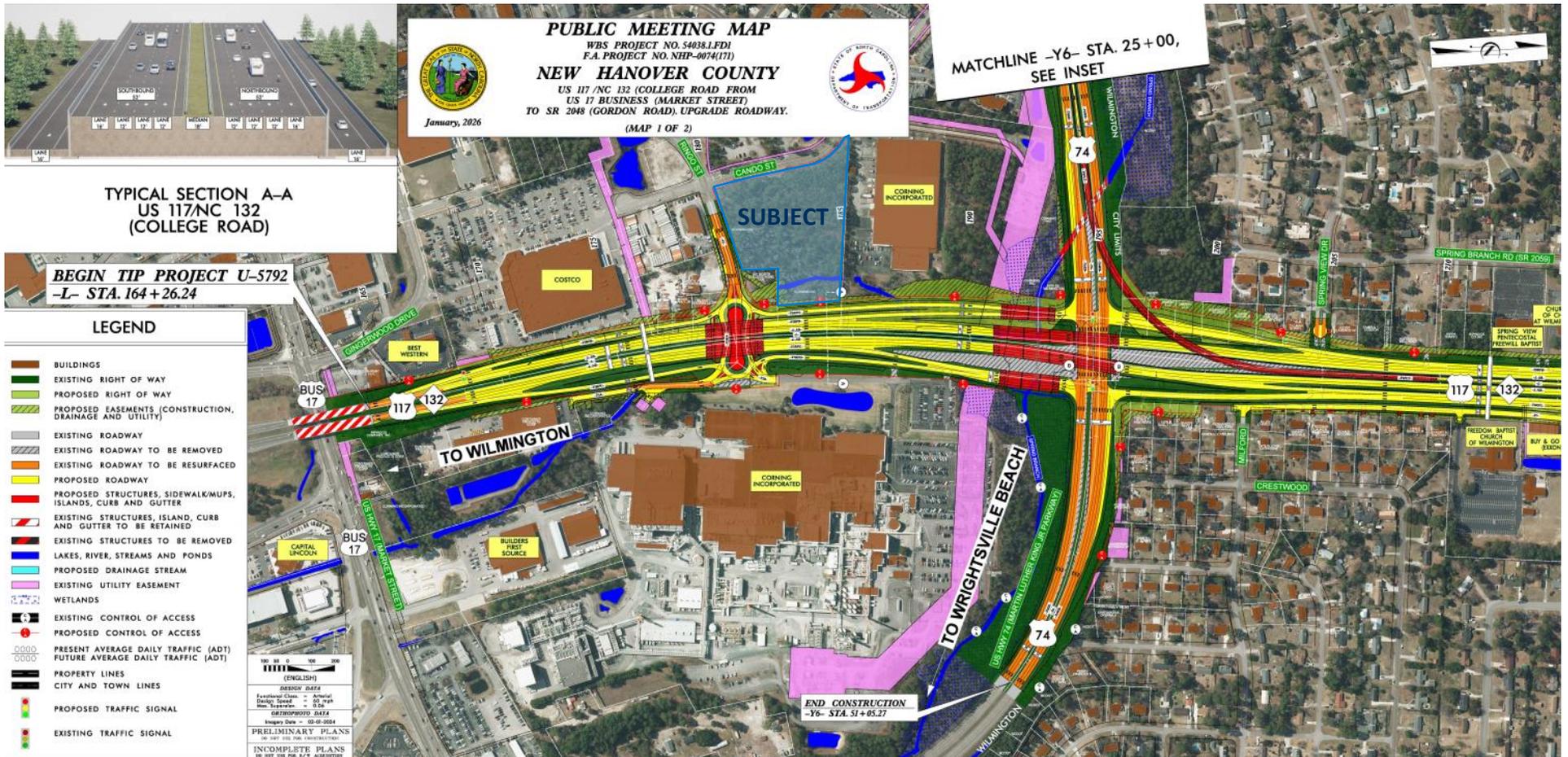


# COLLEGE RD & MARTIN LUTHER KING JR. PKWY IMPROVEMENTS

Please note that NCDOT Project U-5792 is slated to begin construction in approximately the Summer of 2029. The project proposes converting the intersection of College Road and Martin Luther King Jr. Parkway into a grade-separated intersection with a bridge or overpass and interconnecting ramps, which will affect ingress/egress to the subject property.

<https://ncdot.publicinput.com/q13350>

<https://www.ncdot.gov/projects/us-117-nc-132-mlk-parkway/Pages/default.aspx>



# COLLEGE RD & MARTIN LUTHER KING JR. PKWY IMPROVEMENTS

## NOTES

VISUALIZATION PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE ACTUAL APPEARANCE OF PROJECT ELEMENTS MAY DIFFER BASED ON ENGINEERING, BUDGET, AND ENVIRONMENTAL REQUIREMENTS.

THE AESTHETIC AND LANDSCAPING ELEMENTS DEPICTED IN THIS VISUALIZATION ARE PROVIDED AS A SAMPLE AND ARE NOT INTENDED TO BE SUGGESTIVE OR REPRESENTATIVE OF THE FINAL DESIGN.

TO PROVIDE GREATER VISUAL CLARITY PROPOSED UTILITIES ARE NOT SHOWN ON THIS VISUALIZATION.

SEPTEMBER 2025



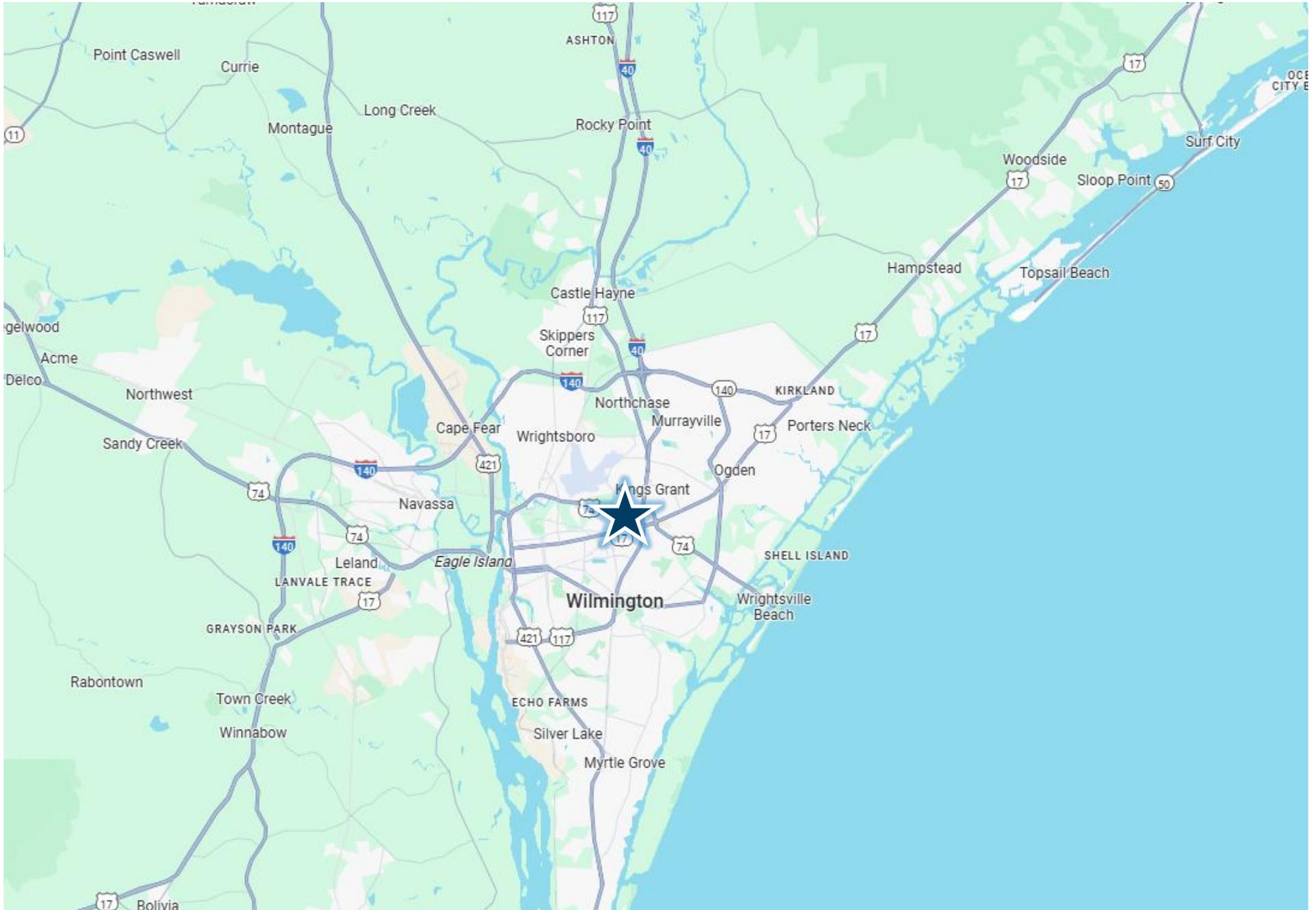
**TIP PROJECT U-5792**  
**NEW HANOVER COUNTY**  
US 117/NC 132 (COLLEGE ROAD) IMPROVEMENTS  
FROM US 17 BUSINESS (MARKET STREET) TO  
SR 2048 (GORDON ROAD)



PRELIMINARY DESIGN  
SUBJECT TO CHANGE



# LOCATION MAP





Cape Fear Commercial

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