

RARE WILMINGTON, NC REDEVELOPMENT/INVESTMENT OPPORTUNITY

MASON WATKINS  
DON HARLEY, JR

**FOR SALE**

SUN COAST PARTNERS COMMERCIAL  
1430 Commonwealth Drive, Suite 102  
Wilmington, NC 28403  
910 350 1200 | [scpcommercial.com](http://scpcommercial.com)



**Sun Coast  
Partners**  
COMMERCIAL





Sun Coast Partners is pleased to present a truly unique opportunity to acquire 6.11 ± acres across four contiguous parcels in the heart of Wilmington, NC. This assemblage offers a mix of existing income-producing properties and prime redevelopment potential in one of the city's most sought-after corridors.

The property boasts multiple access points from S. 17th Street, Dawson Street, and Oleander Drive, enhancing visibility and connectivity. Its strategic location places it in close proximity to Novant Health New Hanover Regional Medical Center and Downtown Wilmington, surrounded by strong residential, medical, and retail demand drivers.

This offering represents one of the few chances to control a significant land assemblage with existing improvements and stable tenancy, while unlocking future redevelopment potential in Wilmington's urban core. Contact Brokers with questions or to arrange a property tour.

DO NOT DISTURB CURRENT TENANTS.

ACREAGE*	6.16± Acres
ZONING	CB & CS
LIST PRICE	\$10,500,000

1003 S. 17TH STREET | Former Federal Courthouse consisting of approximately 53,000 SF on 4.34 +/- acres

1734 DAWSON STREET | 0.88 acres of vacant land

1818A & 1900 OLEANDER DRIVE | 8,600 +/- SF Currently leased to a pawn shop, 0.64 acres

1818B OLEANDER DRIVE | 1,800 SF leased by a tattoo shop, 0.64 acres

1902 OLEANDER DRIVE | 3,160 SF leased by a grill company, 0.30 acres

\*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.

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704 661 4077

[mason.watkins@scpcommercial.com](mailto:mason.watkins@scpcommercial.com)

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1003 S. 17TH STREET



1902, 1818 & 1704 DAWSON STREET



1003 S. 17TH STREET



1902 OLEANDER DRIVE

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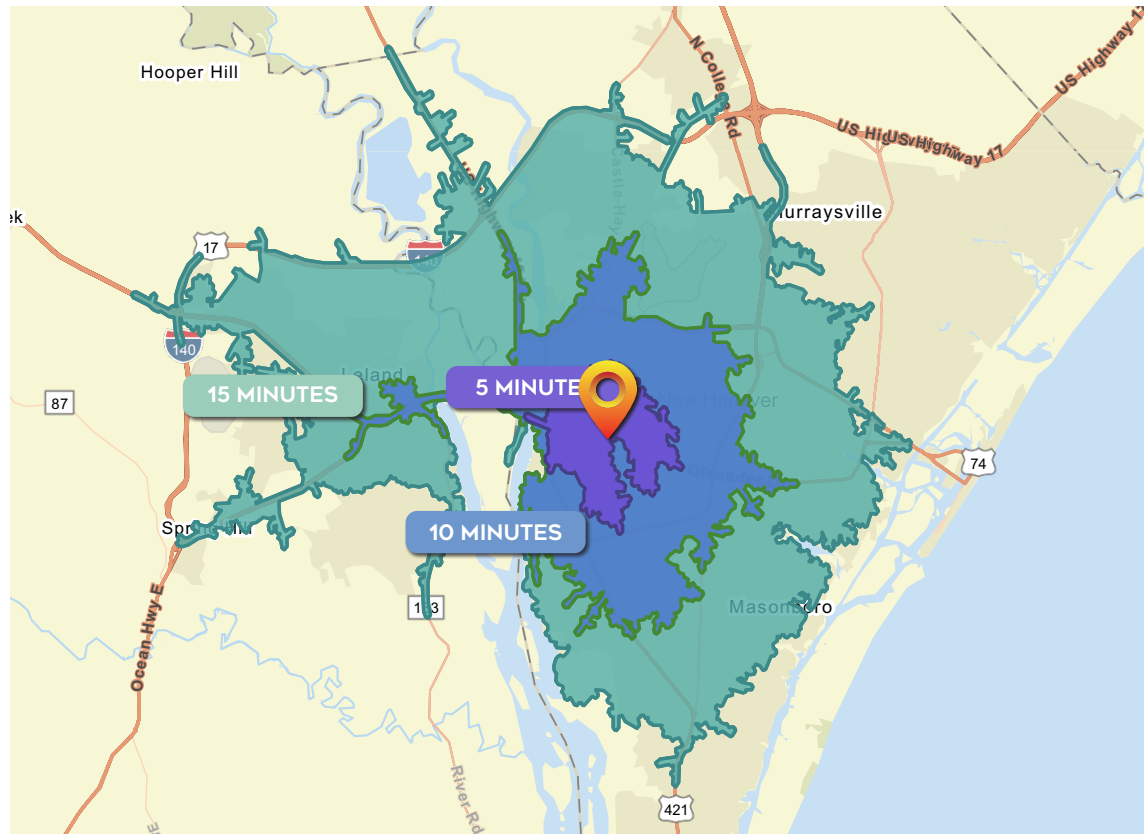
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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	18,475	70,409	168,616
Average Age	42.8	38.4	39.6
Households	9,279	35,081	76,425
Average HH Size	1.95	1.97	2.13
Median HH Income	\$57,572	\$62,727	\$72,748
Average HH Income	\$85,843	\$86,141	\$98,633
Per Capita Income	\$43,215	\$43,224	\$45,123

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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