

3907 SHIPYARD BLVD

WILMINGTON, NORTH CAROLINA 28403

OFFICE & RETAIL FOR LEASE



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PROPERTY OVERVIEW

RETAIL & OFFICE FOR LEASE | WILMINGTON, NC

3907 Shipyard Boulevard is a highly visible commercial asset located along one of Wilmington's most active retail and service corridors. Shipyard Boulevard serves as a primary connector between Midtown Wilmington, major residential concentrations, and Wrightsville Beach, generating strong daily traffic and consistent exposure.

The property benefits from close proximity to College Road US 117, Oleander Drive, and New Hanover Regional Medical Center, placing it directly in the path of both commuter and destination traffic. Surrounding uses include national retailers, medical and professional offices, restaurants, and established residential neighborhoods, creating a proven and highly desirable trade area.

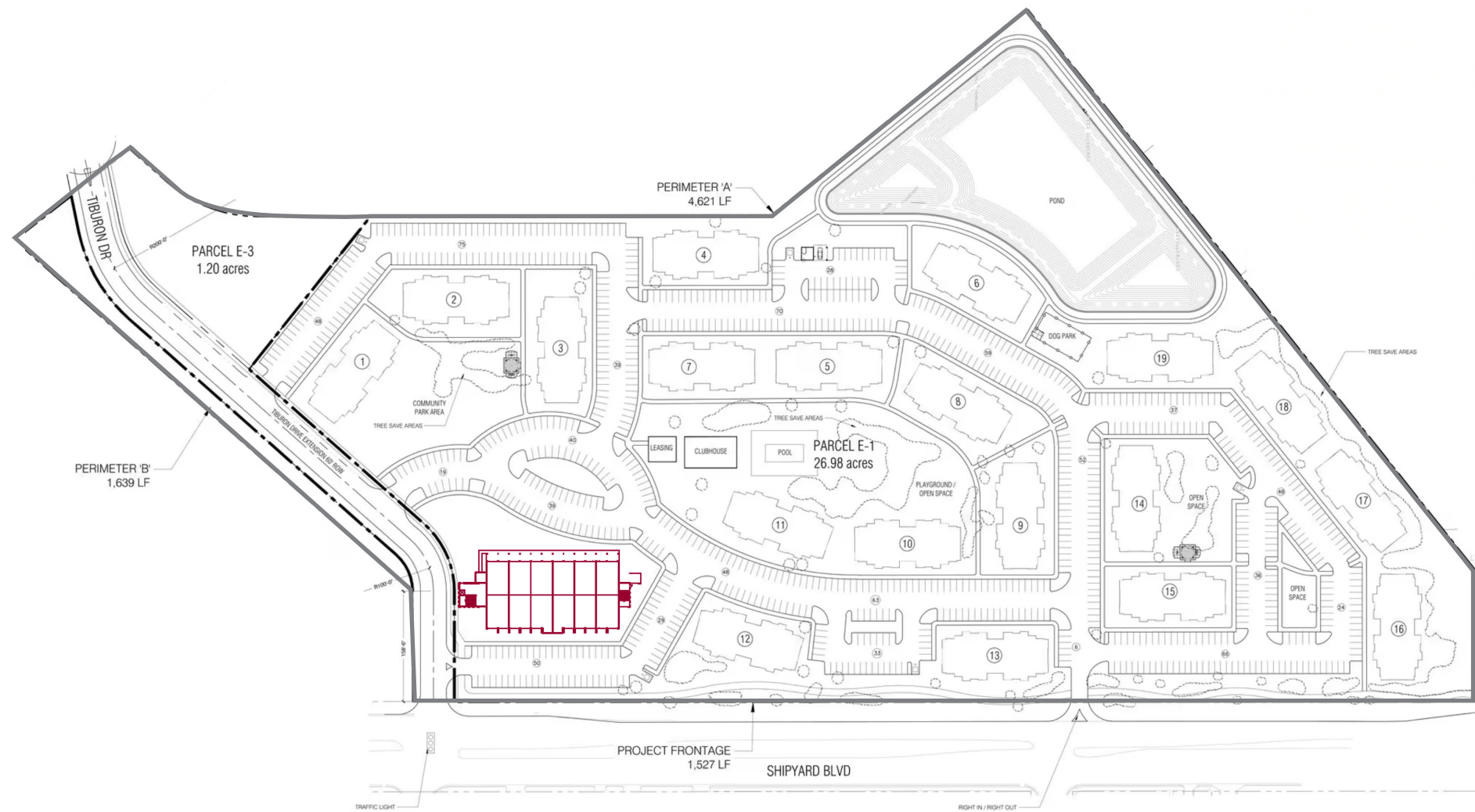
PROPERTY HIGHLIGHTS

- 32,255 SF Class A office/retail building
- Retail Availability: Flexible suite sizes ranging from 1,358 SF to 16,706 SF
- Office Availability: *Flexible suite sizes ranging from 1,084 SF to 15,549 SF*
- Excellent visibility to Shipyard Blvd with strong signage opportunities and high daily traffic counts
- Prime Midtown Wilmington location surrounded by significant new development, including The Pointe shopping center
- Adjacent to Live Oak Bank and minutes from the regional hospital, anchoring the area with strong daytime population
- 456 multifamily units around the planned office
- Ample on-site parking
- Lease Rate: \$36.00/SF



*Conceptual Renderings for Illustration Purposes Only.

SITE PLAN



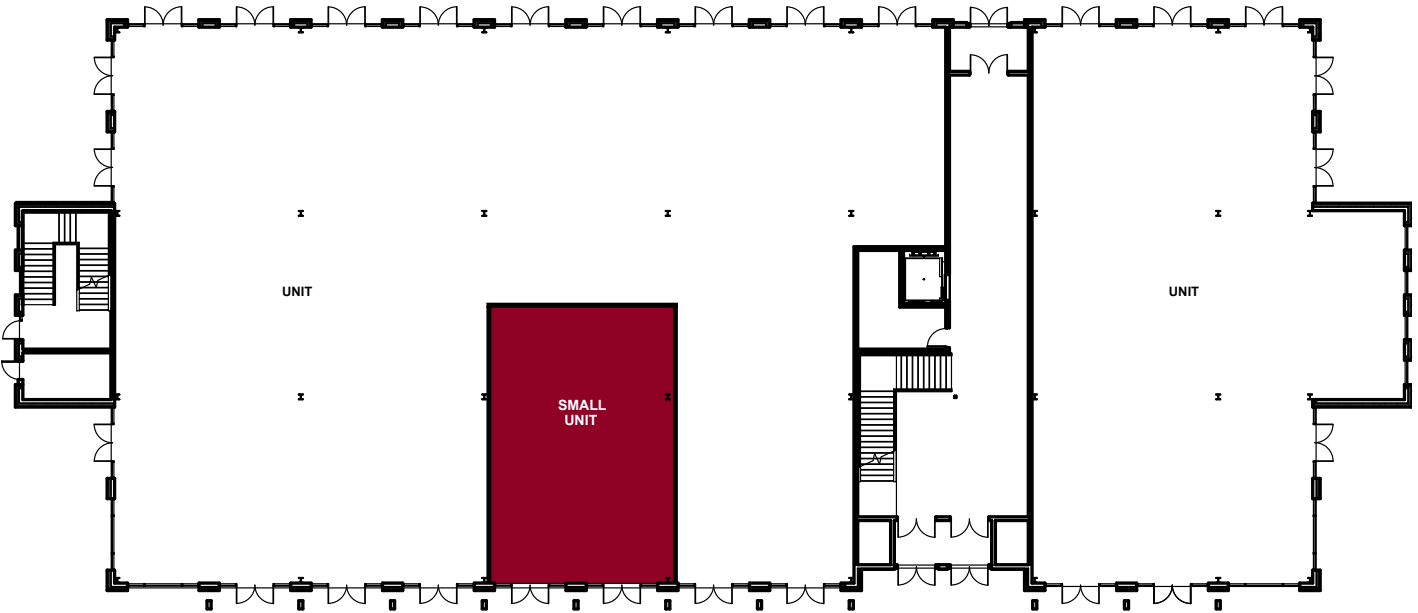
AVAILABILITY | 1ST FLOOR RETAIL

FLEXIBLE SUITE SIZES FROM
1,358 SF TO 16,706 SF

LAYOUT OPTION A

SMALL LEASABLE SPACE:
1,358 SF

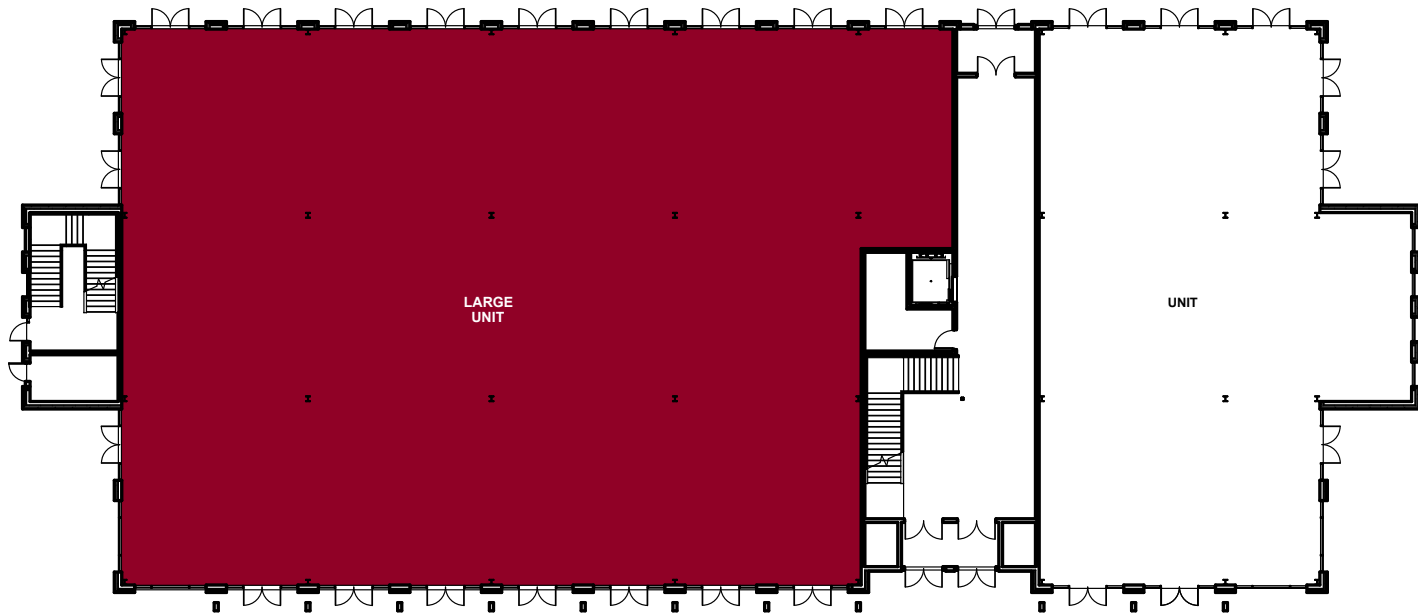
SUPPORT SPACE:
2,014 SF



LAYOUT OPTION B

LARGE LEASABLE SPACE:
11,551 SF

SUPPORT SPACE:
2,014 SF



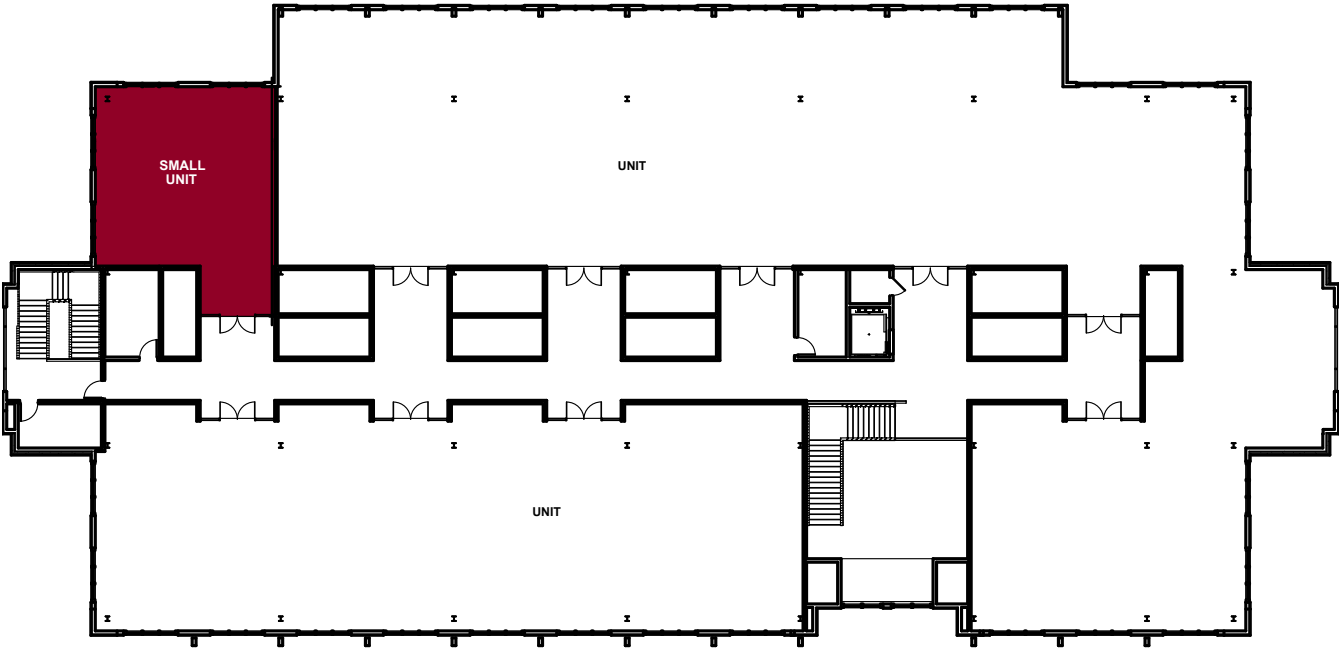
AVAILABILITY | 2ND FLOOR OFFICE

FLEXIBLE SUITE SIZES FROM
1,084 SF TO 15,549 SF

LAYOUT OPTION A

SMALL LEASABLE SPACE:
1,084 SF

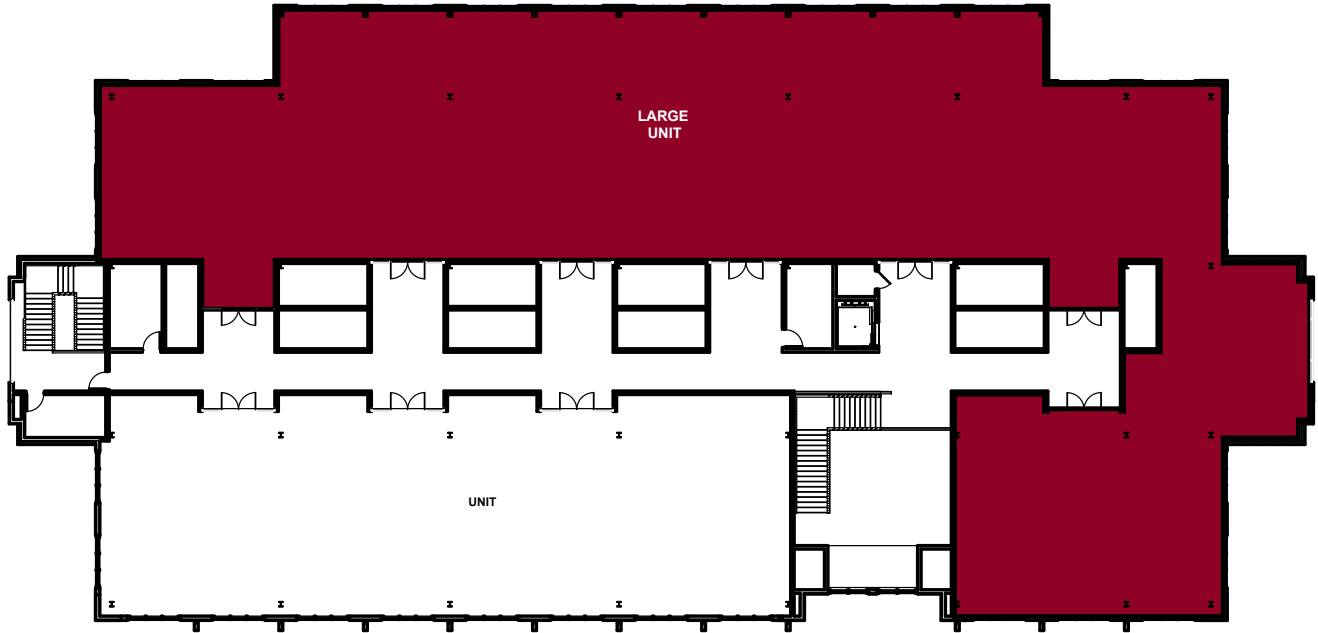
SUPPORT SPACE:
4,853 SF



LAYOUT OPTION B

LARGE LEASABLE SPACE:
10,871 SF

SUPPORT SPACE:
4,853 SF



SURROUNDING AREA



DISTANCES

LIVE OAK BANK	0.5 MILES
INDEPENDENCE MALL	1.8 MILES
THE POINTE AT BARCLAY	1.9 MILES
NOVANT HEALTH REGIONAL MEDICAL CENTER	2.3 MILES
UNC WILMINGTON	2.4 MILES
PORT OF WILMINGTON	3.3 MILES
DOWNTOWN WILMINGTON	5.6 MILES
LIVE OAK BANK PAVILLION	6.3 MILES
ILM INTERNATIONAL AIRPORT	7.3 MILES

NEW HANOVER COUNTY



New Hanover County, anchored by Wilmington along North Carolina's southeastern coast, is a growing hub for industrial and commercial investment. The county benefits from a strong labor base, established infrastructure, and a business-friendly environment.

With access to I-40, U.S. 17, regional rail, Wilmington International Airport, and the Port of Wilmington, New Hanover County offers excellent connectivity across the Carolinas and the Southeast. Continued infrastructure and utility investments through 2025-2026 further strengthen the county's appeal for distribution, logistics, and light manufacturing users seeking efficient coastal market access.



#4

BEST NC COUNTY FOR
YOUNG PROFESSIONALS
(2025)

241,847

TOTAL POPULATION
(2025)

12,361

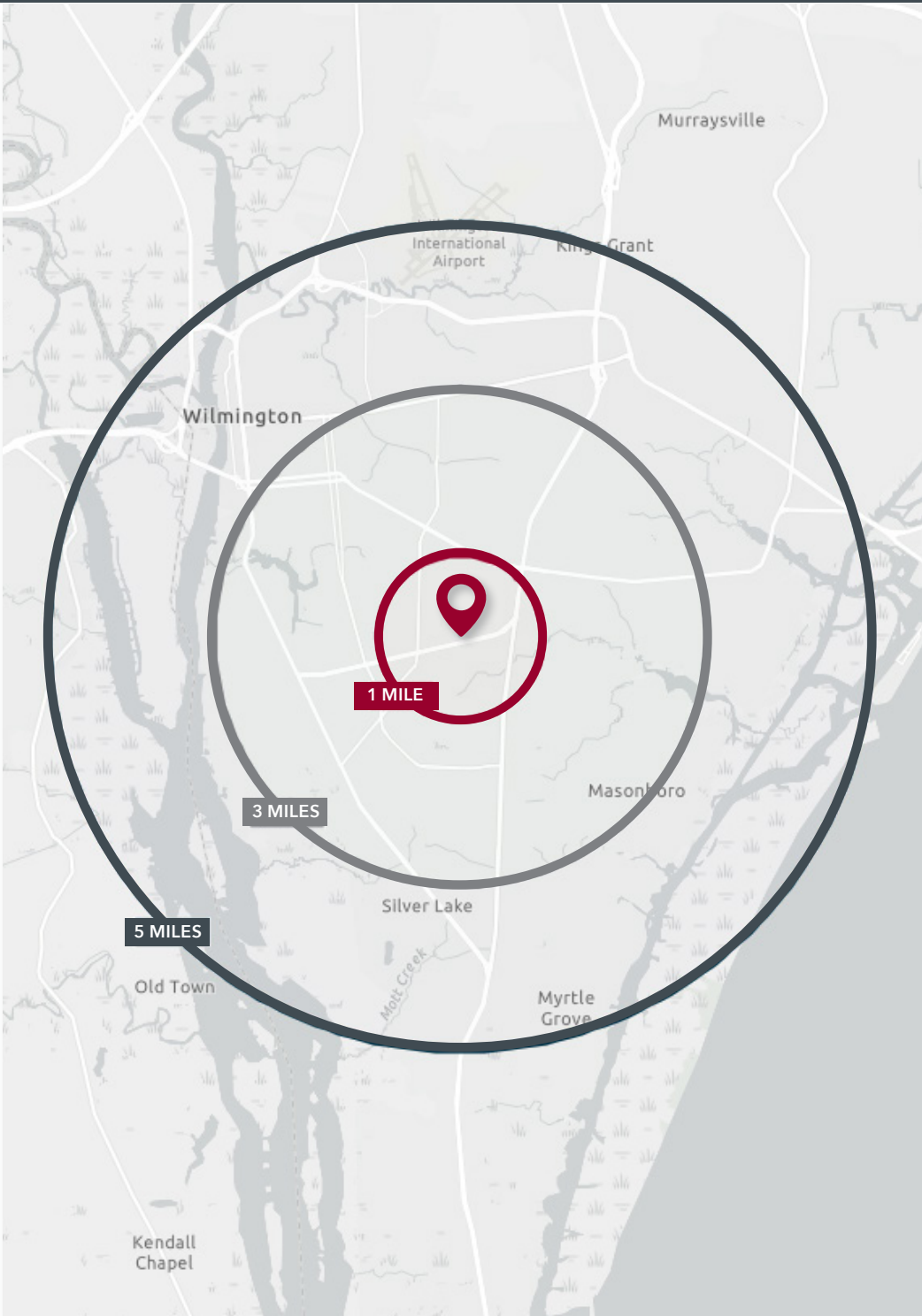
TOTAL BUSINESSES
(2025)

\$114,112

AVERAGE HH INCOME
(2025)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2025)	6,211	78,892	143,971
DAYTIME POPULATION	8,271	91,878	171,839
MEDIAN AGE	46.8	38.0	39.3
AVERAGE HOUSEHOLD INCOME	\$123,378	\$99,136	\$105,867
AVERAGE HOME VALUE	\$467,719	\$438,342	\$487,776



FOR MORE INFORMATION, CONTACT:

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