

OFFERING MEMORANDUM

Willow Woods Shopping Center

5424 Oleander Dr. | Wilmington, NC 28403

+/- 3,880 RSF Suite 4 & 5



BLUECOAST
COMMERCIAL

Willow Woods Shopping Center



PROPERTY HIGHLIGHTS

Take advantage of a rare opportunity to lease space along Wilmington's primary retail corridor. 5424 Oleander Drive delivers unmatched visibility, strong daily traffic counts, and direct access to one of the most established consumer trade areas in the region.

Recently improved with a freshly sealed and striped parking and ready to drive traffic to your business.

PROPERTY HIGHLIGHTS:

- Prime frontage on Oleander Drive (US-76) – Wilmington's main retail artery
- High traffic counts with exceptional exposure and signage opportunities
- Clean, modern storefronts with strong curb appeal
- Ample, newly improved parking directly in front of suites
- Easy ingress/egress with excellent traffic flow
- Positioned for retail, medical, fitness, salon, and service users

STRATEGIC LOCATION:

- Minutes to Wrightsville Beach and Downtown Wilmington
- Surrounded by dense, high-income residential neighborhoods
- Near major employers, healthcare hubs, and national retailers
- Proven retail corridor with consistent year-round and seasonal traffic

IDEAL FOR TENANTS LOOKING TO:

- Maximize visibility and brand presence
- Capture strong drive-by and destination traffic
- Plug into an established and growing retail corridor

LIMITED AVAILABILITY – SPACES WILL NOT LAST

Willow Woods Shopping Center



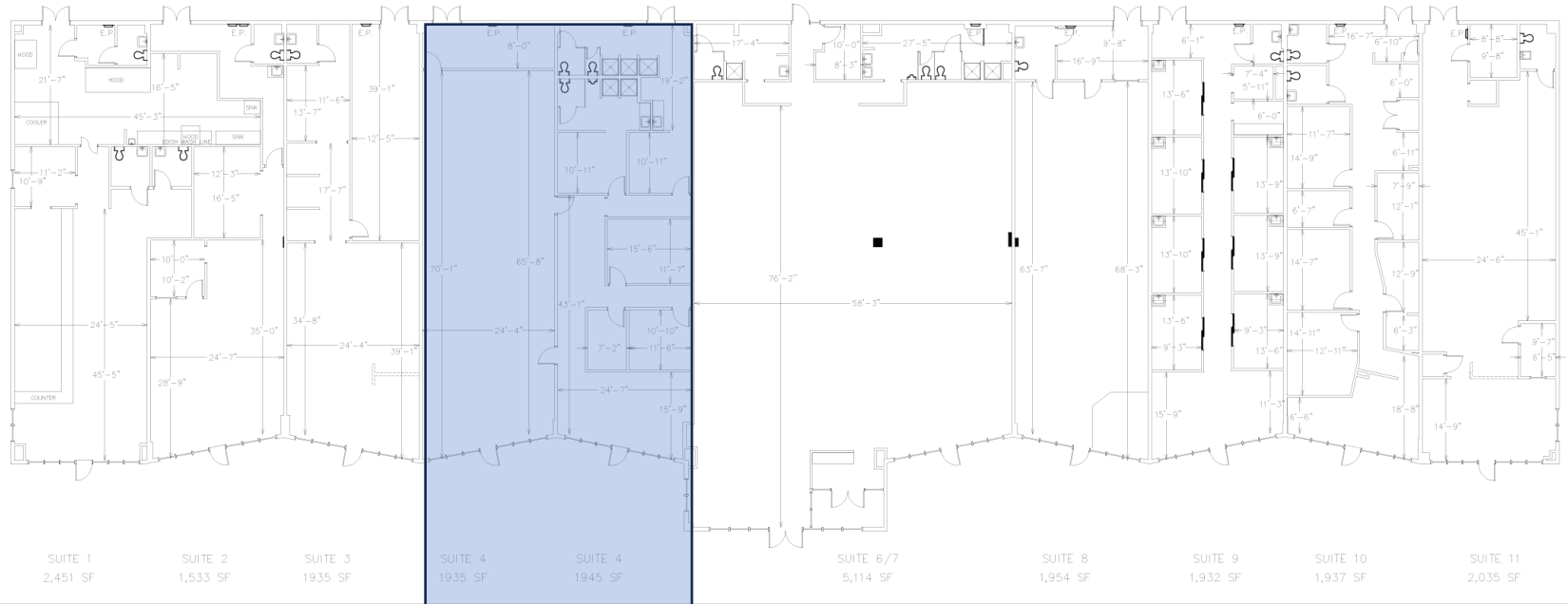
Building Size	22,771 RSF
Property Type	Retail
Year Built / Renovated	1997 / 2024
Suite Size	+/- 3,880 RSF
Zoning	CB - Community Business
Parking	77 Spaces (3.4 per 1,000 SF)
List Price	\$26/RSF
Lease Type	NNN



Willow Woods Shopping Center



5424 OLEANDER DR
WILMINGTON NC
22,771 TOTAL SF



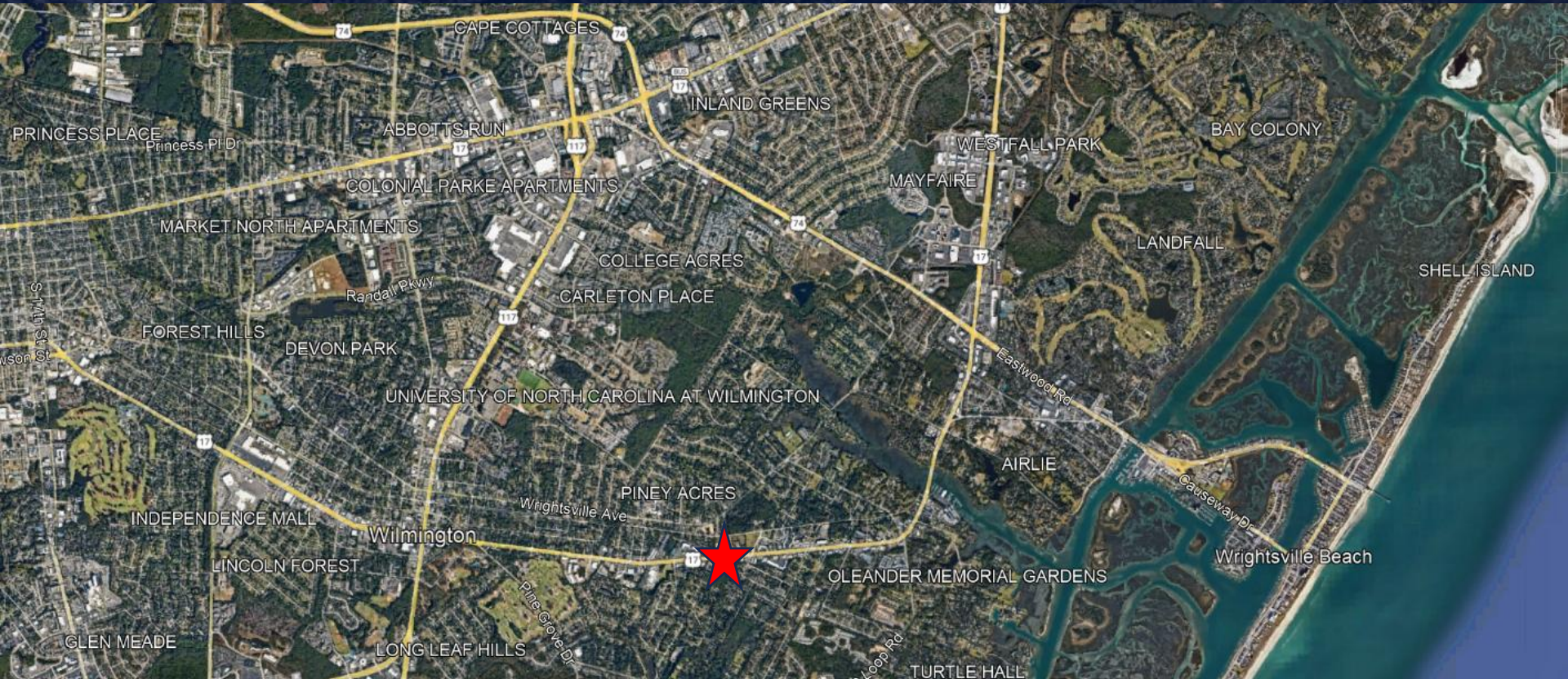
* Floor plans are provided for informational purposes only. Buyer to verify all measurements.

AERIAL VIEW

Willow Woods Shopping Center



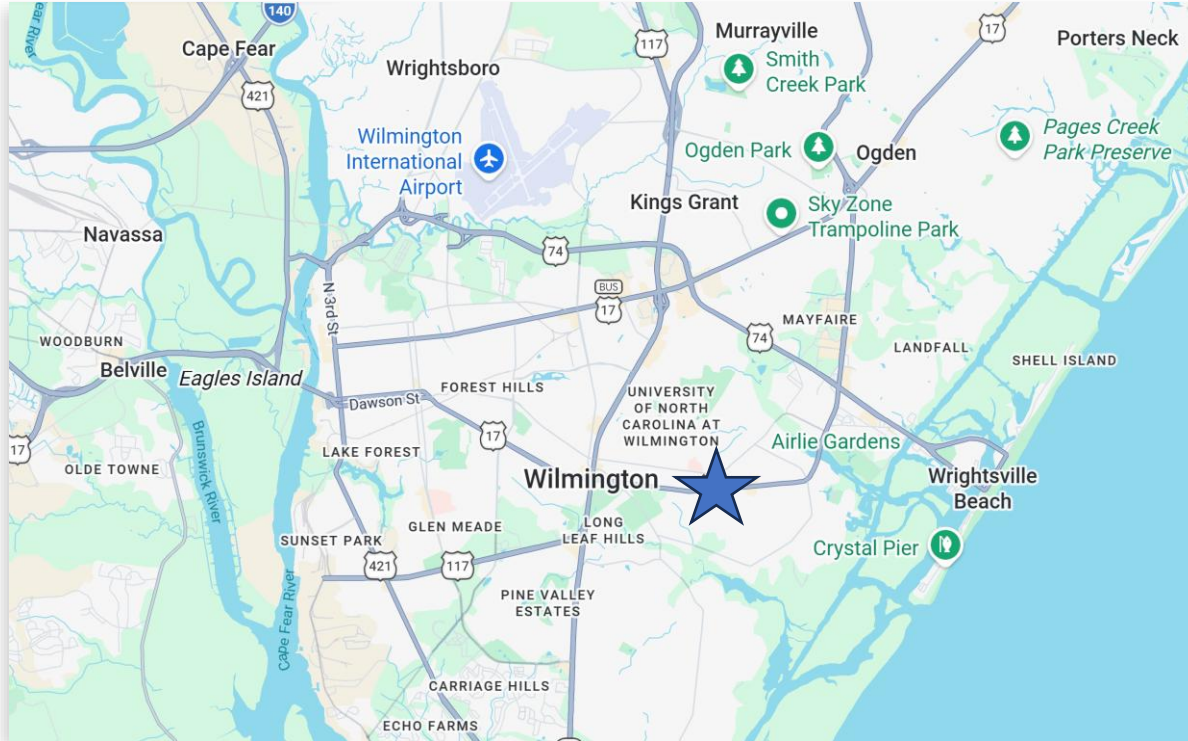
BLUECOAST
COMMERCIAL



Willow Woods Shopping Center



BLUECOAST
COMMERCIAL



LOCATION HIGHLIGHTS

NEAREST MAJOR ROAD

Oleander Drive

TRAFFIC COUNT *2024

31,000 VPD

DISTANCE TO I-40

6.6 Miles

DISTANCE TO ILM

8.6 Miles

POP. (3-MI RADIUS)

56,319

AVG. HH INCOME (3-MI RADIUS)

\$104,981



BLUE COAST COMMERCIAL

FOR MORE INFORMATION, PLEASE CONTACT



Steve Hall

Vice President

(910) 279-3227

Steve@bluecoastcommercial.com



Chase Hall

Commercial Broker

(910) 777-3813

Chase@bluecoastcommercial.com

575 Military Cutoff Road, Suite 100 | Wilmington, NC 28405 | bluecoastcommercial.com

CONFIDENTIAL | BLUE COAST COMMERCIAL LLC



BLUE COAST

COMMERCIAL

DISCLAIMER

BlueCoast Commercial, LLC ("BCC") has been engaged by the Seller of the property described in the enclosed marketing materials to assist in the lease (or lease) of the property. All materials provided by BCC to you are the property of BCC, and you shall not reproduce, redistribute, modify, post, or otherwise copy any portion of these materials to any persons or entities without the express written consent of BCC. BCC reserves the right to modify the contents of these materials at any time. No legal commitments or obligations of BCC or the Seller are created as a result of you receiving this material. This communication has been prepared for marketing convenience by BCC solely for advertising and preliminary informational purposes. This material is in no way intended to contain all relevant information pertaining to the subject property(ies). BCC and its officers, directors, employees, or agents makes no representations or warranties, either express or implied, regarding the accuracy, reliability or completeness of any of the information presented herein. Any property boundary lines or numeric specifications in this communication are estimates and for illustrative purposes only and must be confirmed by a professional land surveyor or licensed appraiser (as applicable) before relied upon by you. Any party who has received this communication shall conduct their own independent due diligence as to all the information presented. BCC is not responsible and shall not be liable for any loss or damages arising from the reliance on the information presented, as such reliance is expressly prohibited. This disclaimer relates to the entire marketing package as if it was set out in every part herein. If you do not accept the terms of the disclaimer, please immediately return the full package to BCC, otherwise you are deemed to have read and accepted this disclaimer.

575 Military Cutoff Road, Suite 100 | Wilmington, NC 28405 | bluecoastcommercial.com