



RIVERLIGHTS®



7B BRIDGE



COMMERCIAL SITES READY FOR DEVELOPMENT

WILMINGTON, NC

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**BRIDGE
COMMERCIAL**



Commercial development opportunities at Riverlights



7BRIDGE

Bridge Commercial (“Bridge”) is pleased to present remaining land in Riverlights 7Bridge (“The Property”), a ±35 acre infill mixed-use development opportunity in Wilmington, North Carolina. The property is a part of Riverlights, a master-planned mixed-use community on the Cape Fear River.

7Bridge is the commercial core of Riverlights. The ±100 acre destination will have a full spectrum of retail, entertainment, service commercial and varying rental residential living options. The 7Bridge will be lifestyle hub of the Riverlights community and the go-to spot for surrounding area.

The master vision for 7Bridge includes:

- ±3,350 Residential Rental Units
- ±200 Senior and Age-Targeted Residential Units
- ±100,000 SF of Retail
- ±50,000 SF of Office & Service Commercial
- Proposed ±550 Student Elementary School
- New Pre-K School

FEW DEVELOPMENT OPPORTUNITIES REMAIN:

PARCEL	ACRES
Retail 1	2.8
Retail 2	1.66
Retail 3	3.68
Retail 4	SOLD
Retail 5	SOLD
Retail 6	SOLD
Refuel/Gas	SOLD
Office 1A	SOLD
Office 1B	UNDER CONTRACT
Office 2	5.0
Senior Living	SOLD
Town Homes	UNDER CONTRACT

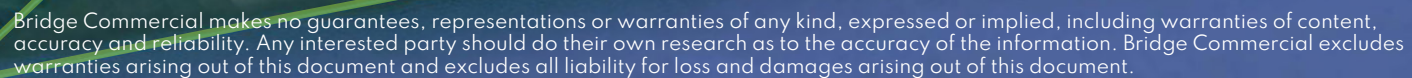


Highlights

- ±140 acres of commercial land for mixed-use development within Riverlights.
- Riverlights is a ±1,400-acre, master-planned mixed-use development and will have approximately 3,000 residential units at full build-out.
- Proximate to 14,000+ existing residences within 3 miles.
- Waterfront location on the Cape Fear River.
- ±2 Miles of Cape Fear River frontage.
- Within 15 minutes to Downtown Wilmington, 15 minutes to Carolina Beach, voted No.12 best beach in North Carolina by US World News.
- Riverlights single family average sale price \$580,000
- Riverlights is a vibrant community with homeowners relocating from North Carolina, New Jersey, Maryland, Pennsylvania, & Virginia
- ±1,200 completed homes and growing weekly in Riverlights



- Area Business Development Leader



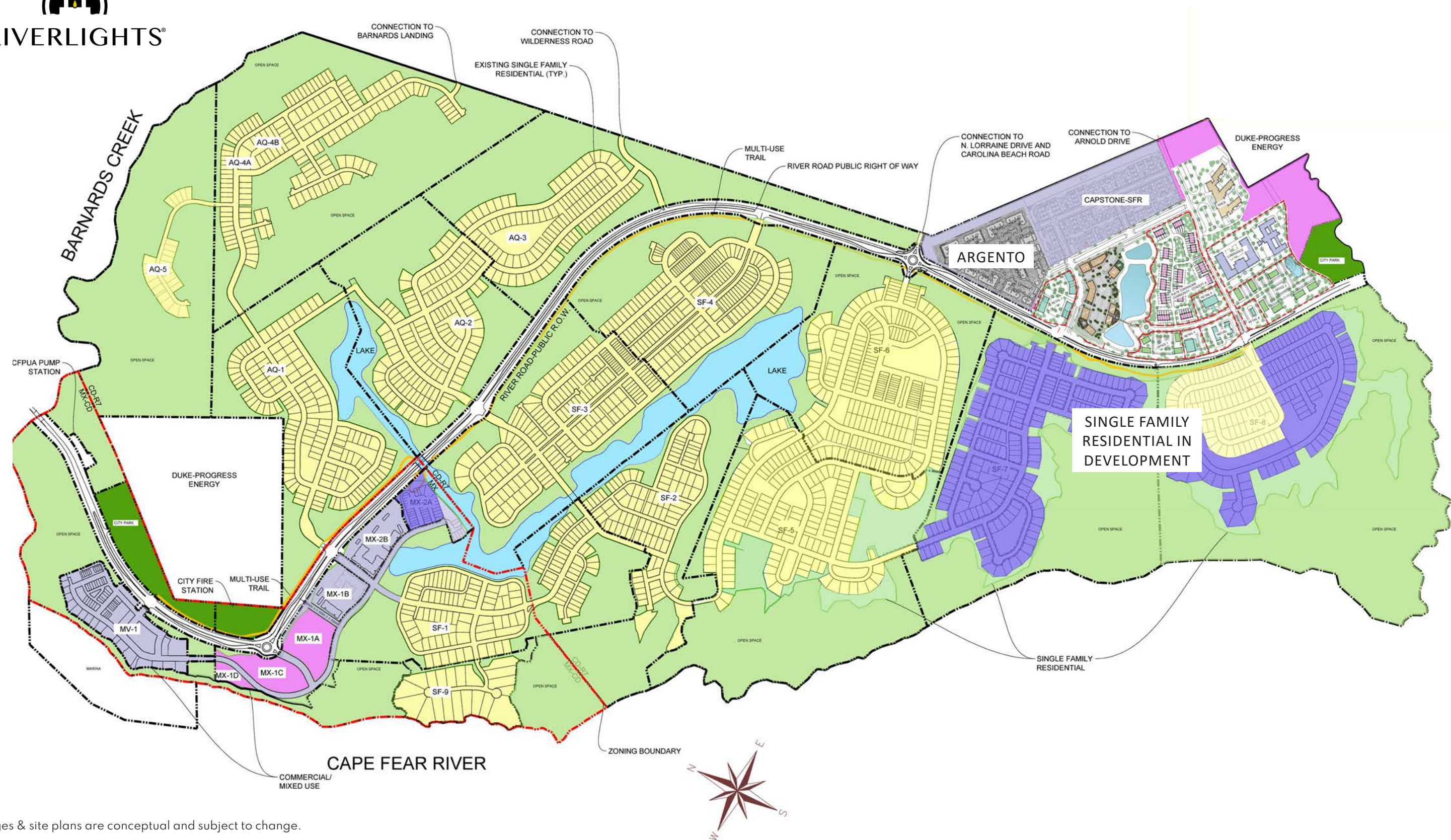
Miles to Wilmington & Beaches

Situated along the Cape Fear River, 7Bridge will be the upscale commercial bridge between Carolina Beach and downtown. Surrounded by the historical southern charm of downtown Wilmington, an emerging culinary scene, and award-winning beaches, it's no wonder why Wilmington has been recognized as one of the fastest-growing cities in North Carolina. The Port City is also recognized as one of the best-performing cities for economic success.*



*Source: Port City Daily

Riverlights Master Plan



*Images & site plans are conceptual and subject to change.

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Commercial Parcels For Sale

7BRIDGE | SITE PLAN



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Adjacent Development Activity

SITE AERIAL - AUGUST 2025



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Photo source:
York Bridge Concepts

Retail Village Vision



ARGENTO APARTMENTS
286 UNITS
DELIVERING 2024



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AREA OF
DETAIL

7-Bridge Master Plan
OCTOBER 2023



RIVERLIGHTS

*Images & site plans are conceptual and subject to change.

Riverwalk & Pedestrian Bridge



View of Main Street



Surrounded By Residential Development

SITE AERIAL | AUGUST 2023



7BRIDGE
COMMERCIAL SITES
FOR SALE

SINGLE FAMILY
RESIDENTIAL IN
DEVELOPMENT SF-8
±190

RESIDENTIAL
DEVELOPMENT
UNDER CONSTRUCTION
SF-7 ±210

RESIDENTIAL
DEVELOPMENT
UNDER CONSTRUCTION
SF-6 225 LOTS

ARGENTO APARTMENTS
286 UNITS
DELIVERING 2024

OFFICE 1
1.2 ACRE
AVAILABLE

OFFICE 2
AVAILABLE

FUTURE
CITY PARK

PROPOSED ELEMENTARY
SCHOOL
550 STUDENTS

CAPSTONE COTTAGES
279 UNITS
DELIVERED 2023



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Proximate to Riverlights Amenities

SITE AERIAL | AUGUST 2023



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Riverlights: Where community & convenience come to play



3,350

RESIDENCES AT
FULL BUILD-OUT



±350

TOWNHOMES
PLANNED



±900

MULTIFAMILY
PLANNED



±200

SENIOR
HOUSING
PLANNED



±100,000

SF OF
COMMERICAL



500

ACRES OF
OPEN SPACE &
±10 MILES OF
WALKING PATHS



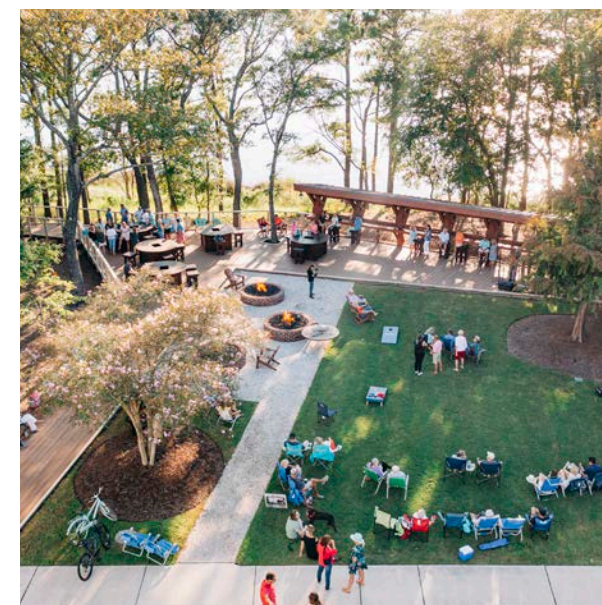
RIVERLIGHTS®
Community
of the Year

- North Carolina Home Builder Association | 2022

America's
100
Best
Places
TO LIVE
idealLIVING 2021



The Riverlights Lifestyle



Welcome to Wilmington, NC

Wilmington is the beating heart of southern charm, both in location and energy. Situated on the bustling coast of North Carolina, the prime location proves to be more effective, more forward-thinking, more fulfilling and all-around more invigorating for business.

NO. 1

City in the U.S. for
inbound moves

- *United Van Lines*

WILMINGTON'S
DOWNTOWN RIVERWALK

#7

- *USA Today's Readers'
Choice Contest*

#10

SOUTH'S BEST CITIES
ON THE RISE IN 2021

- *Southern Living Magazine*

NO. 4

STATE PEOPLE ARE
MOVING TO

- *Move.org*



Welcome to
Wilmington, NC



The Coast
with the Most



Why Wilmington?



POPULATION GROWTH



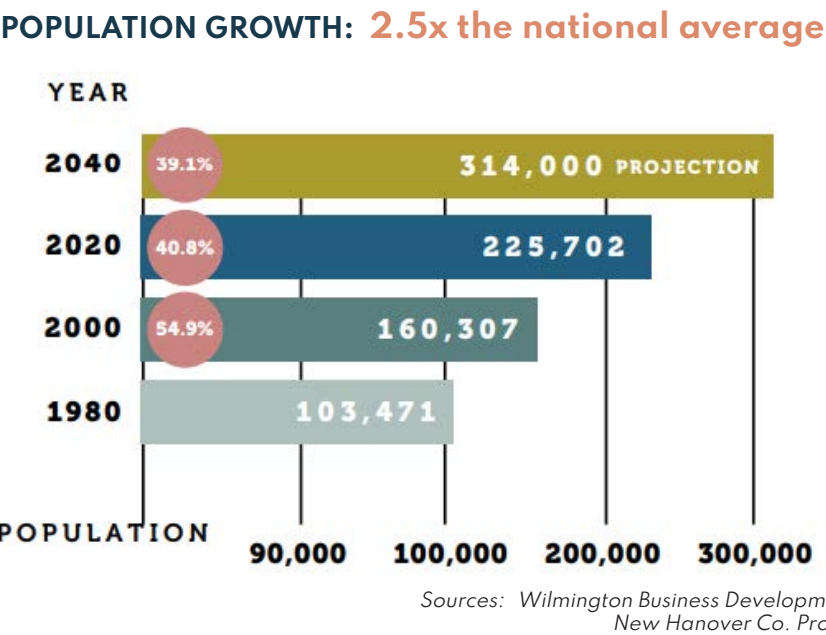
JOB GROWTH



HIGHER EDUCATION



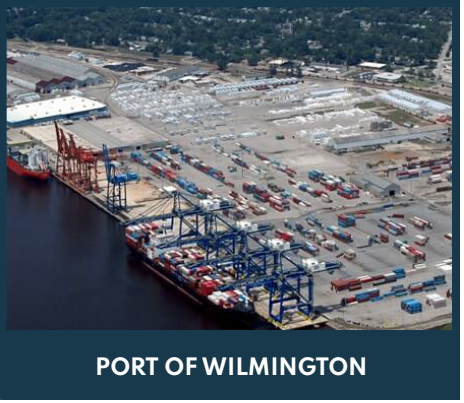
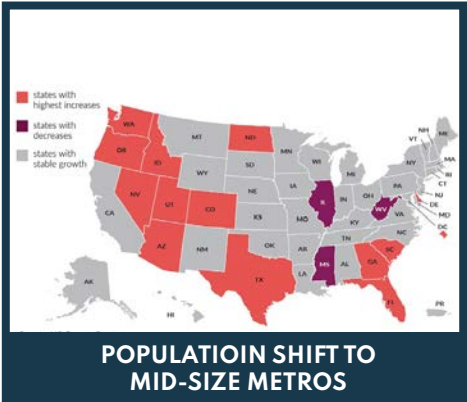
LIFESTYLE



FUTURE JOB GROWTH
OVER NEXT 10 YEARS
PREDICTED TO BE **37.3%**

TOP 10
UNCW IS RANKED
AMONG THE TOP 10
PUBLIC UNIVERSITIES IN
THE SOUTH

4.69%
1-YEAR GROWTH FOR
MEDIAN HOUSEHOLD
INCOMES



Wilmington, NC

\$163
PER DAY ON AVERAGE
SPENT BY VISITORS

115K
TOTAL EMPLOYEES IN
HANOVER COUNTY

\$1B
IN TOURISM REVENUE IN
2022 UP 13.9% FROM 2021

17,915
STUDENTS LIVING IN
WILMINGTON

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