



RIVERLIGHTS®



7B BRIDGE



COMMERCIAL SITES READY FOR DEVELOPMENT

WILMINGTON, NC

DANIEL PELLEGRINO

+1 850 728 1050

daniel.pellegrino@bridge-commercial.com

SETH CLARK

+1 843 338 3804

seth.clark@bridge-commercial.com



**BRIDGE
COMMERCIAL**



DOWNTOWN WILMINGTON
6.7 MILES



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	UNDER CONTRACT
Refuel/Gas	SOLD
Office 1A	UNDER CONTRACT
Office 1B	1.20
Office 2	5.0
Senior Living	SOLD
Town Homes	CONTRACT



- ★ INFORMATION CENTER
- MODEL HOMES
- SINGLE-FAMILY HOMES
- DEL WEBB 55+
- HAMPS LANDING
- RIVER ROW
- TOWNHOMES
- OASIS APARTMENTS
- MARINA VILLAGE
- PARKS
- FUTURE DEVELOPMENT
- TRAILS
- BOARDWALK



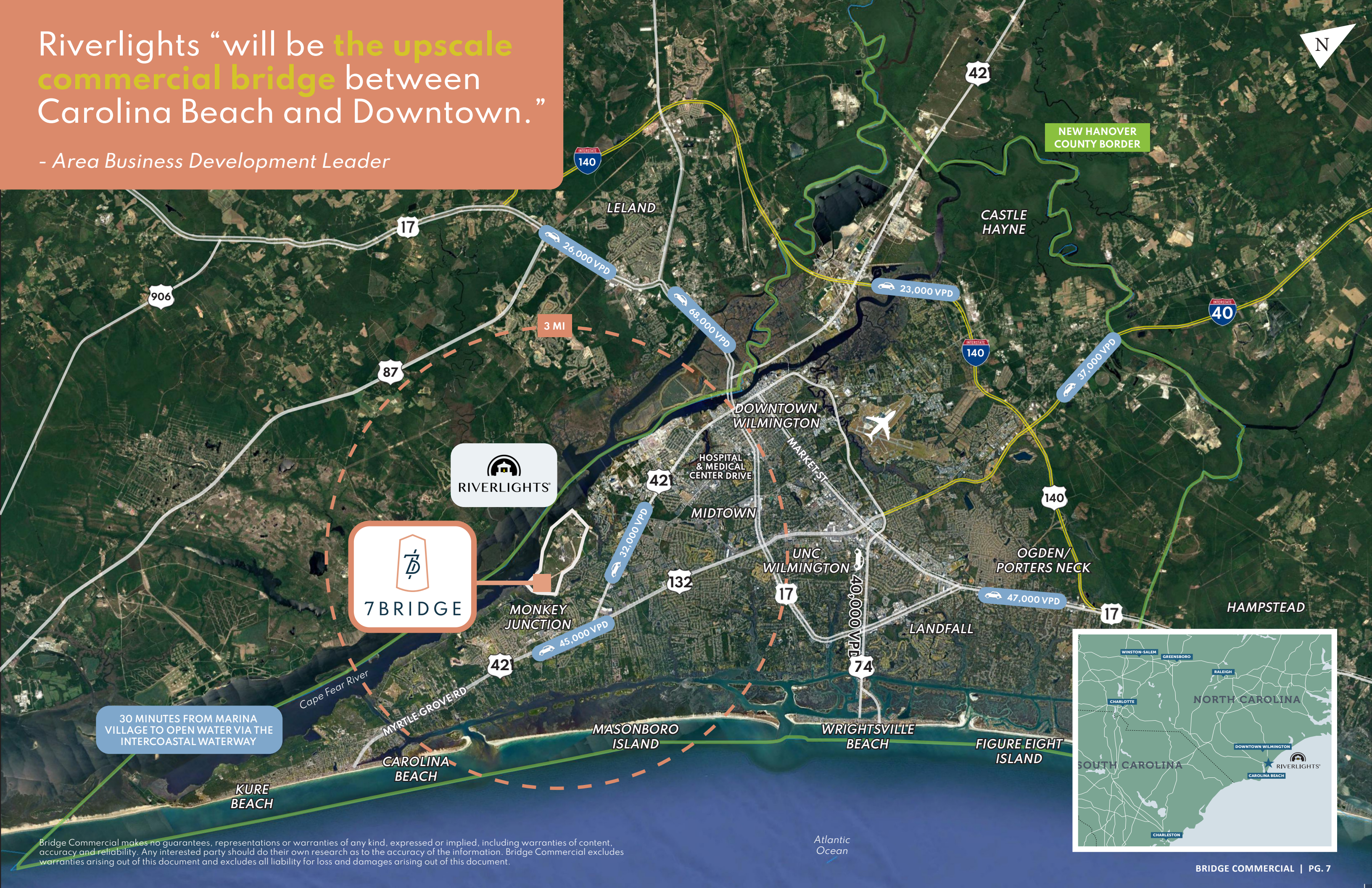
Highlights

- ±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



Riverlights “will be **the upscale commercial bridge** between Carolina Beach and Downtown.”

- Area Business Development Leader



30 MINUTES FROM MARINA VILLAGE TO OPEN WATER VIA THE INTERCOASTAL WATERWAY

3 MI

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Atlantic Ocean

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.*



Cape Fear River

15 MIN DRIVE

VETERANS PARK AND NATURE RESERVE

BEAU RIVAGE MARKETPLACE

PRO-POSED TARGET

VILLAGE AT MYRTLE GROVE

CROSSROADS AT INDEPENDENCE

THE POINT AT BARCLAY

7 MIN DRIVE

HOSPITAL & MEDICAL CENTER DRIVE

CAPE FEAR COUNTRY CLUB

INDEPENDENCE MALL

15 MIN DRIVE

UNC WILMINGTON

UNIVERSITY CENTER

MAYFAIR TOWN CENTER

HISTORIC DOWNTOWN WILMINGTON

20 MIN DRIVE

WILMINGTON INTL AIRPORT

CAROLINA BEACH

MYRTLE GROVE

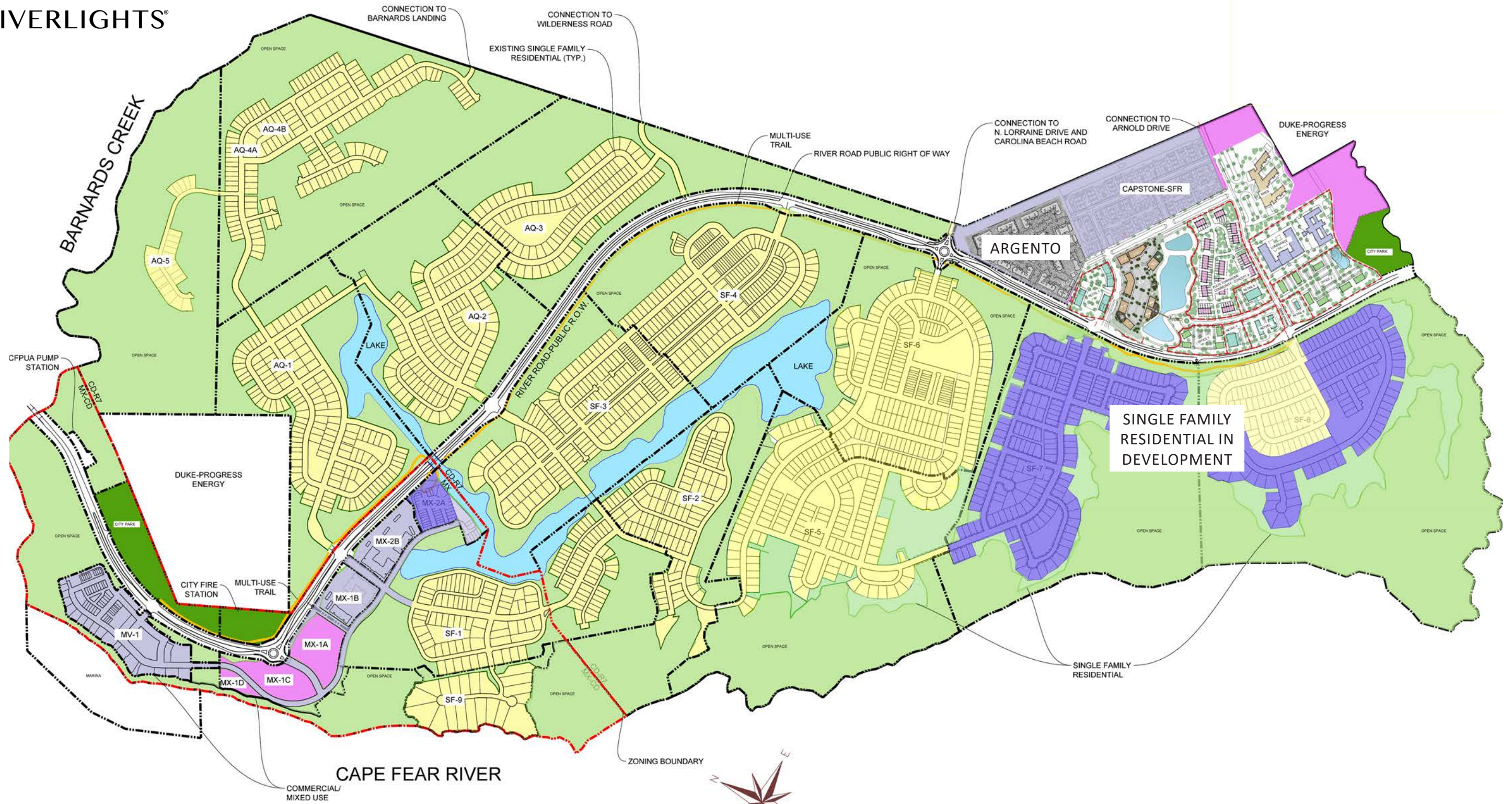
FREEMAN PARK

MASONBORO ISLAND

Atlantic Ocean

*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



PARCEL	ACRES
Retail 1	2.8
Retail 2	1.66
Retail 3	3.68
Retail 4	SOLD
Retail 5	SOLD
Retail 6	UNDER CONTRACT
Refuel/Gas	SOLD
Office 1A	UNDER CONTRACT
Office 1B	1.20
Office 2	5.0
Senior Living	SOLD
Town Homes	CONTRACT



ELEMENTARY SCHOOL	THE COTTAGES
LUMINANCE	OFFICE
ARGENTO	RETAIL/SERVICE COMMERCIAL
PULTE TOWNHOME COMMUNITY CONCEPT A	

*Site Plans for Parcels 3 - 6 are conceptual and subject to change.

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Adjacent Development Activity

SITE AERIAL | AUGUST 2023

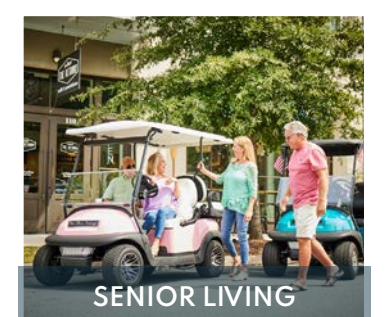


Photo source:
York Bridge Concepts

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Retail Village Vision



ARGENTO APARTMENTS
286 UNITS
DELIVERING 2024



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Surrounded By Residential Development

SITE AERIAL | AUGUST 2023

Cape Fear River



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 2
AVAILABLE**

**OFFICE 1
1.2 ACRE
AVAILABLE**

**FUTURE
CITY PARK**

**CAPSTONE COTTAGES
279 UNITS
DELIVERED 2023**

**PROPOSED ELEMENTARY
SCHOOL
550 STUDENTS**



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Proximate to Riverlights Amenities

SITE AERIAL | AUGUST 2023



Cape Fear River

HAMP'S LANDING

BOAT BUILDER PARK

MARINA VILLAGE

LINEAR PARK & TRAILS AROUND LAKE

THE HAVEN

ARGENTO APARTMENTS
286 UNITS
DELIVERING 2024

CAPSTONE COTTAGES
279 UNITS

RETAIL 2 & 3
AVAILABLE
RETAIL

RETAIL 1
AVAILABLE
RETAIL

UNDER
CONTRACT

OFFICE 1
AVAILABLE
OFFICE OR RETAIL

RETAIL 4
SOLD
MEDICAL

REFUEL/C-STORE
SOLD

RETAIL 5
SOLD
FUTURE DAYCARE

UNDER CONTRACT
TOWHOMES

RETAIL 6
UNDER CONTRACT
RETAIL

SENIOR LIVING
SOLD

OFFICE 2
AVAILABLE
OFFICE OR RETAIL

FUTURE CITY PARK

PROPOSED ELEMENTARY
SCHOOL
550 STUDENTS


7BRIDGE
COMMERCIAL SITES
FOR SALE



15,500 VPD
AT BUILD-OUT

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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
COMMERCIAL



500

ACRES OF
OPEN SPACE &
±10 MILES OF
WALKING PATHS



RIVERLIGHTS®

Community
of the Year

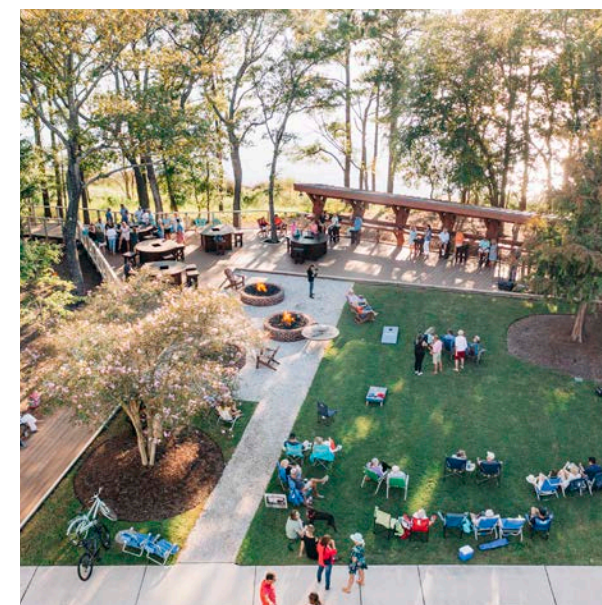
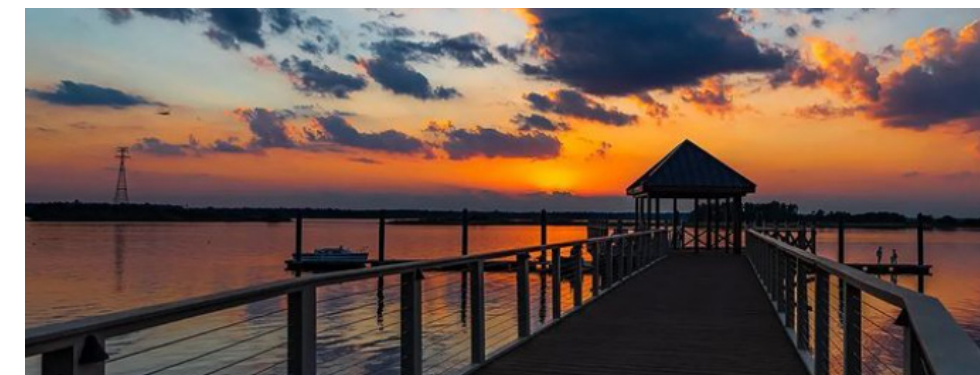
- North Carolina Home Builder Association | 2022

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

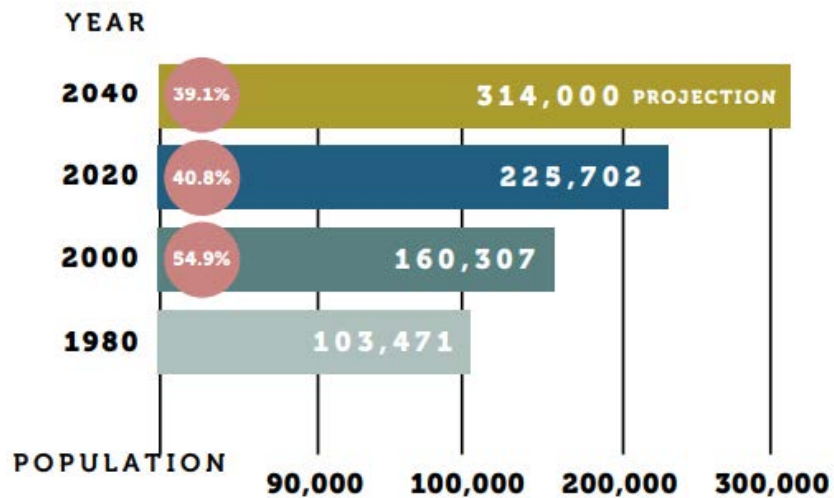


HIGHER EDUCATION



LIFESTYLE

POPULATION GROWTH: **2.5x the national average**



Sources: Wilmington Business Development
New Hanover Co. Profile

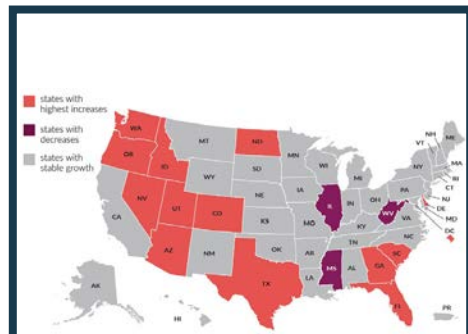
FUTURE JOB GROWTH OVER NEXT 10 YEARS PREDICTED TO BE **37.3%**

TOP 10

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

4.69%

1-YEAR GROWTH FOR MEDIAN HOUSEHOLD INCOMES



POPULATION SHIFT TO MID-SIZE METROS



UNIVERSITY OF NORTH CAROLINA WILMINGTON



WILMINGTON BEACHES



RESIDENTIAL SALES SOAR



WILMINGTON VOTED #10 SOUTH'S BEST CITIES ON THE RISE



PORT OF WILMINGTON



Wilmington, NC

\$163

PER DAY ON AVERAGE SPENT BY VISITORS

\$1B

IN TOURISM REVENUE IN 2022 UP 13.9% FROM 2021

115K

TOTAL EMPLOYEES IN HANOVER COUNTY

17,915

STUDENTS LIVING IN WILMINGTON

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EXCLUSIVELY MARKETED BY:

DANIEL PELLEGRINO

+1 850 728 1050

daniel.pellegrino@bridge-commercial.com

SETH CLARK

+1 843 338 3804

seth.clark@bridge-commercial.com

BRIDGE COMMERCIAL

25 Calhoun Street, Suite 220

Charleston, SC 29401

WWW.BRIDGE-COMMERCIAL.COM



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