

3134 N KERR AVE

3.3 ACRE SITE AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

CASTLE HAYNE, NC

N KERR AVE
8,000+ VPD



BLUE CLAY RD
8,000+ VPD



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License No. 191932 (NC)

PROPERTY OVERVIEW



3134 N Kerr Ave, Castle Hayne, NC



4

Available Parcels



New Hanover County



3.3

Total Acres



AC

Partial Zoning



8,000+

VPD



TBD

Timeline

Leasing Broker



Harrison Peebles

Advisor

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PROPERTY DESCRIPTION

3134 N Kerr Ave is a 3.3-acre development opportunity available for ground lease or build-to-suit, located at the high-visibility intersection of N Kerr Avenue and Blue Clay Road in Castle Hayne, NC. This site benefits from combined traffic counts exceeding 16,000 VPD, and sits just 2.7 miles from Wilmington International Airport (ILM), and 5 miles from the City of Wilmington.

Comprising four available parcels, the property is positioned in a rapidly growing submarket adjacent to established retail anchors including Food Lion, Dollar General, McDonald's, and Hardee's.

Zoning is partially Airport Commercial (AC) with the remaining acreage in the rezoning process to AC, supporting a wide range of commercial, retail, flex industrial, and QSR uses. Proposed concepts include retail/QSR pad sites, or a flex warehouse configuration with truck court access.

PROPERTY HIGHLIGHTS

- Strategic hard-corner location at the signalized intersection
- Partial Airport Commercial (AC), with remaining acreage being rezoned to AC.
- 3.3 acres across three parcels
- Flexible deal structure

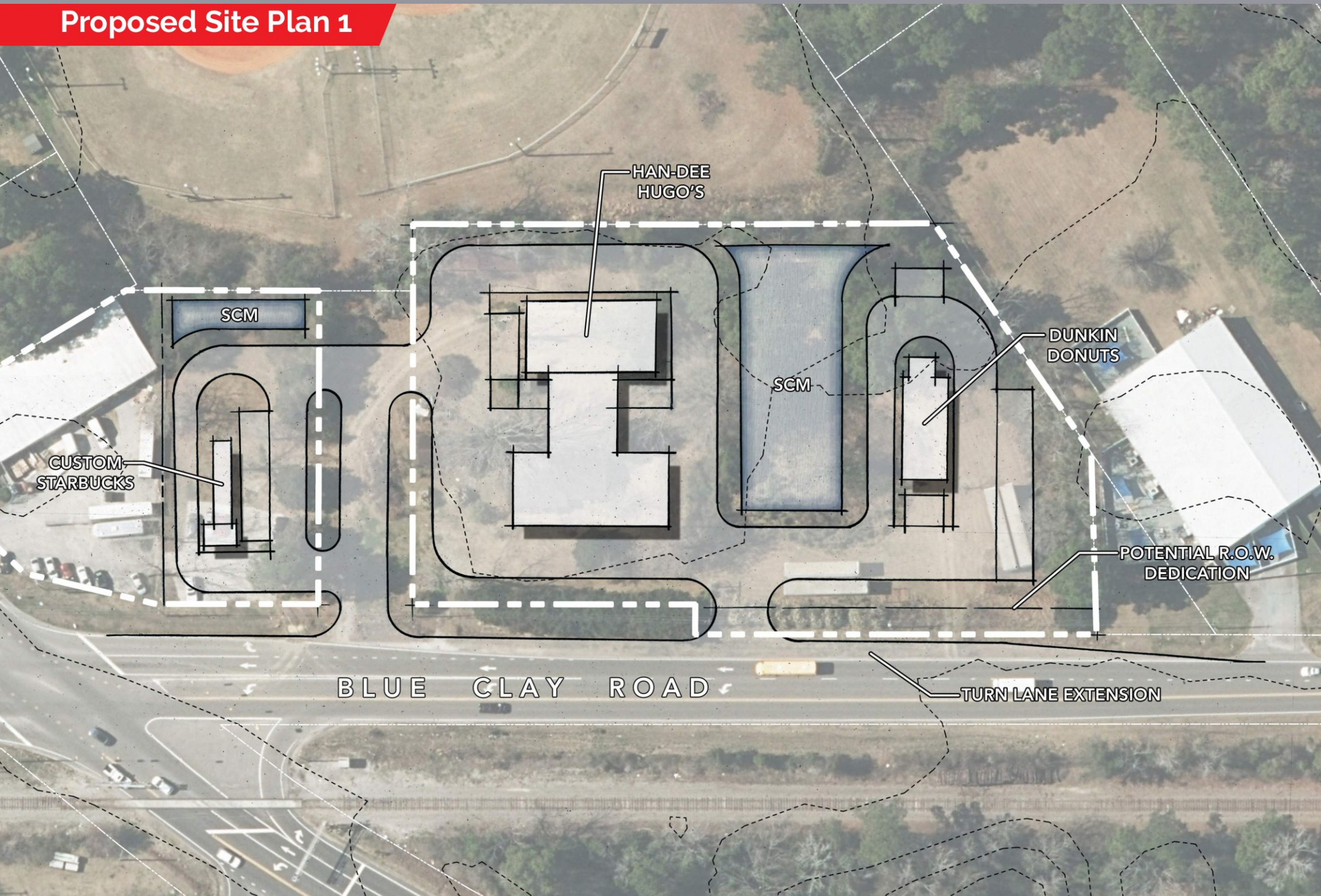
PROPERTY DETAILS

Address	3134 N Kerr Ave
Market	Castle Hayne
County	New Hanover
Available Acreage	3.3
Zoning	Airport Commercial (AC)

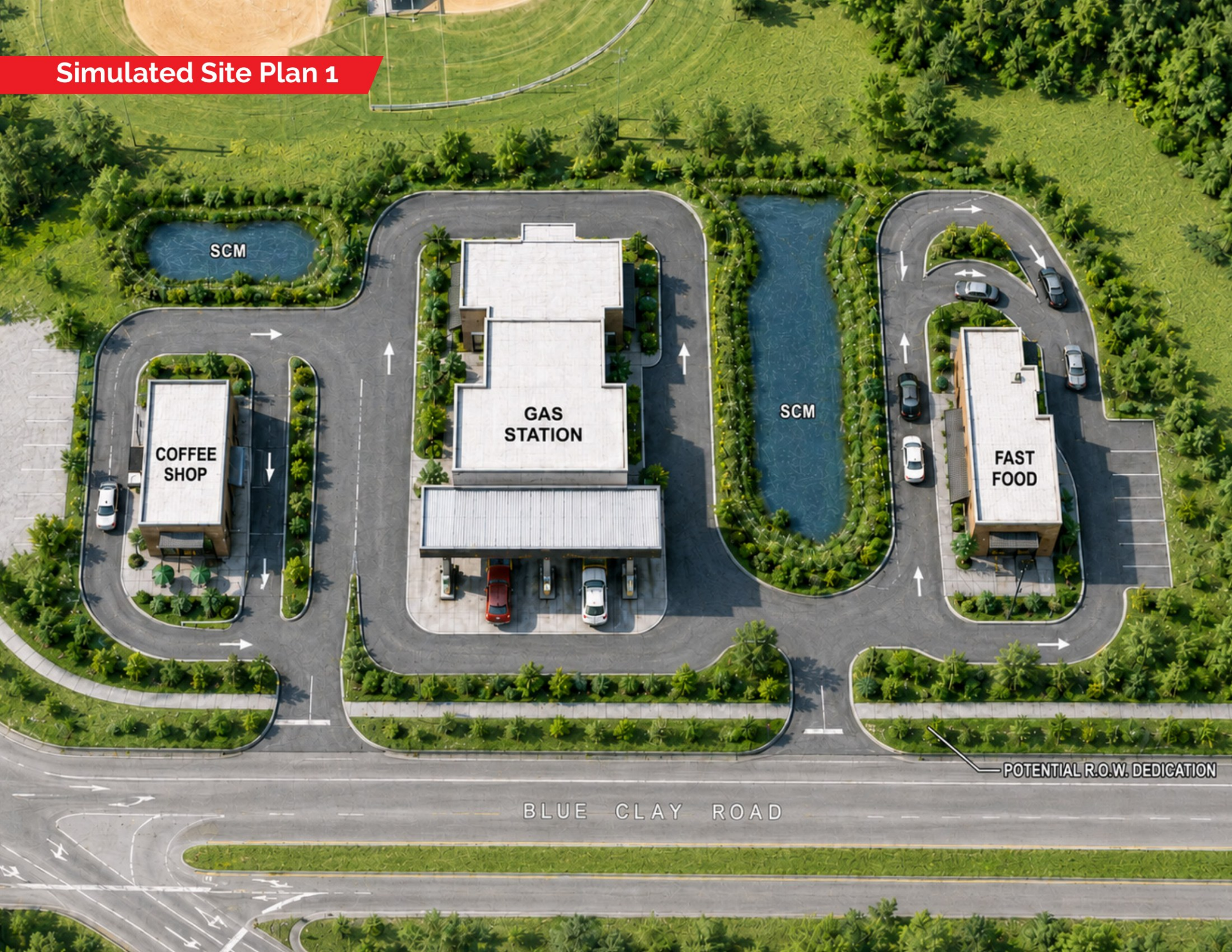
Property Outline

3.3 TOTAL ACRES

Proposed Site Plan 1



Simulated Site Plan 1



SCM

COFFEE SHOP

GAS STATION

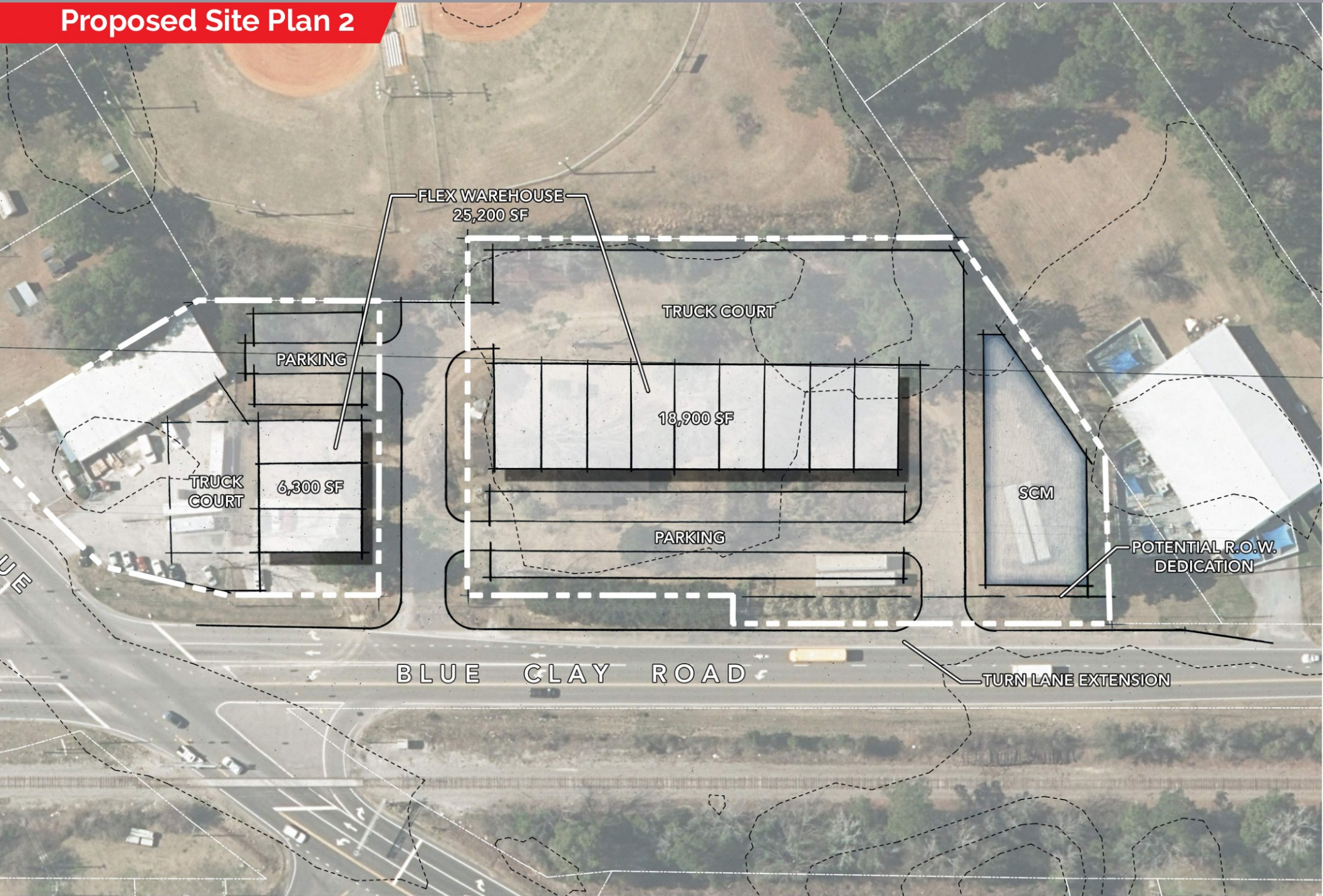
SCM

FAST FOOD

POTENTIAL R.O.W. DEDICATION

BLUE CLAY ROAD

Proposed Site Plan 2



Simulated Site Plan 2



TRUCK COURT

PARKING

TRUCK COURT

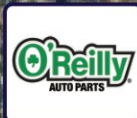
PARKING

POTENTIAL R.O.W. DEDICATION

BLUE CLAY ROAD

TURN LANE EXTENSION

Nearby Economic Drivers



Wrightsboro



Area Demographics

Wilmington, NC



5-Min Drive-Time Demographics



117,554
Total Population



40.9
Median Age



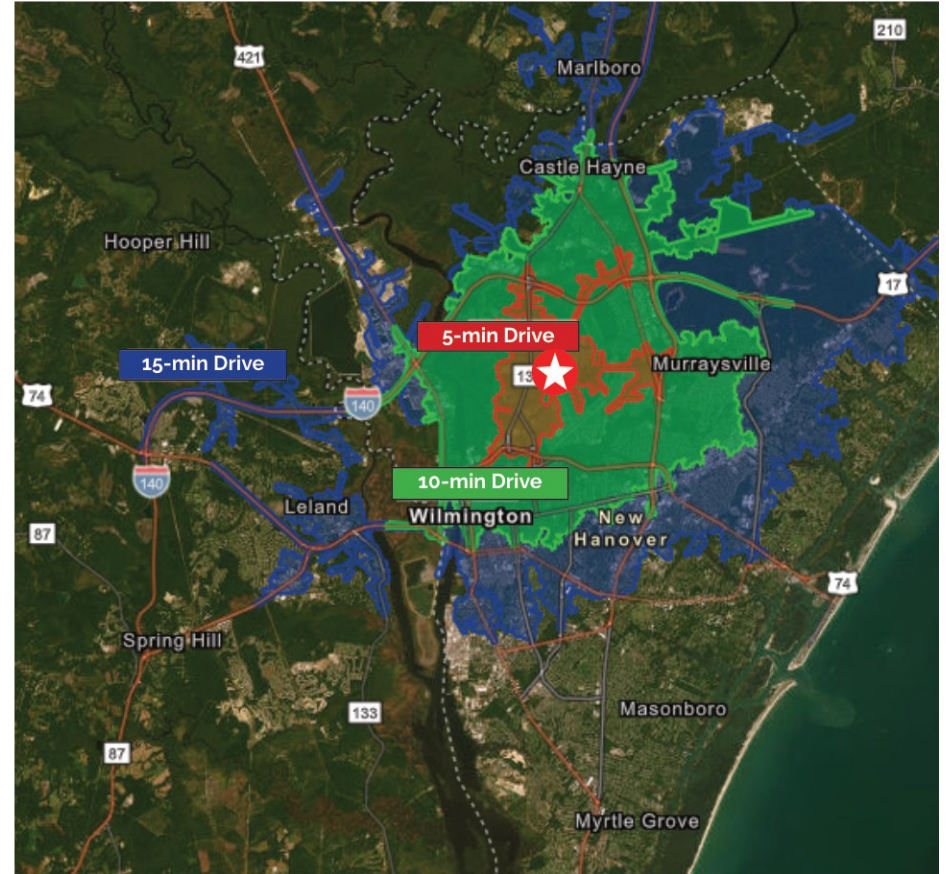
54,975
Total Households



\$91,165
Avg. Household Income



\$443,828
Avg. Home Value



Population

	5-min Drive	10-min Drive	15-min Drive
Total Population	3,897	56,863	117,554
Median Age	42.6	39.0	40.9

Households & Income

Total Households	1,459	33,459	54,975
# of Persons per HH	2.40	2.20	2.09
Average HH Income	\$73,954	\$88,640	\$91,165
Average Home Value	\$354,281	\$430,248	\$443,828

Market Overview | Wilmington, NC



Wilmington, NC

Wilmington's economy has undergone significant diversification in the last decade, transitioning from a tourism-centric focus to a hub for professional services and innovation. Key industries now include financial technology, clinical research, logistics, manufacturing, and food processing, reflecting the city's dynamic economic growth. Wilmington's commitment to fostering business growth is exemplified by companies flocking to the region.



The professional and business services sector has grown by an impressive **31% between 2010 and 2020**.



Trade, transportation, and utilities sector, along with education and health services, each saw a **22% increase in jobs**.



Vantaca recently announced a **\$4.9 million investment** and plans to create over **100 new jobs**.

RECENT ACCOLADES

#1

City on the Rise
Southern Living

#5

Places to Retire
Realtor.com

Top 10

Best Riverwalks
USA Today

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Overton Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



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