

OFFERING MEMORANDUM

Willow Woods Shopping Center

5424 Oleander Dr. | Wilmington, NC 28403

+/- 1,954 RSF Suite 8



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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



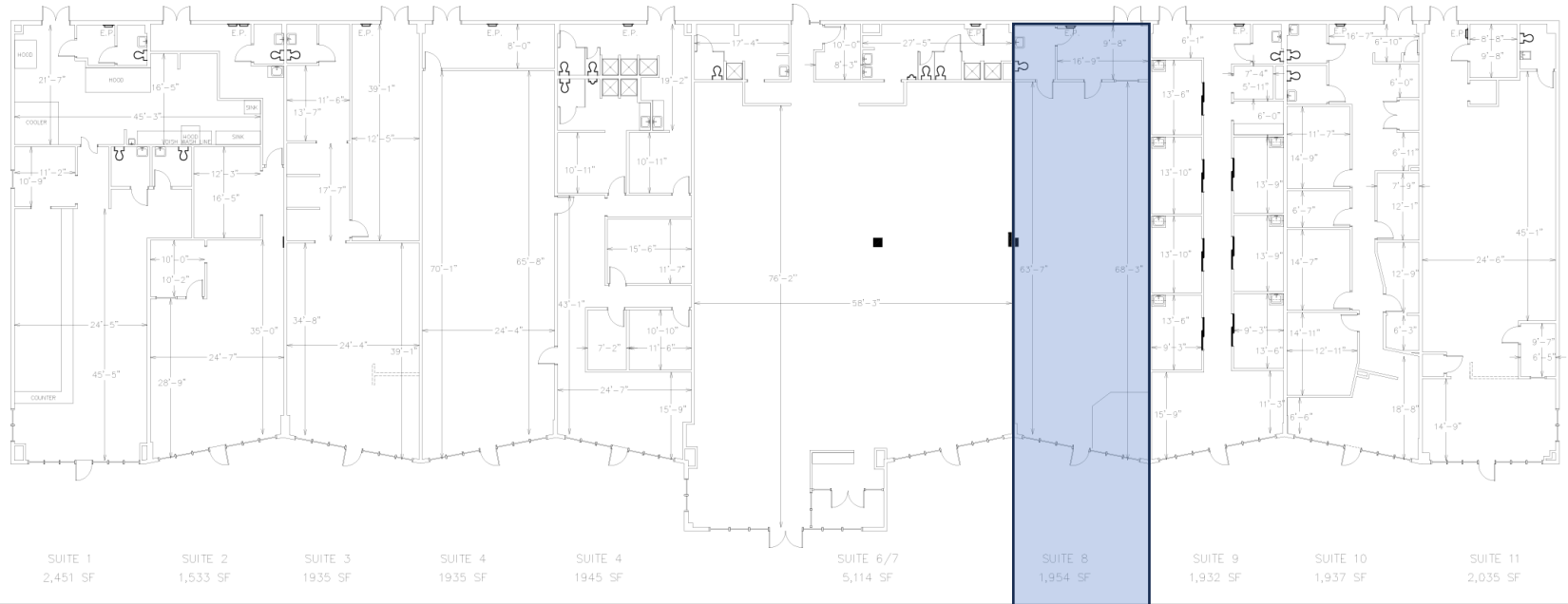
Building Size	22,771 RSF
Property Type	Retail
Year Built / Renovated	1997 / 2024
Suite Size	+/- 1,954 RSF
Zoning	CB - Community Business
Parking	77 Spaces (3.4 per 1,000 SF)
List Price	\$26/RSF
Lease Type	NNN



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5424 OLEANDER DR
WILMINGTON NC
22,771 TOTAL SF



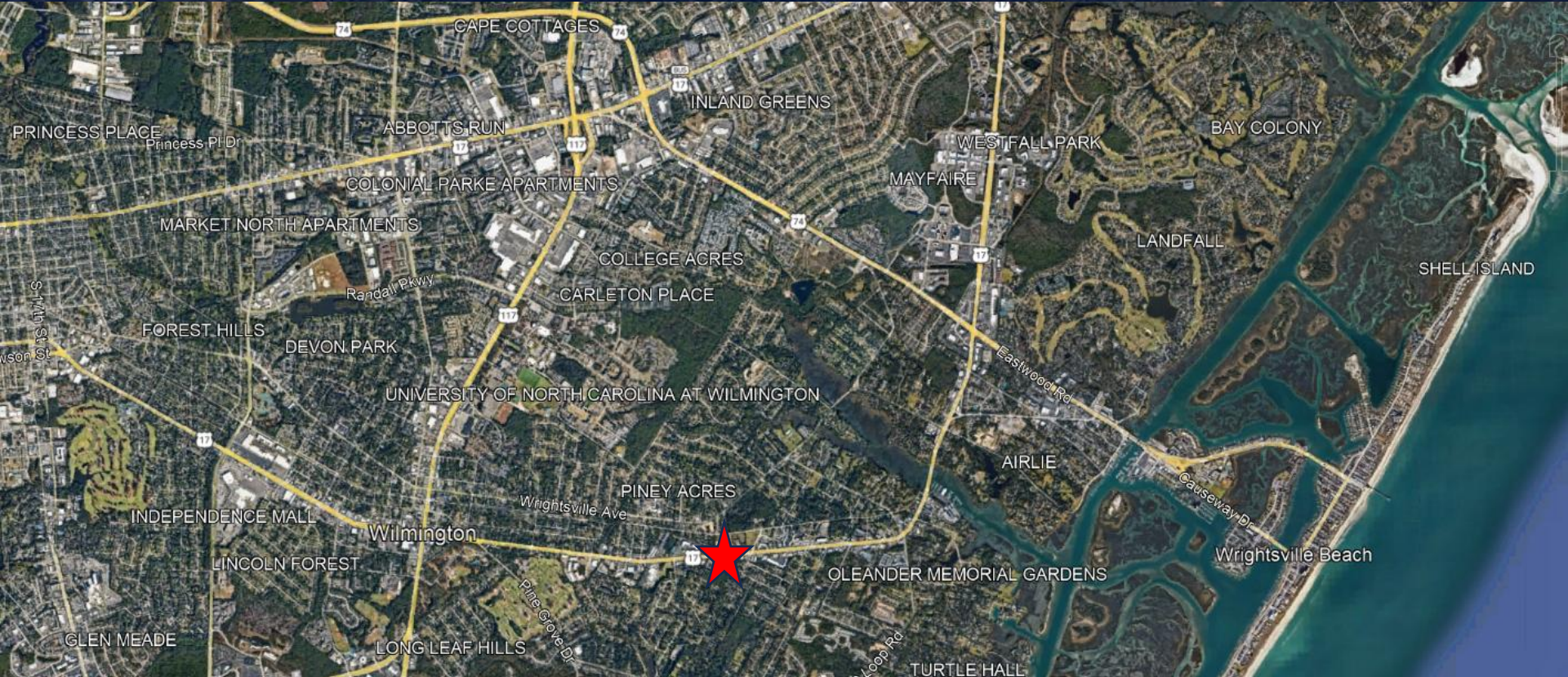
* Floor plans are provided for informational purposes only. Buyer to verify all measurements.

AERIAL VIEW

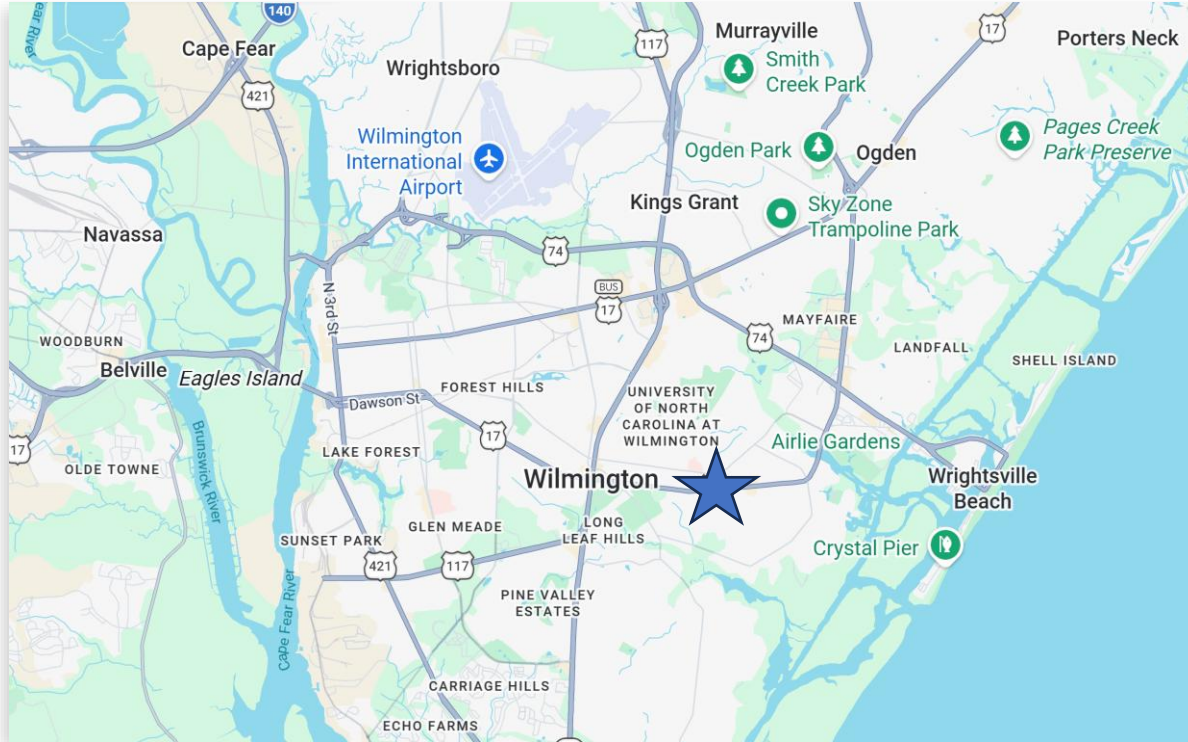
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LOCATION HIGHLIGHTS

TRAFFIC COUNT

31,000 VPD

NEAREST MAJOR ROAD

Oleander Drive

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



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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



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