

4701-I OLEANDER DR

WILMINGTON, NC 28403

MIDTOWN RETAIL INVESTMENT OPPORTUNITY



FOR SALE



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PROPERTY OVERVIEW

LOCATION DESCRIPTION

4107 Oleander Drive, Unit I is ideally situated along Oleander Drive, one of Wilmington's most established commercial corridors and a primary connector between Downtown Wilmington, Midtown Wilmington, and Wrightsville Beach. The location benefits from significant daily traffic and serves a dense surrounding population of residents, professionals, and visitors traveling to the area's retail, medical, and recreational destinations.

INVESTMENT OVERVIEW

4107 Oleander Drive, Unit I presents an opportunity to acquire a 1,694-square-foot retail condominium in Wilmington's highly desirable Midtown commercial corridor. Offered as an investment property, the condo is leased to an established tenant through December 2029, providing immediate cash flow and income stability.

Positioned along one of Wilmington's busiest commercial thoroughfares, the property benefits from strong visibility, excellent demographics, and convenient access to Downtown Wilmington, Wrightsville Beach, and major retail and employment centers.

For investors, this offering provides the advantage of predictable rental income with a secured lease term through December 2029, minimizing near-term leasing risk while allowing for long-term appreciation in one of coastal North Carolina's strongest commercial markets.

Whether you're completing a 1031 exchange, expanding your commercial portfolio, or seeking a stable income-producing asset, 4107 Oleander Drive, Unit I offers the opportunity to acquire a well-located retail condo backed by an existing tenant and a proven Midtown Wilmington location.



\$525,000

SALE PRICE

7.30%

CAP RATE

\$38,316

NOI

1,694 SF

RETAIL CONDO

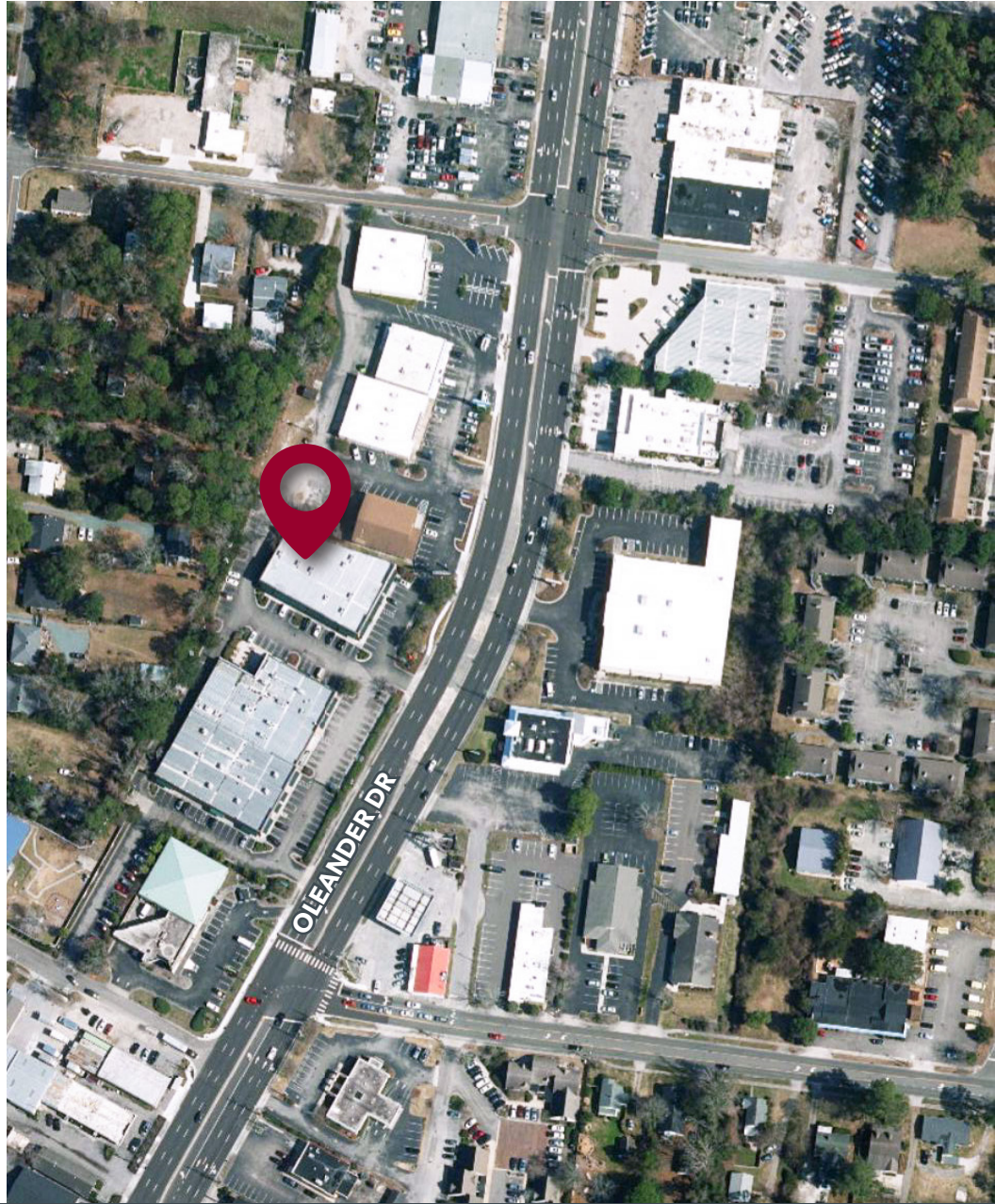
TENANT IN PLACE

THROUGH DECEMBER 2029

PROPERTY OVERVIEW

INVESTMENT DETAILS

- » 1,694 SF Retail Condominium strategically located in Wilmington's highly desirable Midtown commercial corridor.
- » Investment Opportunity with Tenant in Place providing immediate income and lease secured through December 2029.
- » Prime Oleander Drive Location offering excellent visibility and convenient access to Downtown Wilmington, UNCW, Wrightsville Beach, and major thoroughfares.
- » Strong Surrounding Demographics with a dense mix of residential neighborhoods, retail centers, medical offices, and professional businesses driving consistent consumer traffic.
- » Professionally Maintained Commercial Asset ideal for investors seeking stable cash flow and long-term appreciation potential.
- » Low-Maintenance Condo Ownership allowing investors to acquire a commercial asset without the responsibilities of a standalone building.
- » Excellent 1031 Exchange or Portfolio Addition with predictable income, a strategic location, and positioning within one of Wilmington's strongest retail submarkets.



146,929

POPULATION
(WITHIN 5 MILES)

9,312

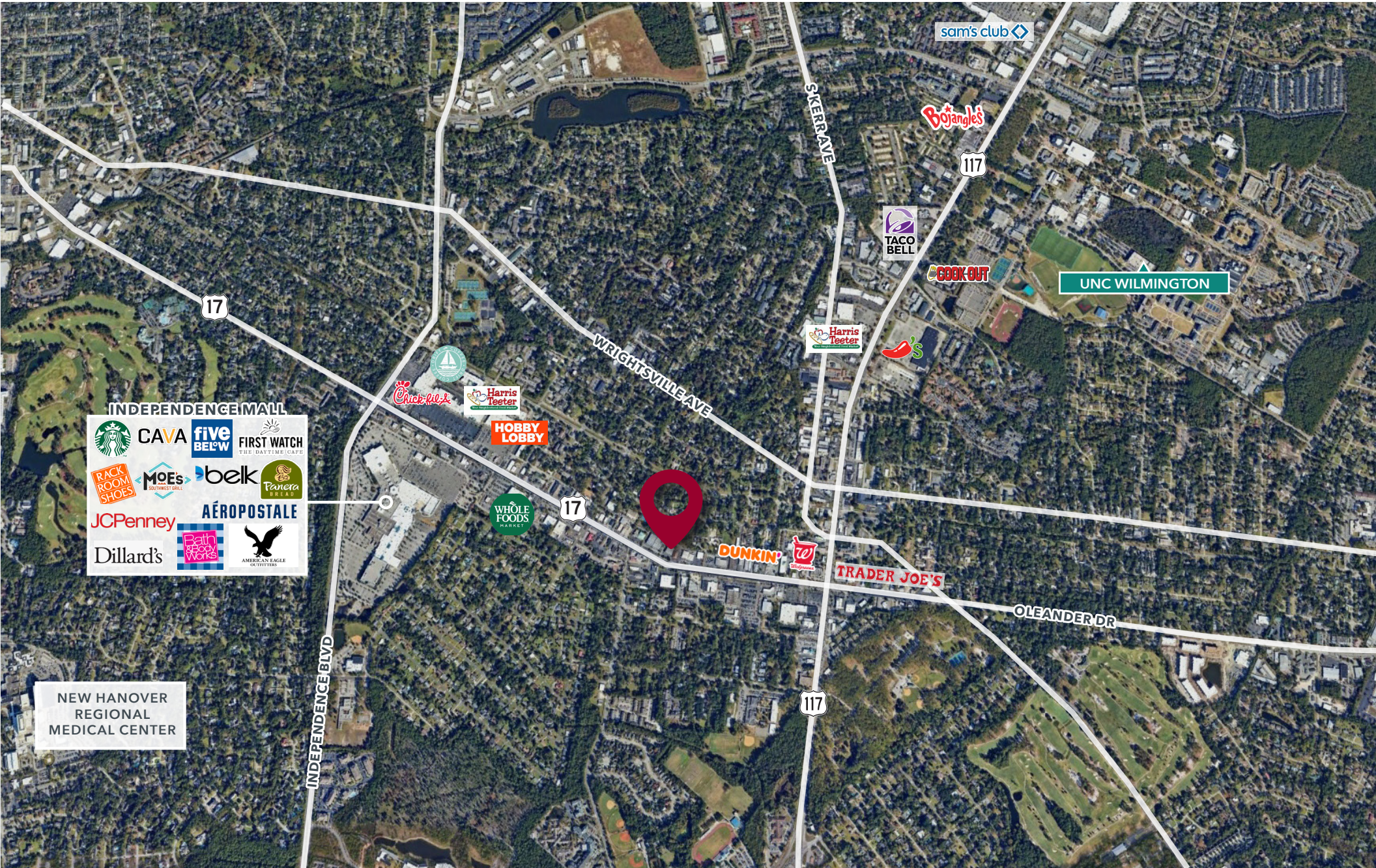
OF BUSINESSES
(WITHIN 5 MILES)

92,068

OF EMPLOYEES
(WITHIN 5 MILES)

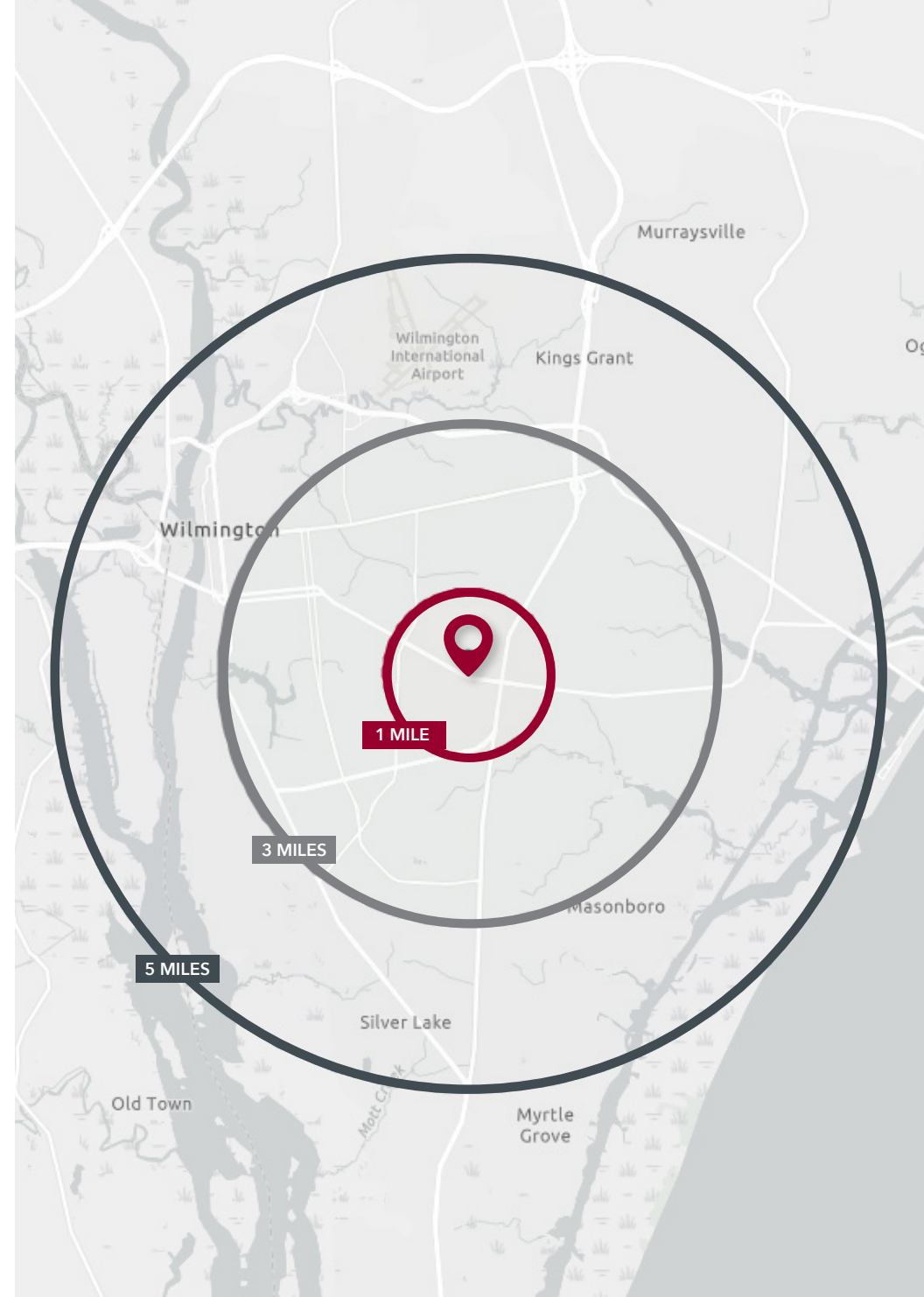
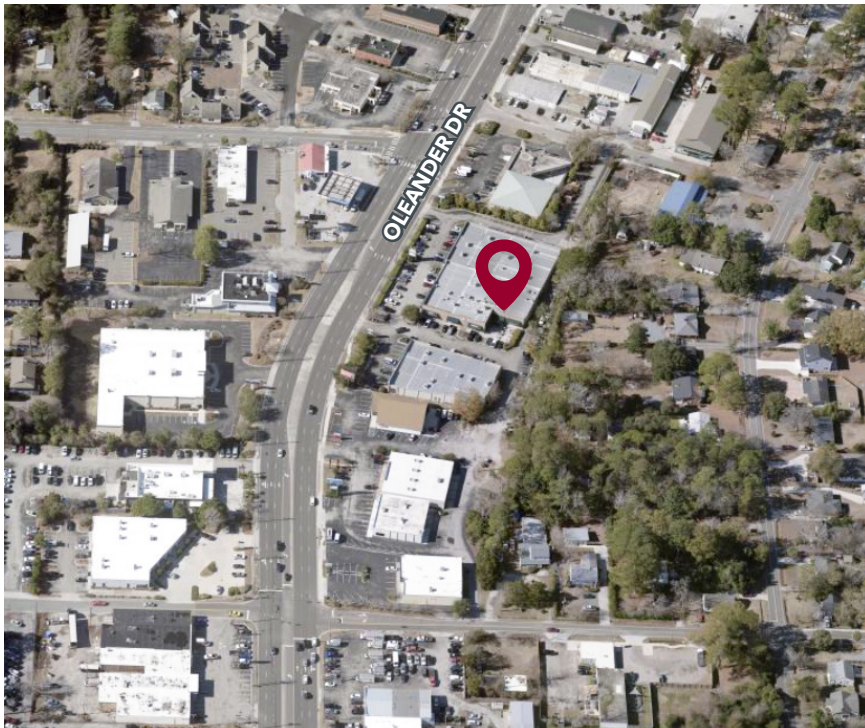


SURROUNDING AREA



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2025)	8,314	78,521	146,929
DAYTIME POPULATION	14,366	101,980	181,645
MEDIAN AGE	37.9	35.9	39.3
AVERAGE HOUSEHOLD INCOME	\$83,691	\$90,929	\$105,144
AVERAGE HOME VALUE	\$384,245	\$446,976	\$492,430



WILMINGTON

IN THE MIDDLE OF IT ALL.

Wilmington, located in the southeastern part of North Carolina, is a vibrant and rapidly growing city that offers a mix of coastal beauty, rich history, and economic opportunity. Known for its charming downtown area, Wilmington boasts a picturesque waterfront, historic architecture, and a thriving arts and culture scene. It is also home to top-tier universities, which fuel the local talent pool.

The city's economy is diverse, with key industries including technology, healthcare, education, and manufacturing. Wilmington's port is one of the busiest on the East Coast, contributing to its economic growth, and the area continues to see development in sectors like renewable energy, film production, and logistics. With a high quality of life, excellent schools, and proximity to beautiful beaches, Wilmington has become an appealing place for families, professionals, and retirees alike. Its combination of coastal charm, economic growth, and expanding opportunities make Wilmington a prime location for both living and business.



NO. 1

**FASTEST GROWING
METRO AREA IN THE U.S.**
(RALEIGH NEWS & OBSERVER, 2025)

NO. 1

**"CITY ON THE RISE"
IN 2024**
(SOUTHERN LIVING, 2024)

45.8%

**POPULATION WITH
BACHELOR'S DEGREE
OR HIGHER**

UNC WILMINGTON

The University of North Carolina Wilmington (UNCW) is a public research university located in Wilmington, North Carolina that was founded in 1947. Known for its strong academic programs, UNCW offers undergraduate, graduate, and professional degrees across various fields, including business, education, sciences, and arts. Located on the North Carolina coast, it offers a vibrant campus life, emphasizing hands-on learning, sustainability, and community engagement. UNCW is also recognized for its NCAA Division I athletic programs.

> 18,800
TOTAL ENROLLMENT

72%
GRADUATION RATE

FOR MORE INFORMATION, CONTACT:

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