

# FOR SALE: ±6.6 ACRES FRONTING N. COLLEGE ROAD

510 CANDO STREET, WILMINGTON, NC | NEW HANOVER COUNTY



N COLLEGE RD  
47,234 VPD



## SUMMARY

Cape Fear Commercial is pleased to present ±6.63 acres of commercial land located along North College Road in Wilmington, North Carolina, one of the region’s primary north–south corridors connecting Interstate-40 to the city’s major retail and commercial districts.

The property benefits from excellent visibility and proximity to major regional anchors, including the Corning manufacturing facility and nearby Costco. A signalized intersection at North College Road and Hunters Trail provides convenient access to the site.

Zoned RB – Regional Business (City of Wilmington), the property is well suited for retail, hospitality, self-storage, office, or other destination commercial uses.

## HIGHLIGHTS

- + Located along N. College Road with approximately 264.75 feet of frontage
- + Traffic counts exceeding 55,000 vehicles per day
- + Signalized intersection at N. College Road & Ringo Dr
- + Adjacent to major regional retailers and employment centers
- + Convenient access to I-40, Wilmington International Airport, Downtown Wilmington, and Mayfaire

LOCATION	<b>510 Cando Street</b> Wilmington, NC   New Hanover County
PARCEL IDs	R04900-001-029-000
ZONING	RB (Regional Business) <i>City of Wilmington</i>
ACERAGE	± 6.63 Acres
PRICE	\$3,695,000.

# PHOTOS





# MARKET AERIAL





# COLLEGE RD & MARTIN LUTHER KING JR. PKWY IMPROVEMENTS

## NOTES

VISUALIZATION PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE ACTUAL APPEARANCE OF PROJECT ELEMENTS MAY DIFFER BASED ON ENGINEERING, BUDGET, AND ENVIRONMENTAL REQUIREMENTS.

THE AESTHETIC AND LANDSCAPING ELEMENTS DEPICTED IN THIS VISUALIZATION ARE PROVIDED AS A SAMPLE AND ARE NOT INTENDED TO BE SUGGESTIVE OR REPRESENTATIVE OF THE FINAL DESIGN.

TO PROVIDE GREATER VISUAL CLARITY PROPOSED UTILITIES ARE NOT SHOWN ON THIS VISUALIZATION.

SEPTEMBER 2025



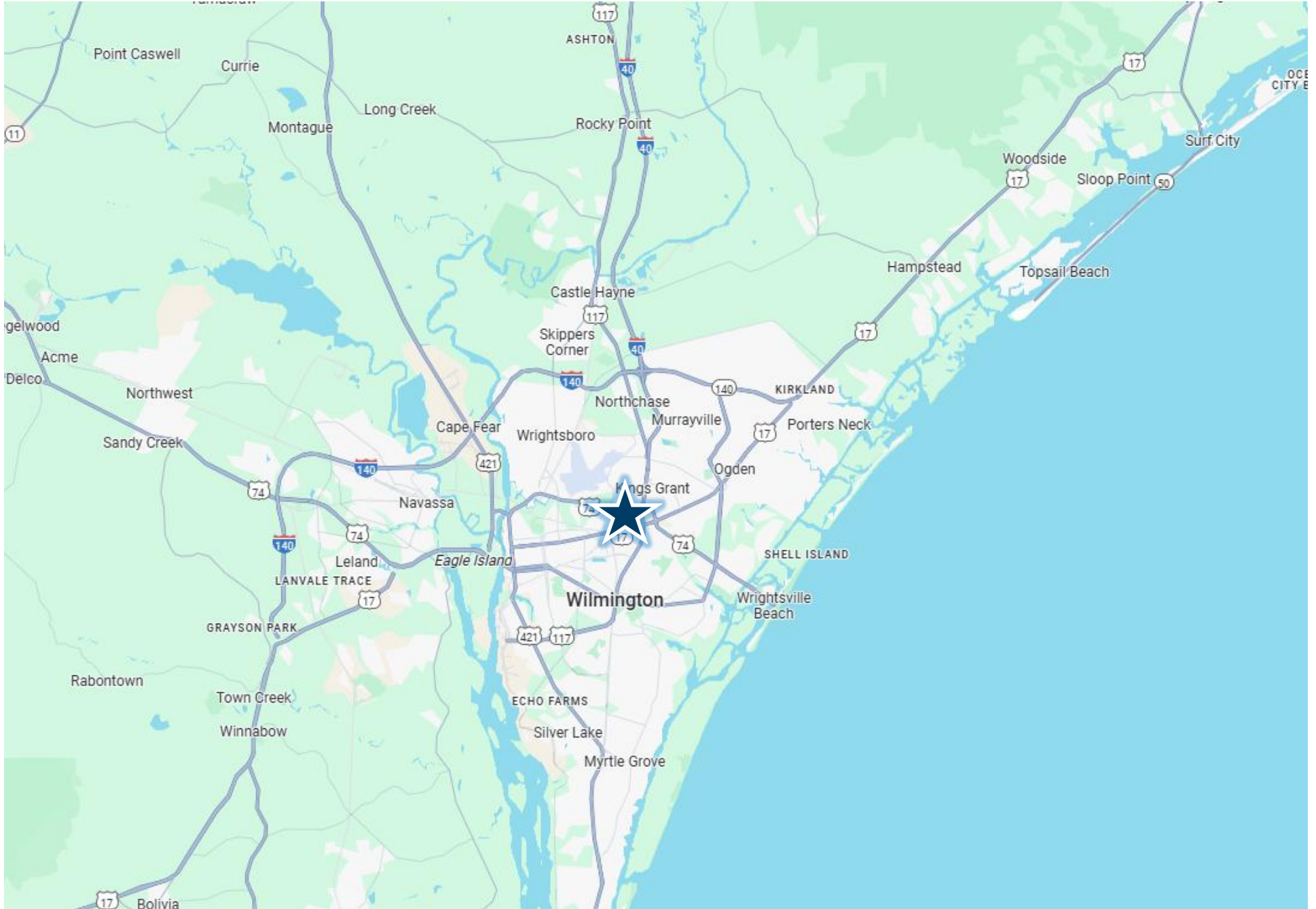
**TIP PROJECT U-5792**  
**NEW HANOVER COUNTY**  
US 117/NC 132 (COLLEGE ROAD) IMPROVEMENTS  
FROM US 17 BUSINESS (MARKET STREET) TO  
SR 2048 (GORDON ROAD)



PRELIMINARY DESIGN  
SUBJECT TO CHANGE



# LOCATION MAP





Cape Fear Commercial

**WILLIAM E. LEONARD, SIOR**  
Senior Vice President  
910.233.5351 mobile  
wleonard@capefearcommercial.com



102 Autumn Hall Drive | Suite 210 | Wilmington, NC 28403  
capefearcommercial.com

© 2023 Cape Fear Commercial, LLC. All rights reserved. The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Cape Fear Commercial and should not be made available to any other person or entity without the written consent of Cape Fear Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the Subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Cape Fear Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the Subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminate substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or the business prospects of any tenant's plans or intentions to continue its occupancy of the Subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Cape Fear Commercial has not verified, and will not verify, any of the information contained herein, nor has Cape Fear Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the Information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.