

HARD CORNER OUTPARCEL

Endcap & Inline Space Anchored by
National Coffee Drive-Thru



EMMA B. TRASK
MIDDLE SCHOOL
651 STUDENTS

40

42,000 VPD

FOUNDRY
COMMERCIAL

EMSLEY A. LANEY
HIGH SCHOOL
2,248 STUDENTS

OLSEN PARK



25,000 VPD



MURRAYVILLE ROAD



BAVARIAN LANE

16,000 VPD



NORTH COLLEGE ROAD

40

42,000 VPD

NORTH COLLEGE ROAD & LONG RIDGE DRIVE

WILMINGTON, NC 28405

FOR LEASE | ±1,674 - 3,582 SF

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NORTH COLLEGE ROAD & LONG RIDGE DRIVE, WILMINGTON, NC 28405



PROPERTY FEATURES

- ±1,674 - 3,582 SF of shop space in high-growth retail corridor with over 25,000 VPD
- Signalized intersection with full access
- Less than ½ mile from Laney High School with 2,248 students
- Easy access to I-40, Wilmington National Airport, UNCW, Cape Fear Community College, and Wrightsville Beach
- Strong residential base surrounding the site
- Northern New Hanover County is seeing an increase in residential development, including proposed communities Hilton Bluffs (±1,800 SF units over 6 phases), the Oasis Apartments (±521 units), Lake Pointe (±233 MF and SF units), Avenue One (±1,466 units), among others

DEMOGRAPHICS

3 MILE RADIUS

	33,525	ESTIMATED POPULATION
	36.5	MEDIAN AGE
	\$70,605	MEDIAN HOUSEHOLD INCOME
	11,285	TOTAL EMPLOYEES
	\$318,129	MEDIAN HOME VALUE

5 MILE RADIUS

	93,202	ESTIMATED POPULATION
	36.5	MEDIAN AGE
	\$74,742	MEDIAN HOUSEHOLD INCOME
	45,326	TOTAL EMPLOYEES
	\$385,338	MEDIAN HOME VALUE

7 MILE RADIUS

	153,783	ESTIMATED POPULATION
	38.7	MEDIAN AGE
	\$80,010	MEDIAN HOUSEHOLD INCOME
	86,573	TOTAL EMPLOYEES
	\$435,632	MEDIAN HOME VALUE

PROPERTY INFORMATION

SIZE	±1,674 - 3,582 SF
ZONING	B-2 (BUSINESS DISTRICT) Allowed Uses by Right • Restaurant Drive-Thru • Bank • Retail Sales • C-Store/Fuel Sales • Carwash

**NEW HANOVER
COUNTY UDO**

FOR MORE INFORMATION, PLEASE CONTACT:

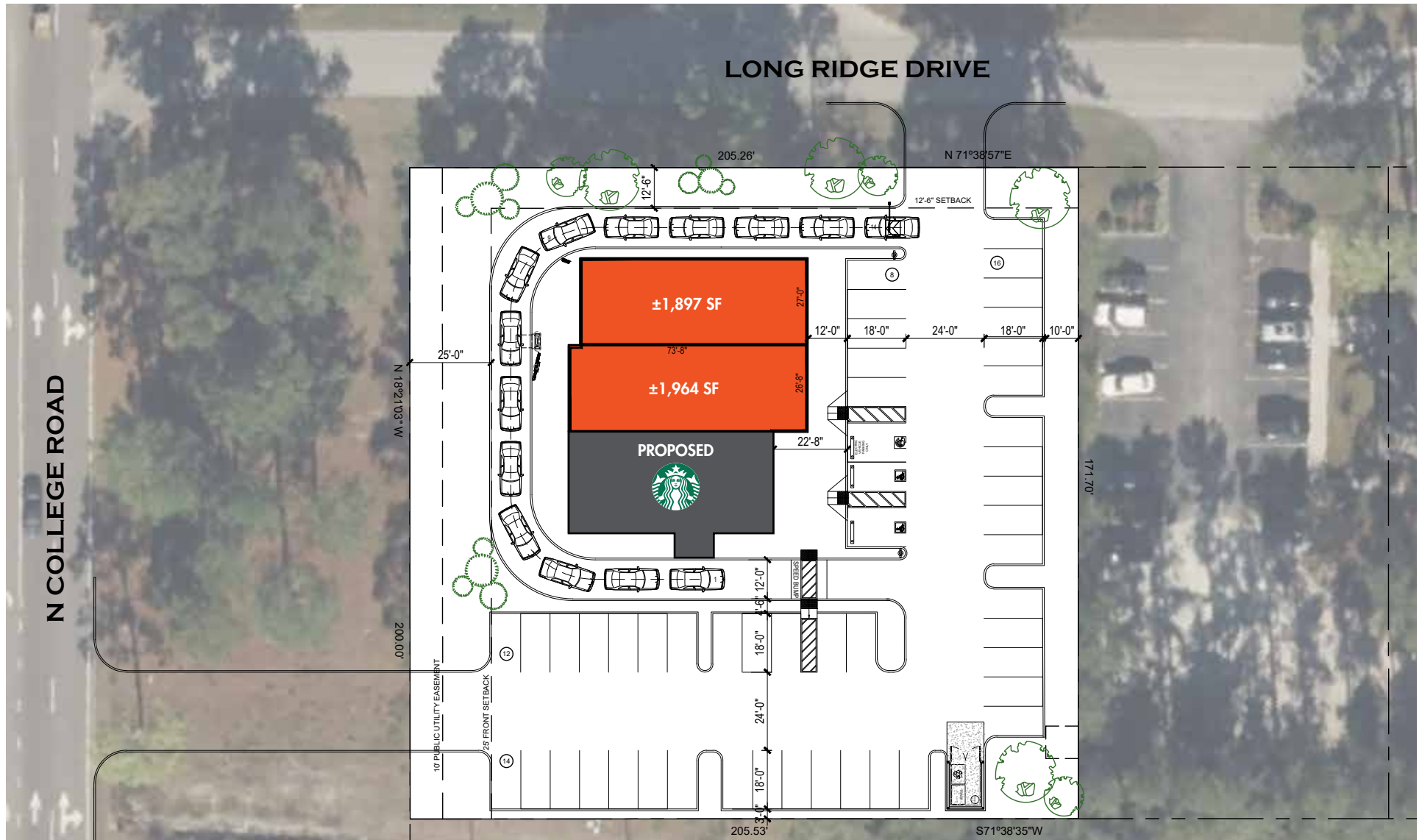
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