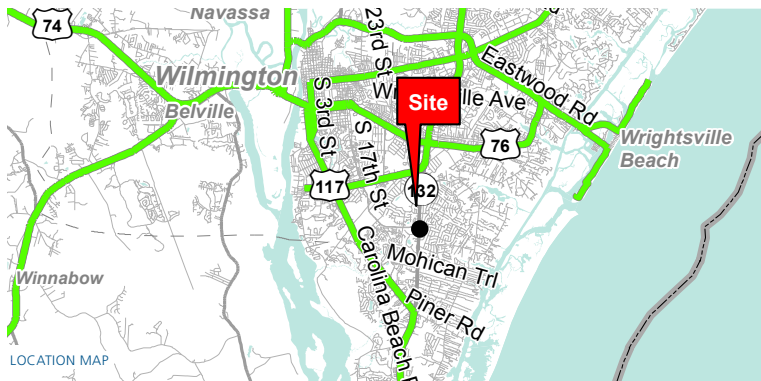




NEW GROCERY ANCHORED RETAIL - WILMINGTON, NC
INTERSECTION OF 17TH ST & COLLEGE RD | WILMINGTON, NC 28412



PROPERTY RENDERING



LOCATION MAP

LEASING INFORMATION

SPACE AVAILABLE:	Up to 10,000 SF Available
LEASE RATE:	Please Call
CAM:	\$2.70 / SF
TAX:	\$0.85 / SF
INS:	\$0.30 / SF

PROPERTY HIGHLIGHTS

- Anchored by new 36,000 SF LIDL grocery store
- High traffic volume
- Located along main commute into downtown Wilmington
- Signalized access

DEMOGRAPHICS (2016)

	5 MIN	10 MIN
POPULATION	64,303	165,439
AVERAGE HH INCOME	\$70,580	\$69,152
MEDIAN HH INCOME	\$54,078	\$52,920
BUSINESS ESTABLISHMENTS	3,667	10,157
DAYTIME EMPLOYMENT	36,030	98,059

ANCHOR



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TRAFFIC COUNTS 2016 (NCDOT)

- 19,000 VPD on S 17th St
- 36,000 VPD on College Rd

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