

# HANOVER CENTER

3501 OLEANDER DRIVE | WILMINGTON, NC 28403



## Property Details

### Owned GLA

331,813 SF

### Availability

8 Suites | 45,873 SF

### Parking Spaces

1,622

### Overview

- Anchored by Harris Teeter and Hobby Lobby, this center benefits from excellent visibility and access along the heavily traveled Oleander Drive corridor
- Centrally located in Wilmington adjacent to Independence Mall - 4 miles to Downtown Wilmington, 7 miles to Wrightsville Beach, and 2 miles from University of North Carolina at Wilmington (17,000+ students)
- 1.2 miles from New Hanover Regional Medical Center (7,000 employees)
- At the epicenter of retail adjacent to the newly redeveloped Independence Mall

## Tenant Mix



Office DEPOT



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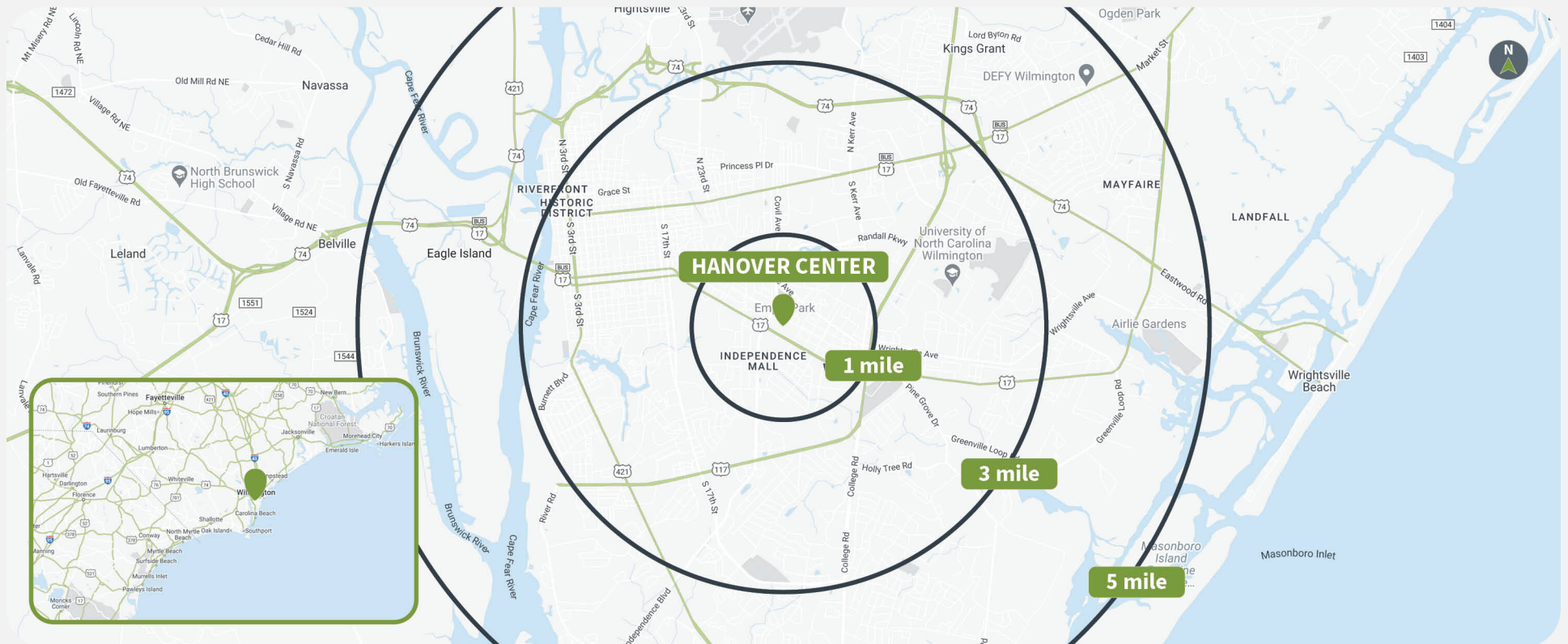
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## Demographics

Source: Creditintell, 2024.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	8,621	14,664	4,395	\$89,641	\$65,753
3 MILES	79,268	128,926	35,931	\$74,782	\$56,513
5 MILES	135,021	185,336	59,463	\$82,186	\$62,523



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## Market Aerial

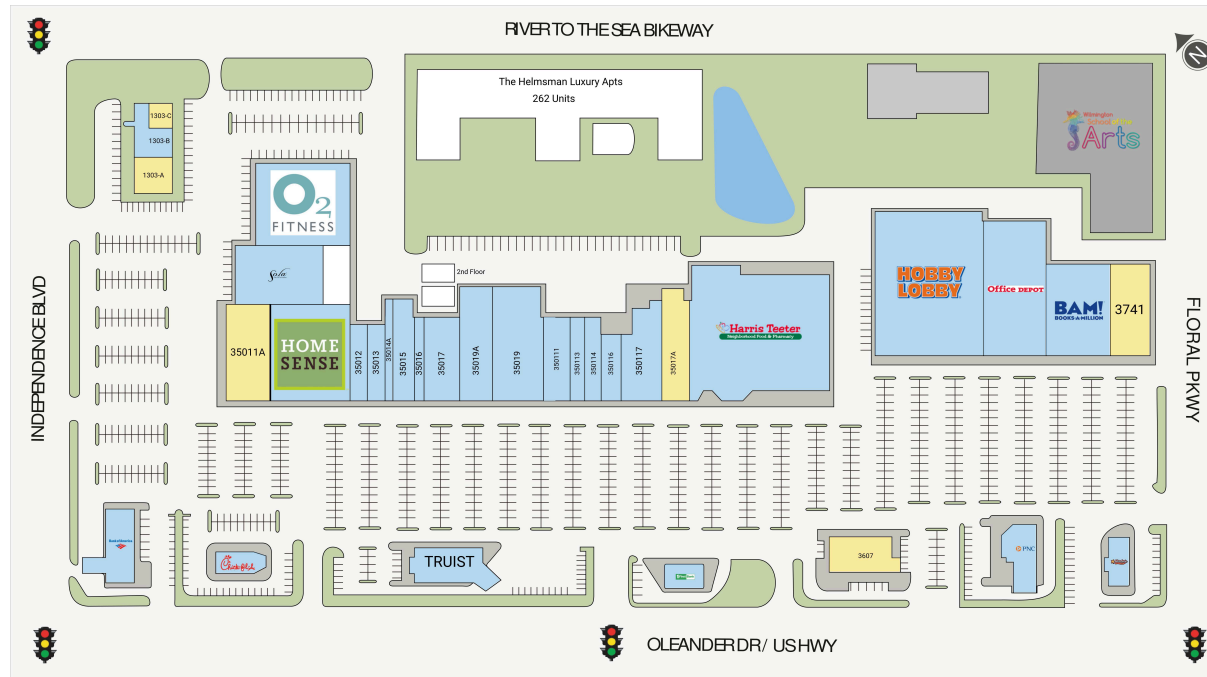


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## Site Plan



Suite	Tenant	GLA (SF)
35011A	AVAILABLE	14,160
3741	AVAILABLE	11,000
35017A	AVAILABLE	6,693
3607	AVAILABLE	6,600
1303-A	AVAILABLE	3,248
35014C	AVAILABLE	3,000
1303-C	AVAILABLE	960
35014D	AVAILABLE	212
350118	HARRIS TEETER	50,750
3715	HOBBY LOBBY	46,080
1315	O2 Fitness	26,000
35011	HOMESENSE	25,000
3727	OFFICE DEPOT	24,053
3737	BOOKS A MILLION	15,120
35019	K&W Cafeteria	13,920
35019A	GREAT OUTDOOR	10,600
350111	NICHE DECOR	8,230
3305	BANK OF AMERICA	6,638
1303-B	Farm Bureau Insurance	6,009
3417	TRUIST	5,798
1329	SOLA SALON	5,640
350117	SAS SHOES	5,400
3389	CHICK-FIL-A	3,936
3709	PNC BANK	3,645
35013	WILMINGTON BLINDS & MORE	3,600
35017	MY EYE DR	3,500
350114	J. MICHAEL'S PHILLY	3,000
1420	HARDEE'S	2,803
350113	PEDEGO WILMINGTON	2,500
3605	FIRST BANK	2,230
35012	DRIFT COFFEE AND KITCHEN	2,200
35015	GRAND NAILS	2,008
35016	Wild Bird Center	2,000
35014B	STRETCH ZONE	1,890
35014A	HOTWORX	1,890
350116	WOOF GANG BAKERY & GROOMING	1,500

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## Get in Touch with Us

### Leasing

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### Pop-up & Short-term Leasing

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### Property Management

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