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# HANOVER CENTER

3501 OLEANDER DRIVE • WILMINGTON, NC 28403

Harris Teeter  
Your Neighborhood Food Market



**FOR LEASING OPPORTUNITIES:** CATIE WHORTON • PHONE: 470.763.8951 • CWHORTON@SHOPCORE.COM

# SOMETHING FOR EVERYONE

Hanover Center is located in the heart of Wilmington, North Carolina, offering over 305,000 square feet of a robust mix of shops, restaurants, and service providers. The property has excellent positioning along the heavily trafficked Oleander Drive in Midtown, serving the dominant Wilmington Retail Corridor, downtown area, UNC Wilmington, and Wrightsville Beach.

Following a bellwether year with the opening of HomeSense, Drift Coffee, and the completion of The Helmsman with 262 luxury apartments immediately adjacent to the center, Hanover will be undergoing a façade update and renovation to be completed in 2024.

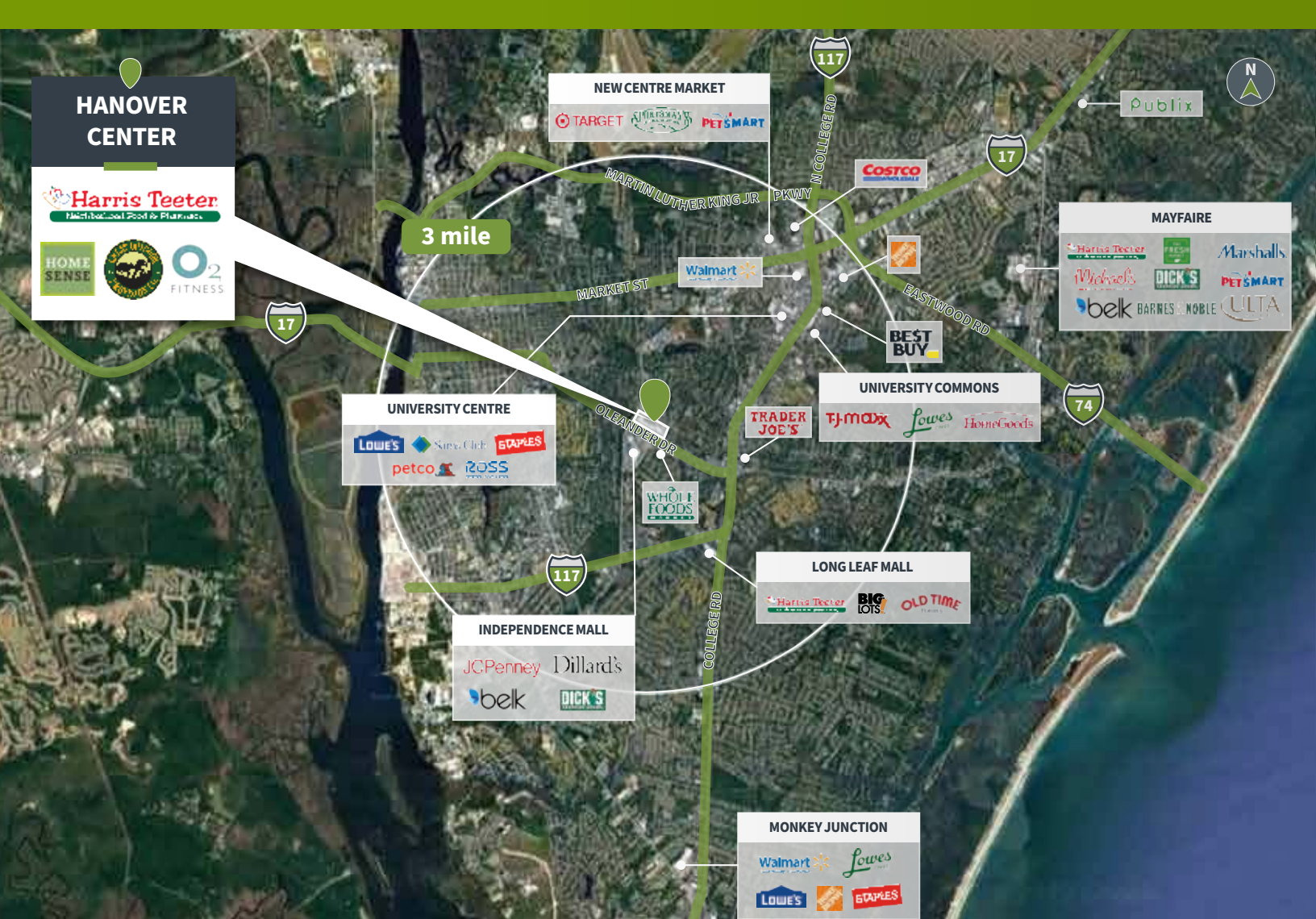


## DEMOGRAPHICS

	POPULATION	TOTAL HOUSEHOLDS	AVERAGE HH INCOME	BACHELOR DEGREE
<b>70% TRUE TRADE</b>	246,100	105,000	\$92,100	41.4%
<b>1 MILE</b>	8,600	4,400	\$89,600	50.1%
<b>3 MILES</b>	79,300	35,900	\$74,800	40.2%
<b>5 MILES</b>	135,000	59,500	\$82,200	40.6%

Source: Creditnell 2023





## LOCATION HIGHLIGHTS

At the epicenter of retail adjacent to the newly redeveloped Independence Mall.

**1 mile** to Cape Fear Country Club

**1.2 miles** to New Hanover Regional Medical Center (7,000+ employees)

**2 miles** to University of North Carolina at Wilmington (17,000+ students)

**4 miles** to Downtown Wilmington & River District (spans 300 city blocks)

**5 miles** to Wilmington International Airport (1,000,000+ annual passengers)

**7 miles** to Wrightsville Beach

**10%** population growth in Wilmington since 2020

## PROPERTY HIGHLIGHTS

- Well positioned along the heavily-trafficked Oleander Drive in Midtown serving Downtown, UNC Wilmington, and Wrightsville Beach
- Easily accessible via many points of ingress/egress from Oleander Dr, Independence Blvd and Floral Pkwy, with multiple traffic signals
- Directly adjacent to the affluent Forest Hills neighborhood, which includes the oldest country club in North Carolina, Cape Fear Country Club
- Immediately adjacent to the recently opened Class A Apartment project, The Helmsman, consisting of 262 units which opened Fall 2023
- Benefits from substantial foot and vehicle traffic and sits directly across from the newly redeveloped Independence Mall
- Prime end cap 14,000 square-foot opportunity with unmatched visibility in a prime location

## ANCHORED WITH BEST-IN-CLASS TENANTS OUTPERFORMING THE COMPETITION



**NOW OPEN**





# HANOVER CENTER

3501 OLEANDER DRIVE, WILMINGTON, NC 28403



**TENANTS**  
25+



**PARKING**  
1,622 SPACES



**AVAILABILITY**  
5 SPACES

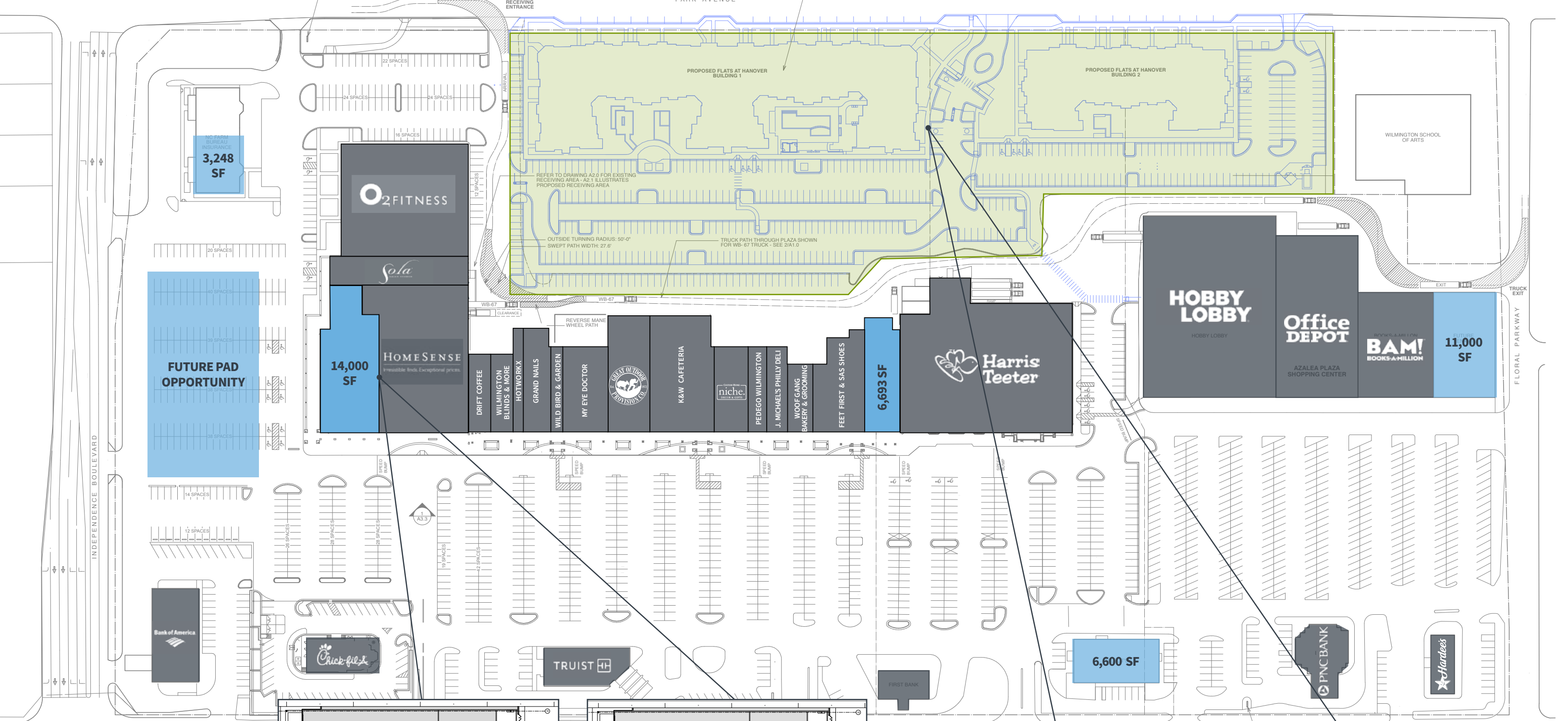


## BIG THINGS ARE IN STORE

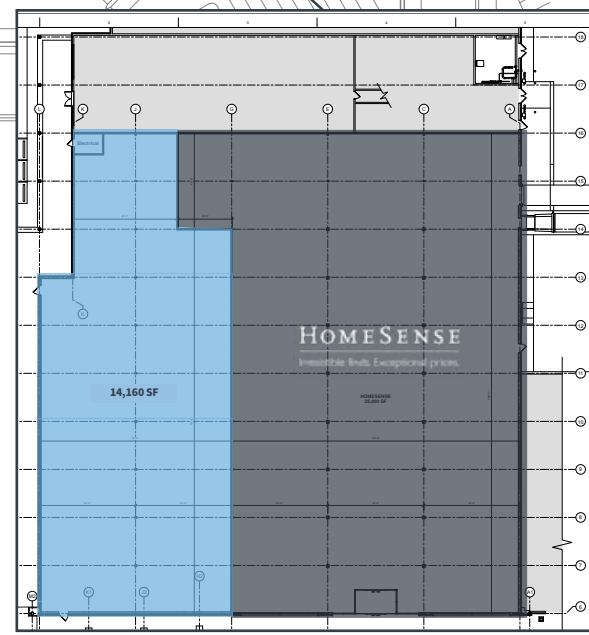
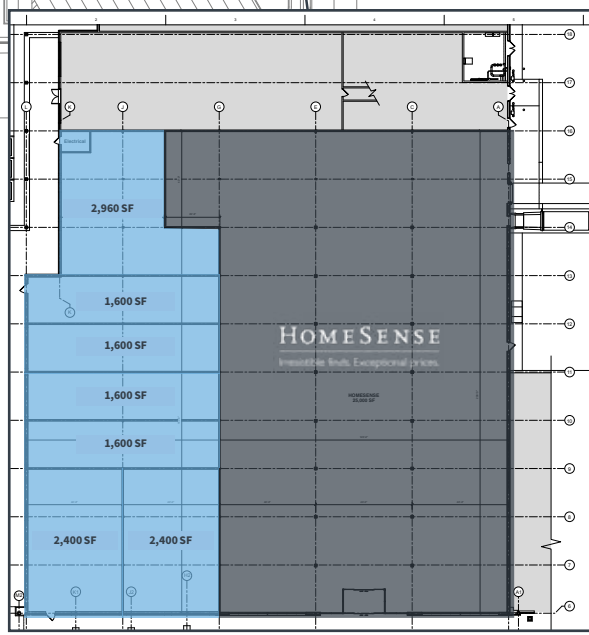
Hanover Center will soon undergo a façade refresh to provide an elevated tenant lineup with a blend of unique shops and restaurants. In conjunction with the renovation, 262 new luxury Class A apartments are now open immediately adjacent to the property.

This renovation plans to meet the needs of the surrounding community by creating a one-stop destination for the booming regional area, complementing the future residences and dominant Wilmington Retail Corridor.





- OCCUPIED
- AVAILABLE
- CLASS A APARTMENTS



CLEANDER DR. US HWY. 74-76

## CONTACT US



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