

HANOVER CENTER

3501 OLEANDER DRIVE • WILMINGTON, NC 28403

Perform Properties

FORMERLY  SHOPCORE
PROPERTIES

FOR LEASING OPPORTUNITIES: MATT VENDER • PHONE: 215.330.4220 • MVENDER@PERFORMPROPERTIES.COM

SOMETHING FOR EVERYONE

Hanover Center, located in the heart of Wilmington, North Carolina, offers over 305,000 square feet of a robust mix of shops, restaurants, and service providers. Positioned excellently along the heavily trafficked Oleander Drive in Midtown, it serves the dominant Wilmington Retail Corridor, downtown area, UNC Wilmington, and Wrightsville Beach.

Following a standout year with the opening of HomeSense, Drift Coffee, and the completion of The Helmsman with 262 luxury apartments immediately adjacent to the center, Hanover Center has successfully completed its façade refresh and renovation. This transformation has enhanced the property’s appeal, making it a premier destination for the booming regional area.

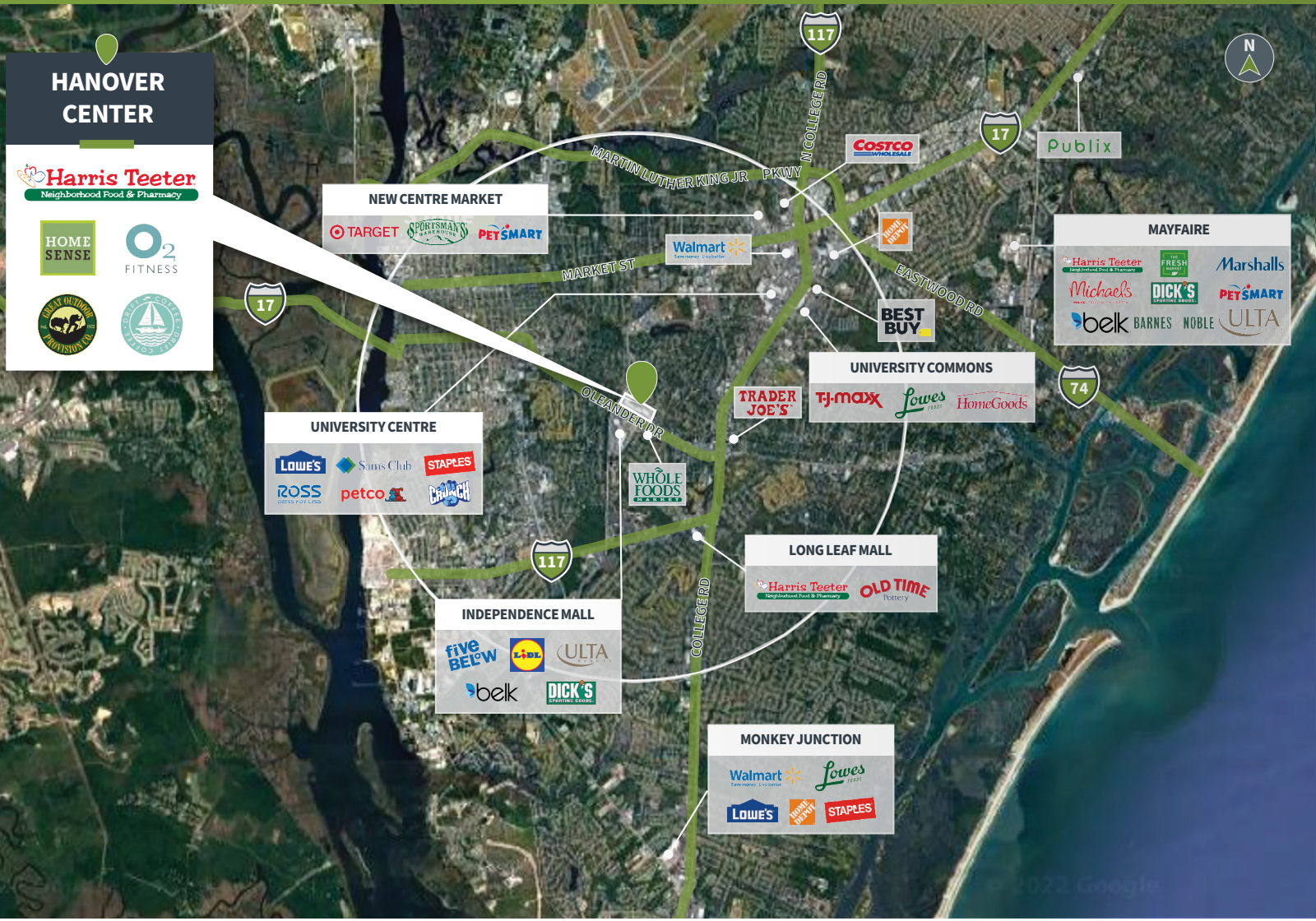


DEMOGRAPHICS

	POPULATION	TOTAL HOUSEHOLDS	AVERAGE HH INCOME	BUSINESSES
70% TRUE TRADE	247,149	105,005	\$92,089	8,247
1 MILE	8,621	4,395	\$89,641	614
3 MILES	79,268	35,931	\$74,782	3,753
5 MILES	135,021	59,463	\$82,186	6,112

Source: Creditintell 2024





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

ANCHORED WITH BEST-IN-CLASS TENANTS OUTPERFORMING THE COMPETITION



OPENING SOON





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TENANTS
25+



PARKING
1,622 SPACES



AVAILABILITY
6 SPACES

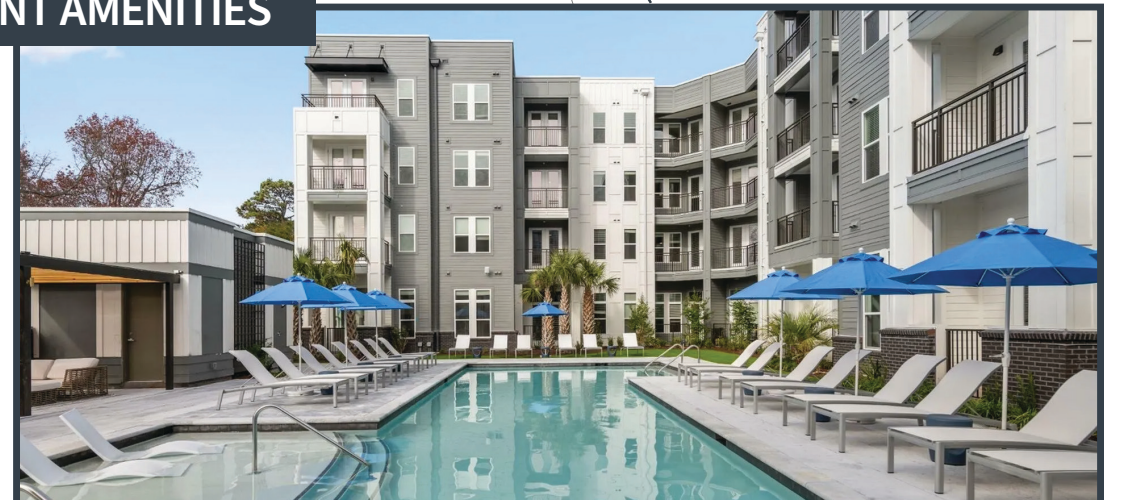


BIG THINGS ARE IN STORE

Hanover Center has successfully completed its façade refresh and renovation. This transformation has elevated the tenant lineup with a blend of unique shops and restaurants. Adjacent to the property, 262 new luxury Class A apartments are now open, offering modern living spaces that cater to the needs of the growing community.

This renovation has turned Hanover Center into a premier destination, perfectly complementing the future residences and the dominant Wilmington Retail Corridor.





CONTACT US

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