HANOVER CENTER

3501 OLEANDER DRIVE | WILMINGTON, NC 28403

Perform Properties

Property Details

Owned GLA
331,147 SF

Availability
5 Suites | 30,381 SF

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

Harris Teeter | HOBBY LOBBY | HOME SENSE | Office DEPOT | BAM! BOOKS-A-MILLION | BOOT BARN









For more information, contact: Catie Whorton | 910-469-1170 | cwhorton@performproperties.com

Updated October 2026

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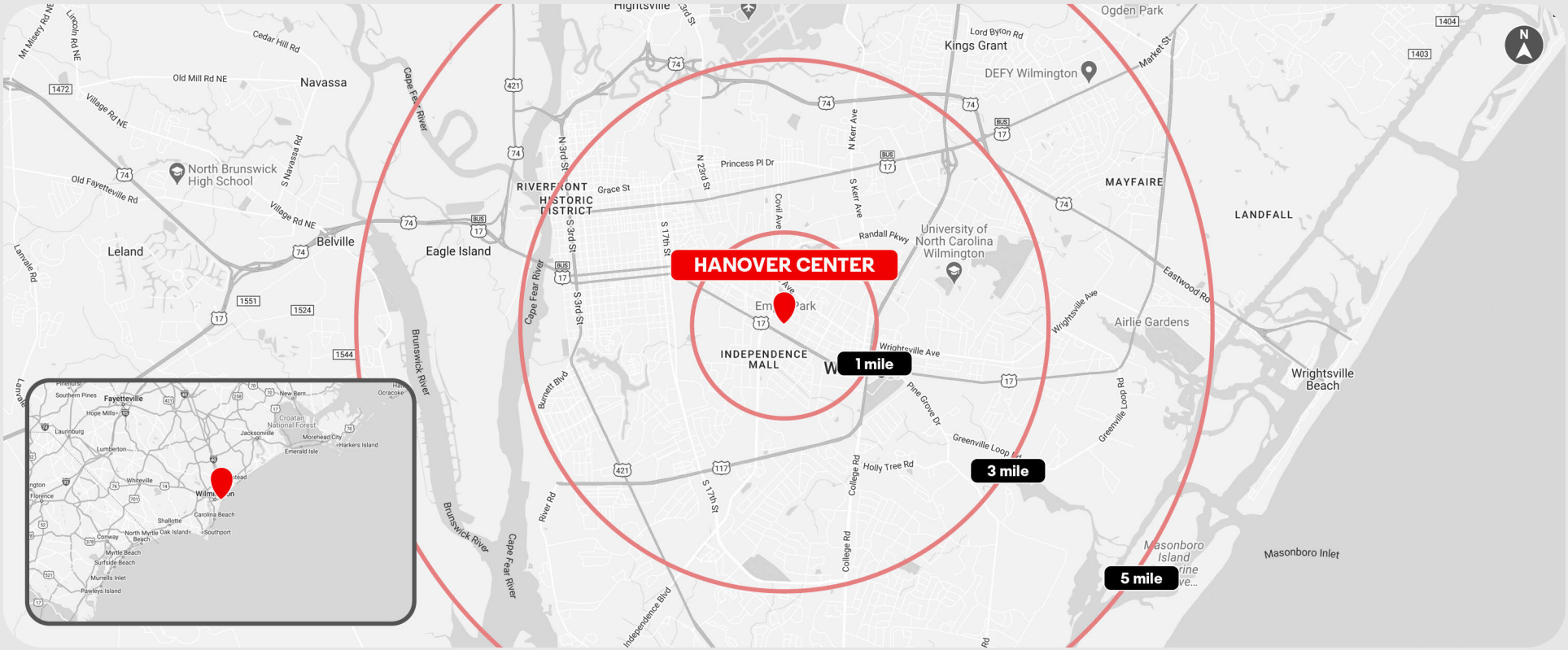
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Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	8,245	13,158	4,006	$106,601	$82,166
3-MILE RADIUS	77,677	132,272	35,379	$94,766	$73,642
5-MILE RADIUS	143,475	190,437	64,247	$106,618	$82,165



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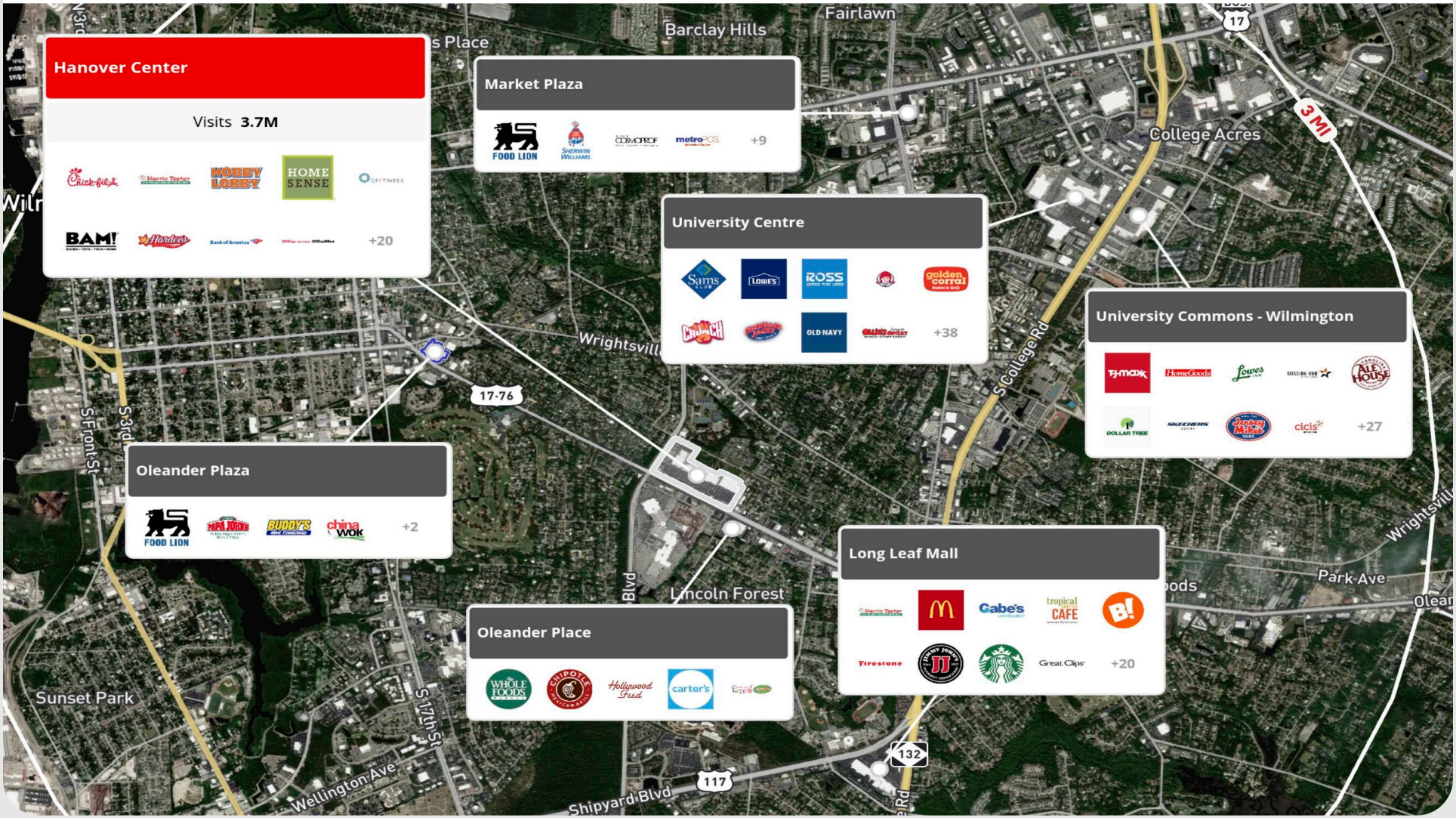
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Market Aerial



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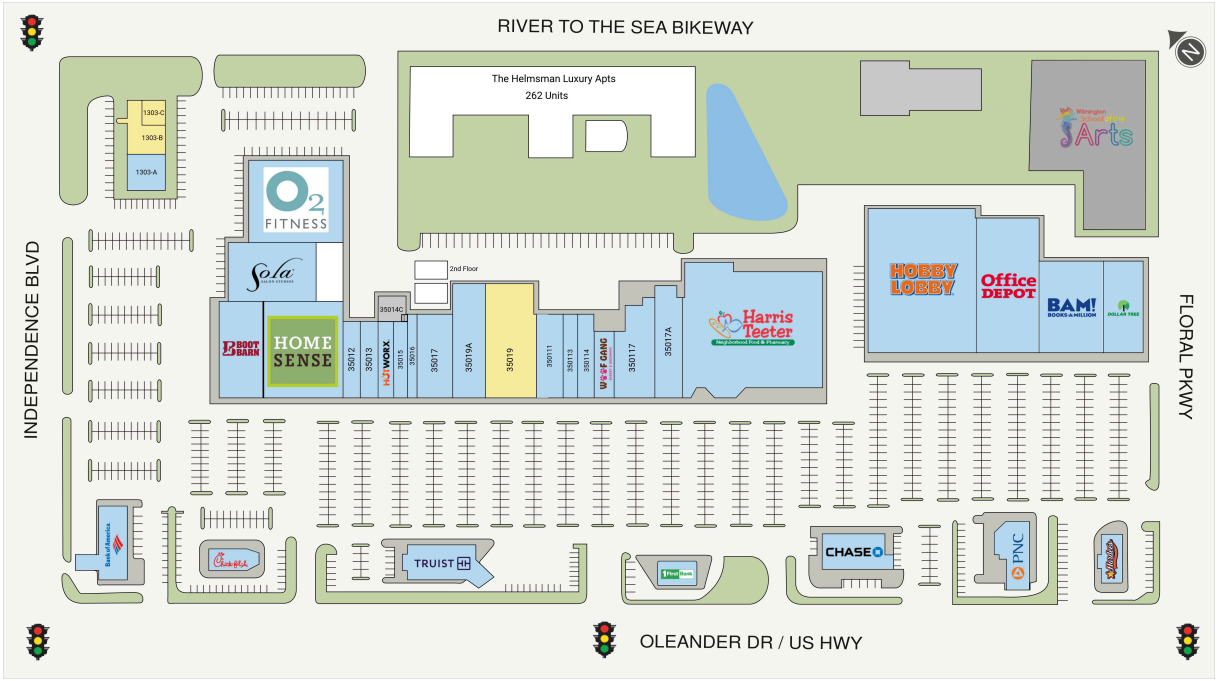
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Site Plan



Suite	Tenant	GLA (SF)
35019	AVAILABLE	13,920
35014	AVAILABLE	6,992
1303-B	AVAILABLE	6,009
350110	AVAILABLE	2,500
1303-C	AVAILABLE	960
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
35011A	BOOT BARN	14,160
3741	DOLLAR TREE	11,002
35019A	GREAT OUTDOOR	10,600
350111	NICHE DECOR	8,230
35017A	GREAT OUTDOOR	6,693
3607	CHASE BANK	6,600
3305	BANK OF AMERICA	5,970
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
1303-A	TRUSS VET	3,248
350114	J. MICHAEL'S PHILLY	3,000
1420	HARDEE'S	2,803
350113	QDOBA MEXICAN EATS	2,500
3605	FIRST BANK	2,230
35012	DRIFT COFFEE AND KITCHEN	2,200
35015	PALACE NAILS	2,008
35016	Wild Bird & Garden	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

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