



30,000 VPD  
OLEANDER DRIVE

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4002 OLEANDER

INDEPENDENCE MALL  
140+ STORES

26,000 VPD  
INDEPENDENCE BLVD.

FORDHAM ROAD

LINCOLN ROAD



# 4002 OLEANDER DRIVE

WILMINGTON, NC 28403

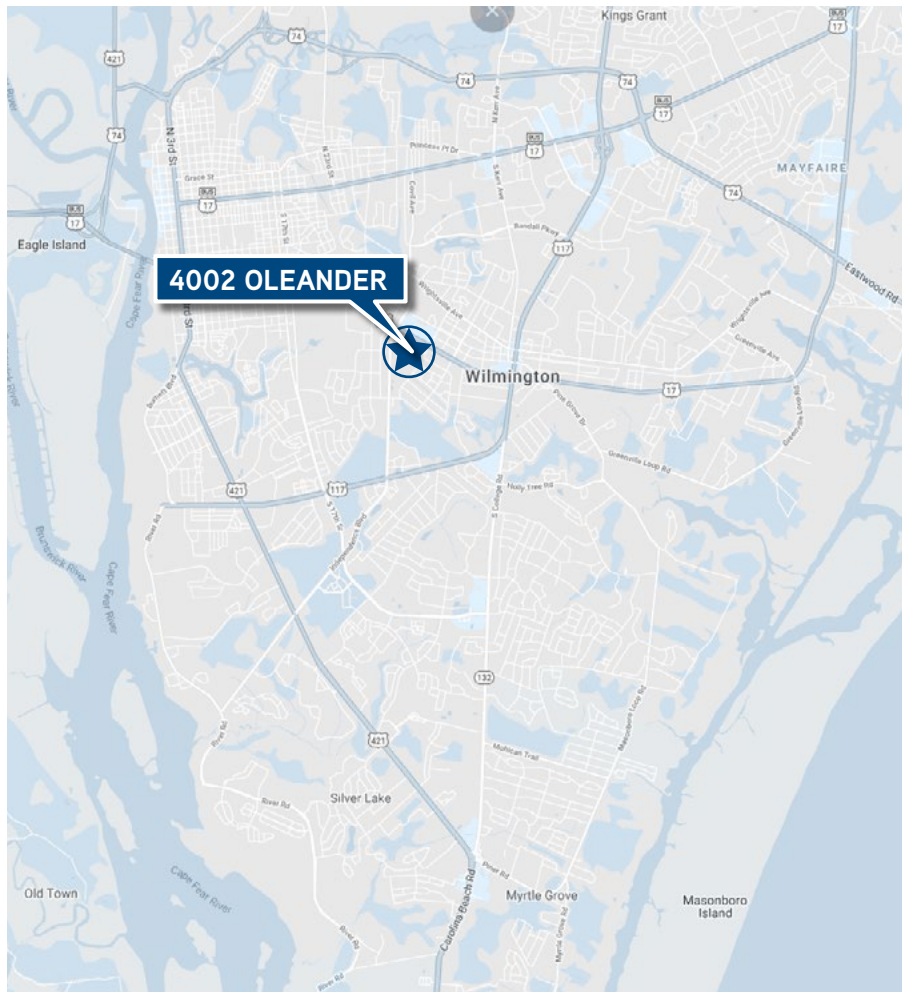


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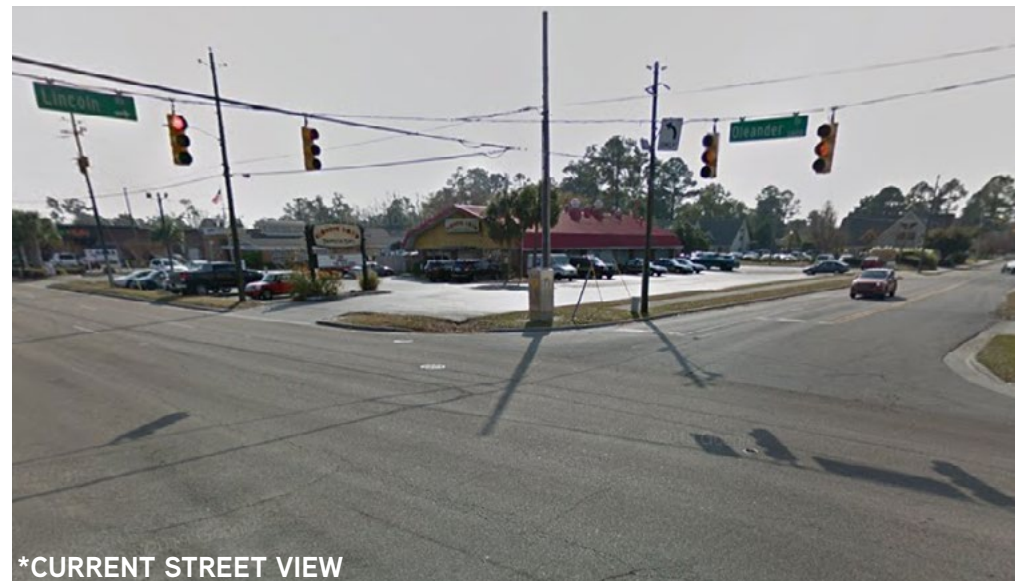
JD ALLEN  
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- ±2,000 - 7,500 SF Available For Lease
- New Construction in Midtown Submarket of Wilmington
- Delivery Q2 2022
- Situated on 0.82 Acres
- Zoned Commercial Business
- 96' Linear Frontage on Lincoln Road
- 67' Linear Frontage on Oleander Drive

- Located at the Corner of Lincoln Road & Oleander Drive at Traffic Signal
- Easy Ingress/Egress with Two Points of Entry
- Neighboring Tenants include: First Citizens Bank, Pizza Hut, Men's Warehouse, Pet Supermarket, Truist (Suntrust) Bank, AutoZone, Red Wing, USPS Batteries Plus Bulbs, & Many More



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,949	86,320	145,618
TOTAL HOUSEHOLDS	4,057	37,675	63,147
AVERAGE HOUSEHOLD INCOME	\$64,230	\$61,644	\$70,938
DAYTIME POPULATION	11,828	97,234	163,910



\*CURRENT STREET VIEW





**Harris Teeter**  
 Neighborhood Food & Pharmacy  
**HOBBY LOBBY**  
**Office DEPOT**  
**BAM!**  
**PNC**  
**Hardee's**  
**TALBOTS**  
**THE SALVATION ARMY**

**PEAK**  
 LEARNING SOLUTIONS  
 Empower. Grow. Thrive.

**RED WING SHOES**

**BR**  
 by Blueberry

**MATTRESS FIRM**

**AutoZone**

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**AAA**

**WELLS FARGO**

**CITI POTLE**  
 MEXICAN GRILL

**WHOLE FOODS MARKET**  
 toby

**TRUIST**

**the Vitamin Shoppe**  
**Pet Supermarket**

**M**  
 HENK'S FISH MARKET

LINCOLN ROAD

**First Citizens Bank**

HALIFAX ROAD



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