

Hanover Center

OWNED AND OPERATED BY



3501 Oleander Drive
Wilmington, NC 28403

Grocery Anchored Neighborhood Center in Dominant Wilmington Retail Corridor

Anchored by Harris Teeter and Hobby Lobby, this shopping center benefits from excellent visibility and access along the heavily traveled Oleander Drive corridor.

- + Retail spaces available ranging from 6,009 SF to 13,920 SF
- + Co-tenants comprised of national and regional retailers including Chick-fil-A, O2 Fitness, Books-A-Million, Omega Sports, HomeSense, Boot Barn and Sola Salon
- + 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 (18,000+ student population)
- + 1.2 miles from Novant Health New Hanover Regional Hospital (7,000 employees and 740 physicians)



Contact Us

Jon Stanley
Senior Vice President
+1 919 831 8255
jon.stanley@cbre.com

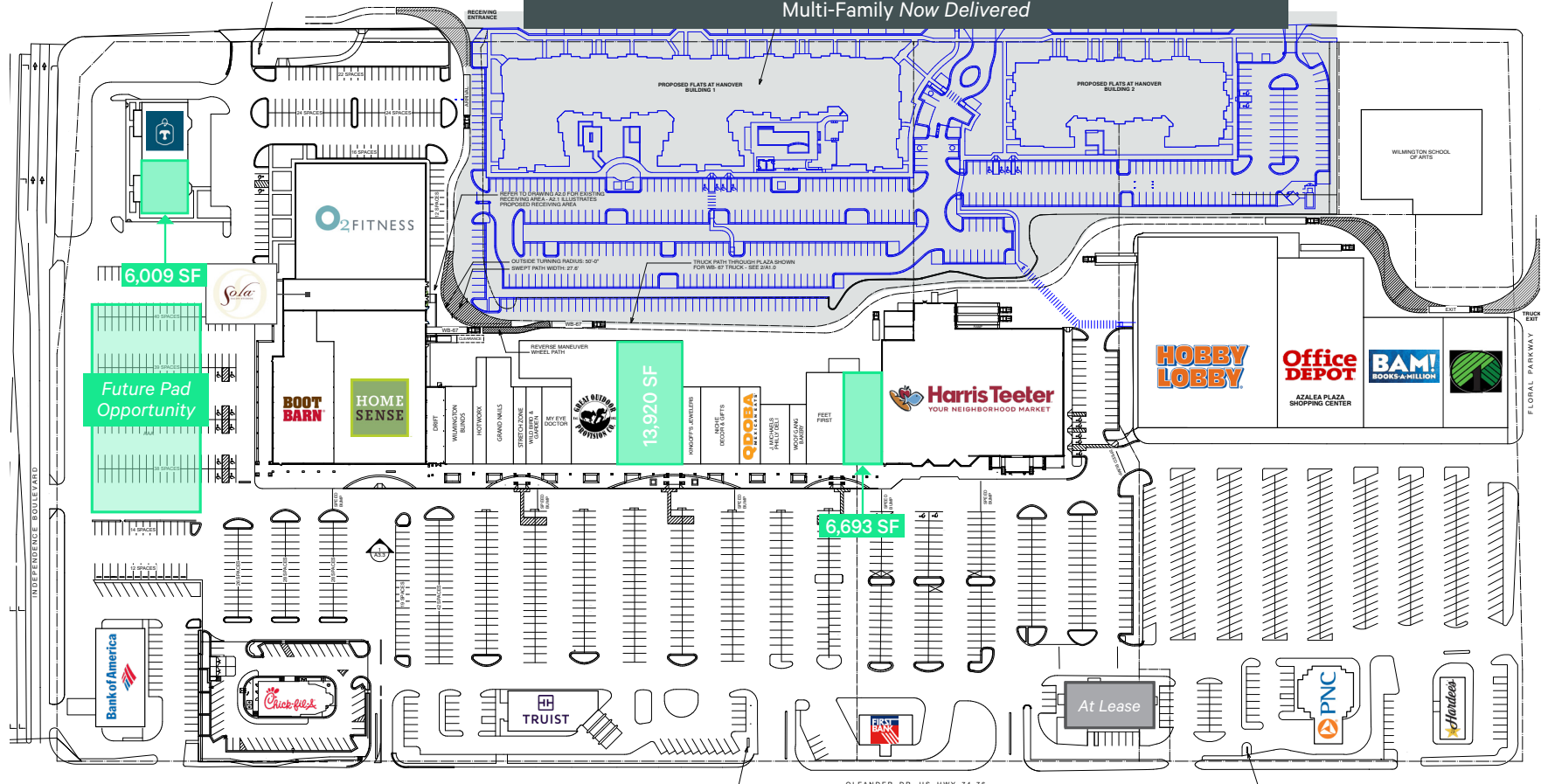
Cori Nix
Senior Vice President
+1 919 831 8195
cori.nix@cbre.com

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	8,571	76,961	140,818
Households	4,162	35,106	68,138
Average HH Income	\$96,635	\$80,796	\$94,686
Daytime Population	10,724	105,428	170,674

Site Plan



Multi-Family Now Delivered

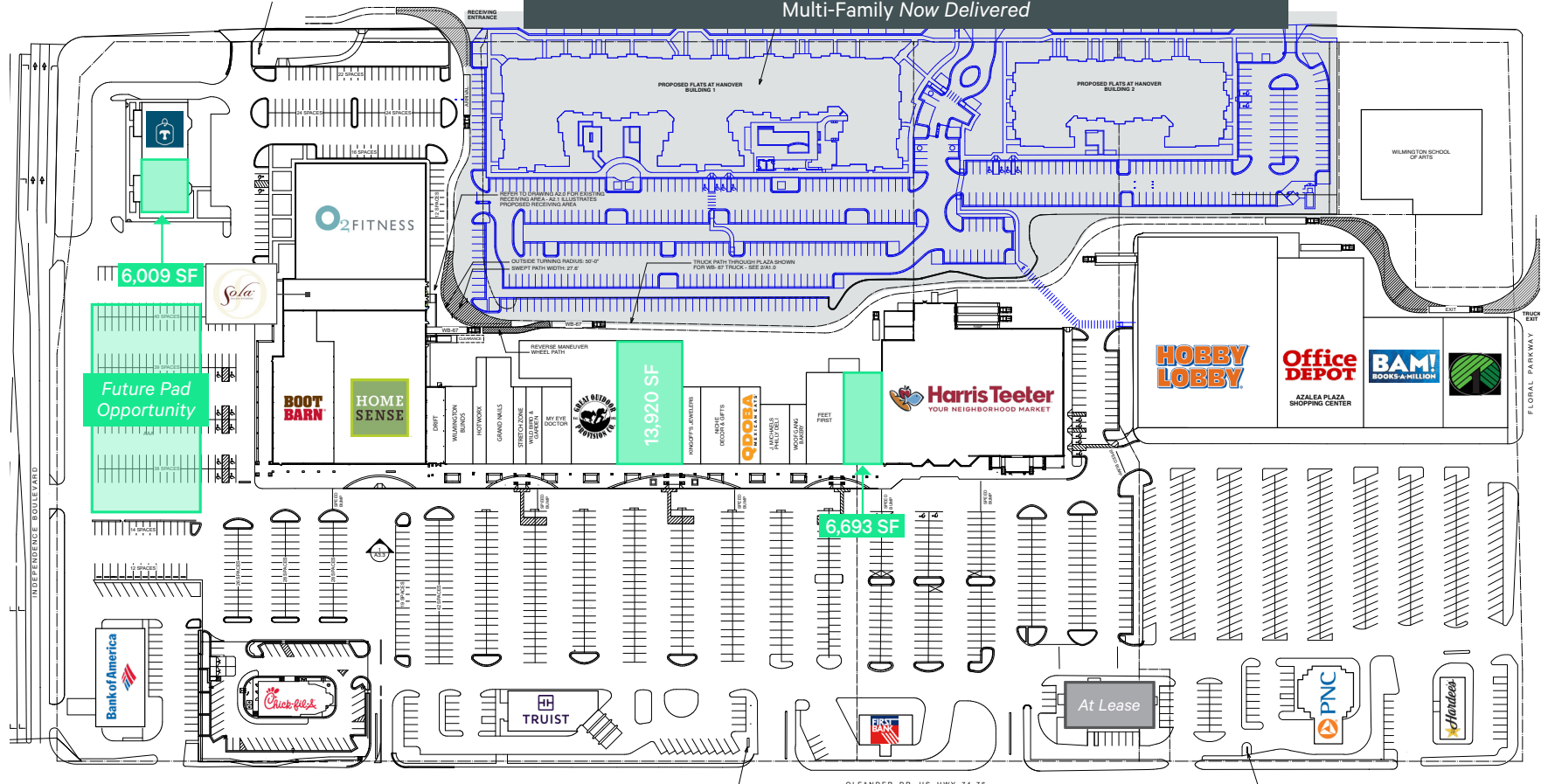


SUITE	TENANT	SIZE (SF)	SUITE	TENANT	SIZE (SF)	SUITE	TENANT	SIZE (SF)
1303-A	Truss Vet	3,248	3389	Chick-fil-A	3,936	3501-2	Drift	2,200
1303-B	AVAILABLE	6,009	3417	BB&T	5,798	3501-3	Wilmington Blinds	3,600
1303-C	Willow Wellness	960	3605	First Bank	2,230	3501-4A	Hotworx	1,890
1315	O2 Fitness Hanover	26,000	3607	At Lease	3,500	3501-4B	Stretch Zone	1,890
1329	Sola Salon Studios	5,640	3709	PNC Bank	3,645			
1420	Hardee's	2,803	3501-1	HomeSense	25,000			
3305	Bank of America	6,638	3501-1A	Boot Barn	14,160			

Site Plan



Multi-Family Now Delivered

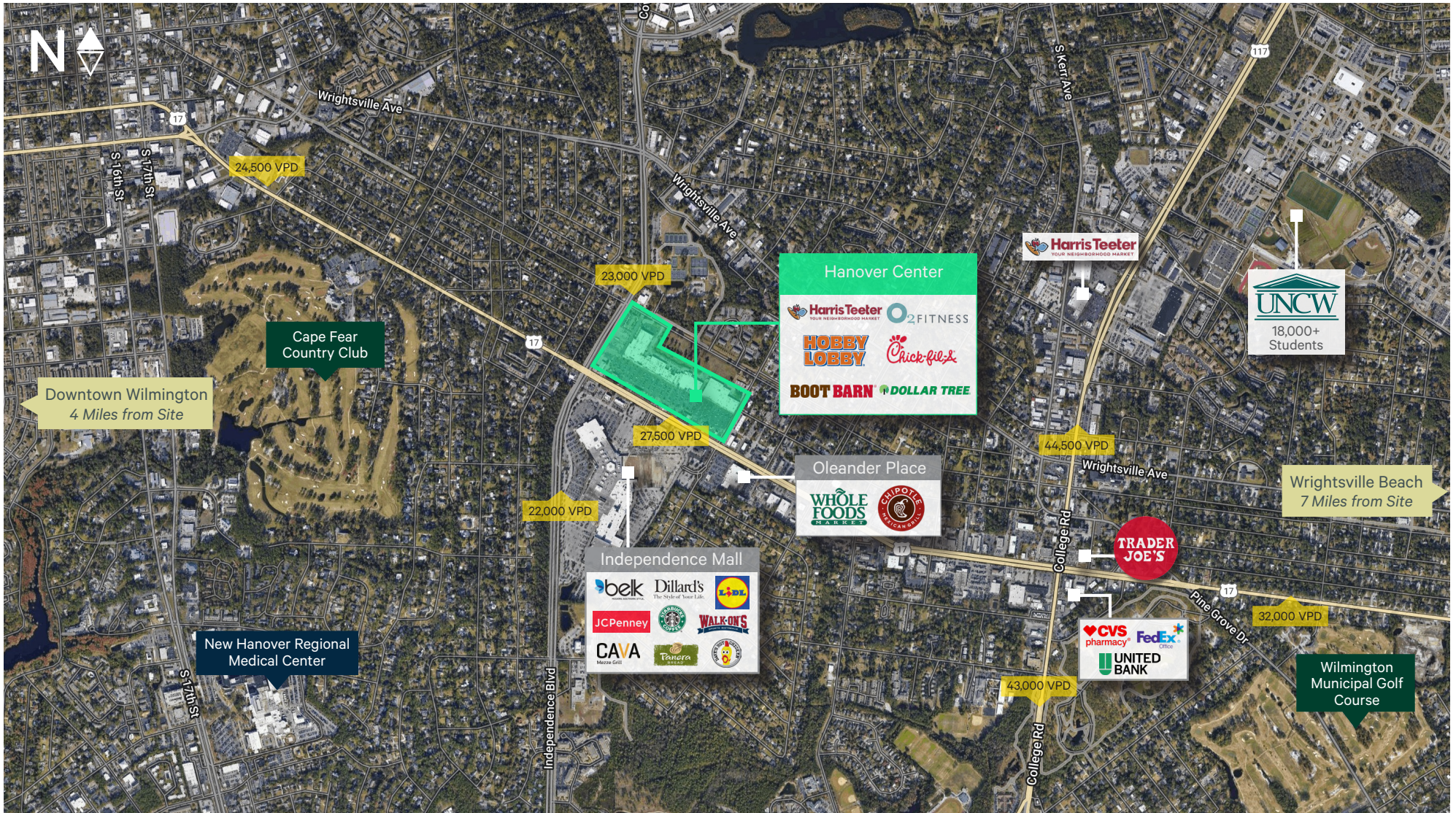


SUITE	TENANT	SIZE (SF)	SUITE	TENANT	SIZE (SF)	SUITE	TENANT	SIZE (SF)
3501-5	Grand Nails Salon	2,008	3501-13	Qdoba	2,500	3715	Hobby Lobby	46,080
3501-6	Wild Bird Center and Garden	2,000	3501-14	J. Michael's Philly Deli	3,000	3727	Office Depot	24,053
3501-7	MyEyeDr.	3,500	3501-16	Woof Gang Bakery	1,500	3737	Books-A-Million	15,120
3501-9	AVAILABLE	13,920	3501-17	Shoe Biz	5,400	3741	Dollar Tree	11,000
3501-9A	Great Outdoor Provision	10,600	3501-17A	AVAILABLE	6,693			
3501-10, 3501-11	Niche Decor and Gifts	8,230	3501-18	Harris Teeter	50,750			

Hanover Center

3501 Oleander Dr | Wilmington, NC 28403

For Lease



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.