

THE RANGE RETAIL

404 51ST STREET
WILMINGTON, NC 28409

RETAIL SPACE FOR LEASE



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PROPERTY OVERVIEW

Introducing a premier 12,208-square-foot multi-tenant retail and hospitality development in the heart of New Hanover County. Developed by the renowned East West Partners, this exceptional property offers prime frontage along Oleander Drive, providing outstanding visibility, convenient access, and exposure within one of Wilmington's fastest-growing commercial corridors.

The surrounding area continues to experience significant residential growth, with more than 345 newly completed apartment units now leasing nearby. This expanding customer base, combined with strong traffic counts and a thriving mix of commercial activity, creates an outstanding opportunity for retailers and hospitality users seeking to establish or expand their presence in a dynamic, high-growth market.

SPACE DETAILS

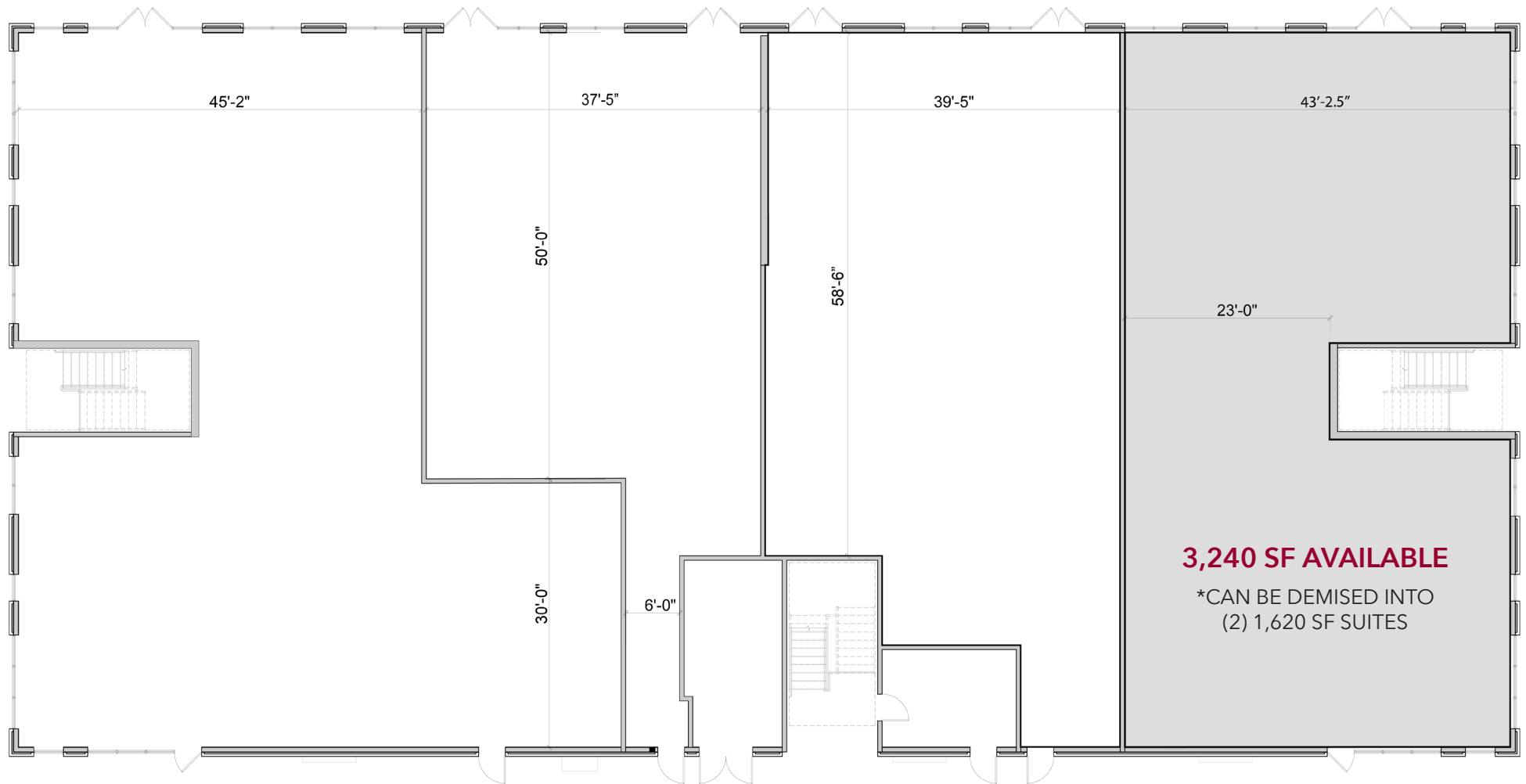
- Flexible space options from 1,620 to 3,240 SF
- Prime end-cap opportunity
- Existing grease trap in place
- Excellent frontage on Oleander Drive
- 31,000 vehicles per day (VPD) along Oleander Drive



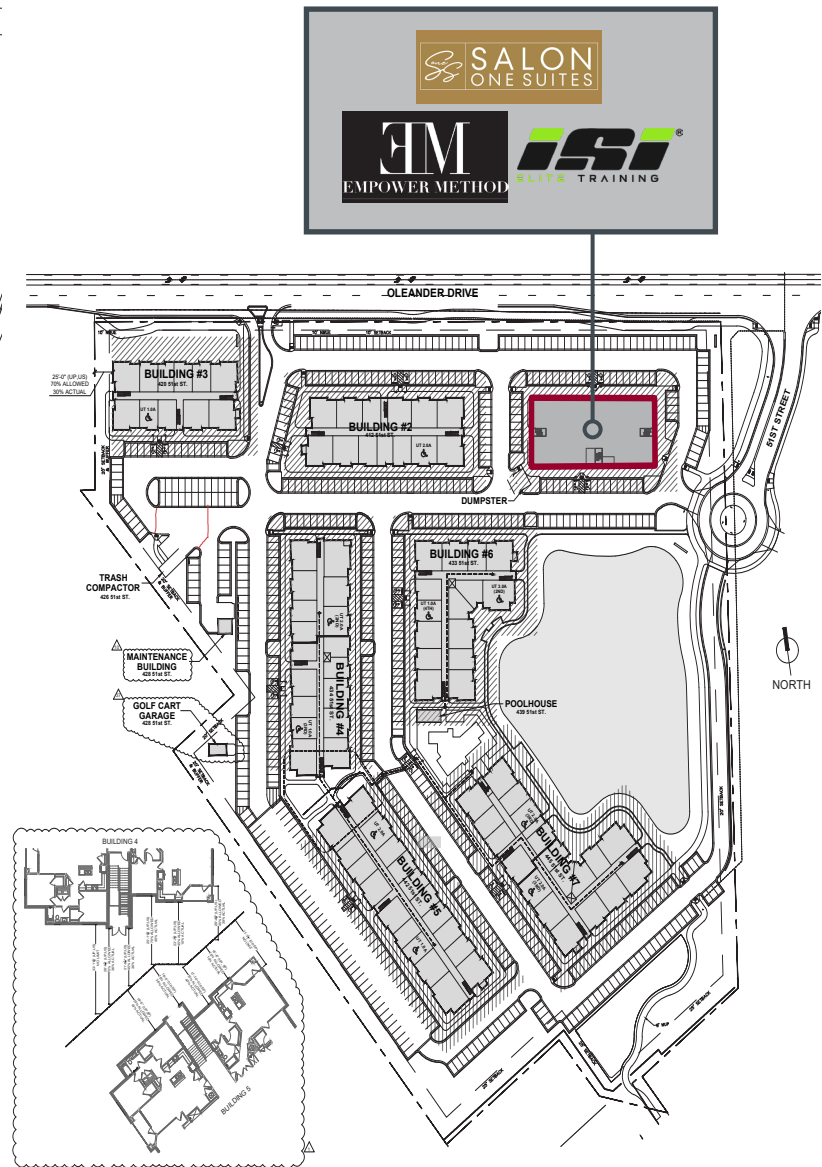
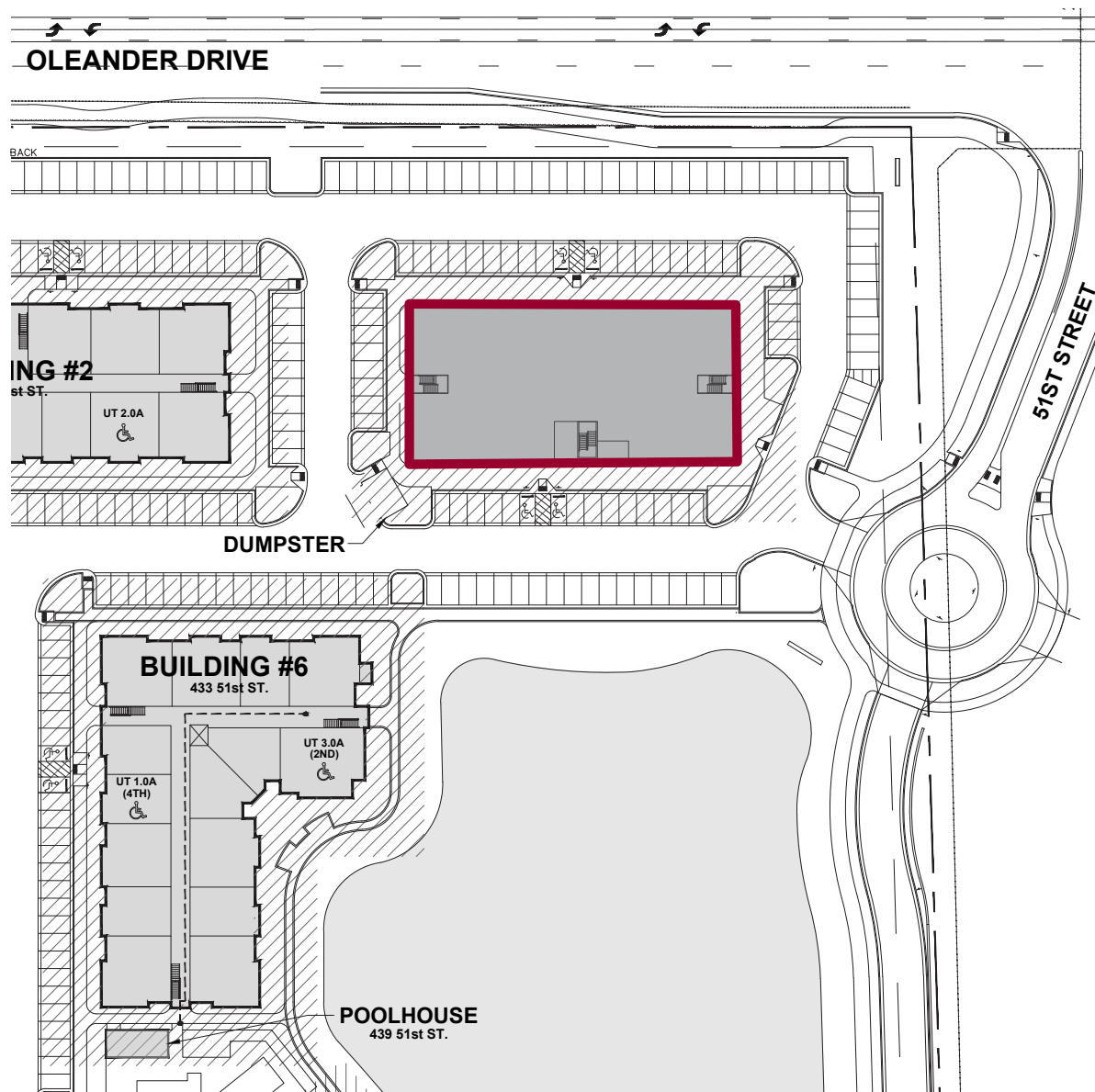
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2026 POPULATION			
TOTAL POPULATION	8,663	67,822	152,612
TOTAL DAYTIME POPULATION	8,445	87,303	182,612
2031 PROJECTION	9,050	71,557	161,192
AVERAGE HOUSEHOLD INCOME			
2026	\$112,340	\$117,325	\$114,456
MEDIAN AGE	28.9	35.3	39.5

FLOOR PLAN



SITE PLAN



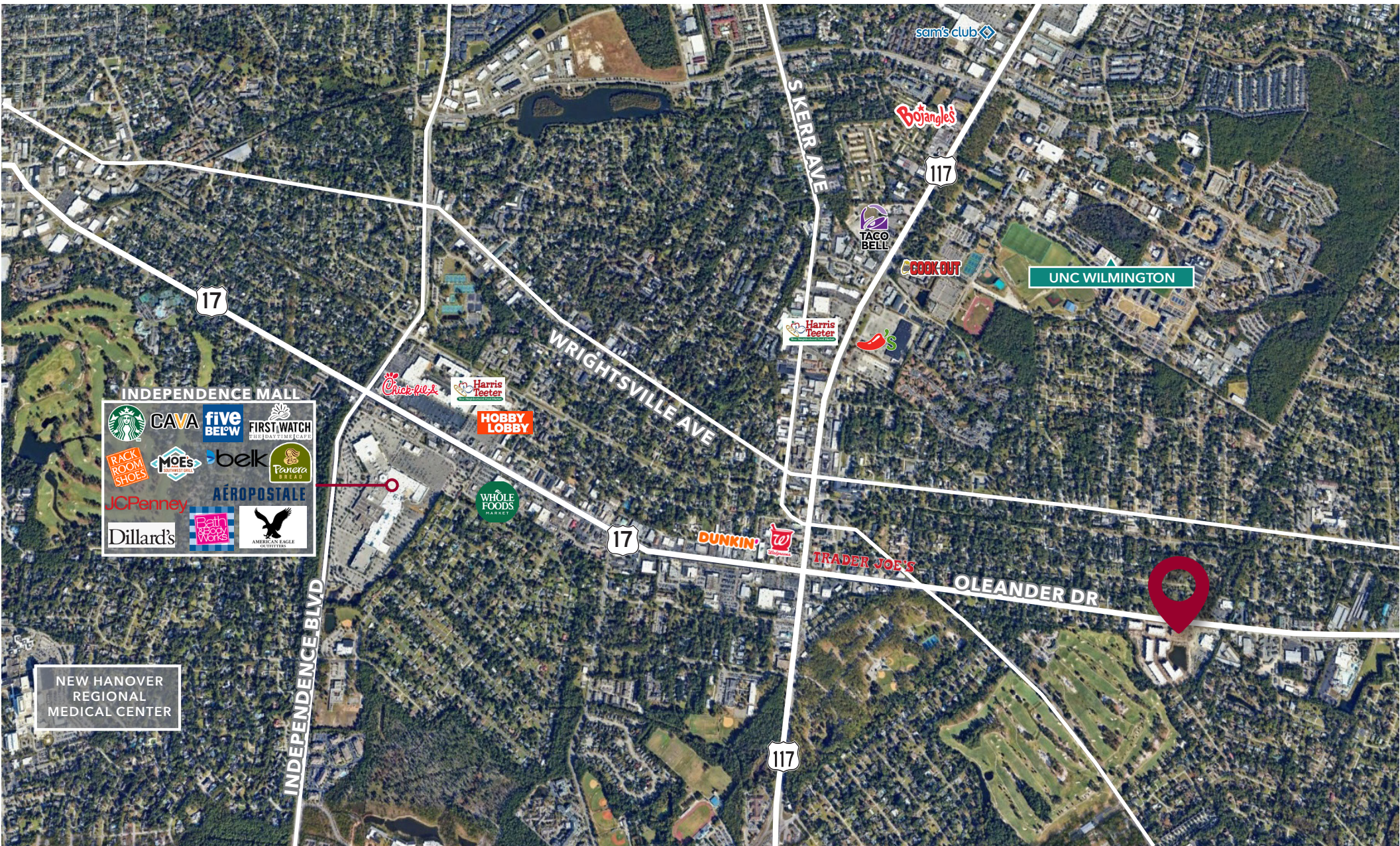
PHOTOS



AREA OVERVIEW



AERIAL MAP



WILMINGTON

IN THE MIDDLE OF IT ALL.

Wilmington, located in the southeastern part of North Carolina, is a vibrant and rapidly growing city that offers a mix of coastal beauty, rich history, and economic opportunity. Known for its charming downtown area, Wilmington boasts a picturesque waterfront, historic architecture, and a thriving arts and culture scene. It is also home to top-tier universities, which fuel the local talent pool.

The city's economy is diverse, with key industries including technology, healthcare, education, and manufacturing. Wilmington's port is one of the busiest on the East Coast, contributing to its economic growth, and the area continues to see development in sectors like renewable energy, film production, and logistics. With a high quality of life, excellent schools, and proximity to beautiful beaches, Wilmington has become an appealing place for families, professionals, and retirees alike. Its combination of coastal charm, economic growth, and expanding opportunities make Wilmington a prime location for both living and business.

NO. 1
FASTEST GROWING
METRO AREA IN THE U.S.
(RALEIGH NEWS & OBSERVER, 2025)

NO. 1
"CITY ON THE RISE"
IN 2024
(SOUTHERN LIVING, 2024)

45.8%
POPULATION WITH
BACHELOR'S DEGREE
OR HIGHER



UNC WILMINGTON

The University of North Carolina Wilmington (UNCW) is a public research university located in Wilmington, North Carolina that was founded in 1947. Known for its strong academic programs, UNCW offers undergraduate, graduate, and professional degrees across various fields, including business, education, sciences, and arts. Located on the North Carolina coast, it offers a vibrant campus life, emphasizing hands-on learning, sustainability, and community engagement. UNCW is also recognized for its NCAA Division I athletic programs.

OVER 18,800
TOTAL ENROLLMENT

72%
GRADUATION RATE



FOR MORE INFORMATION, CONTACT:

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