



15894 HIGHWAY 17
P.O. BOX 56
HAMPSTEAD, NC 28443
910/270-5100 FAX: 910/270-5110

201 N. FRONT STREET • SUITE 602
WILMINGTON, NC 28401
910/251-2211 FAX: 910/251-2218

SALE OR LEASE

HIGH VISIBILITY

FREE STANDING BUILDING



3805 Oleander Drive

Providing visibility and easy access, this exceptional commercial property is located just across Oleander Drive from Independence Mall. Features include a drive through window, a second means of access via a rear alley, and potential to divide into two suites, making it suitable for a wide variety of retail and service businesses.

CALL TODAY FOR AN ONSITE ORIENTATION

JIM QUINN

910-251-2211

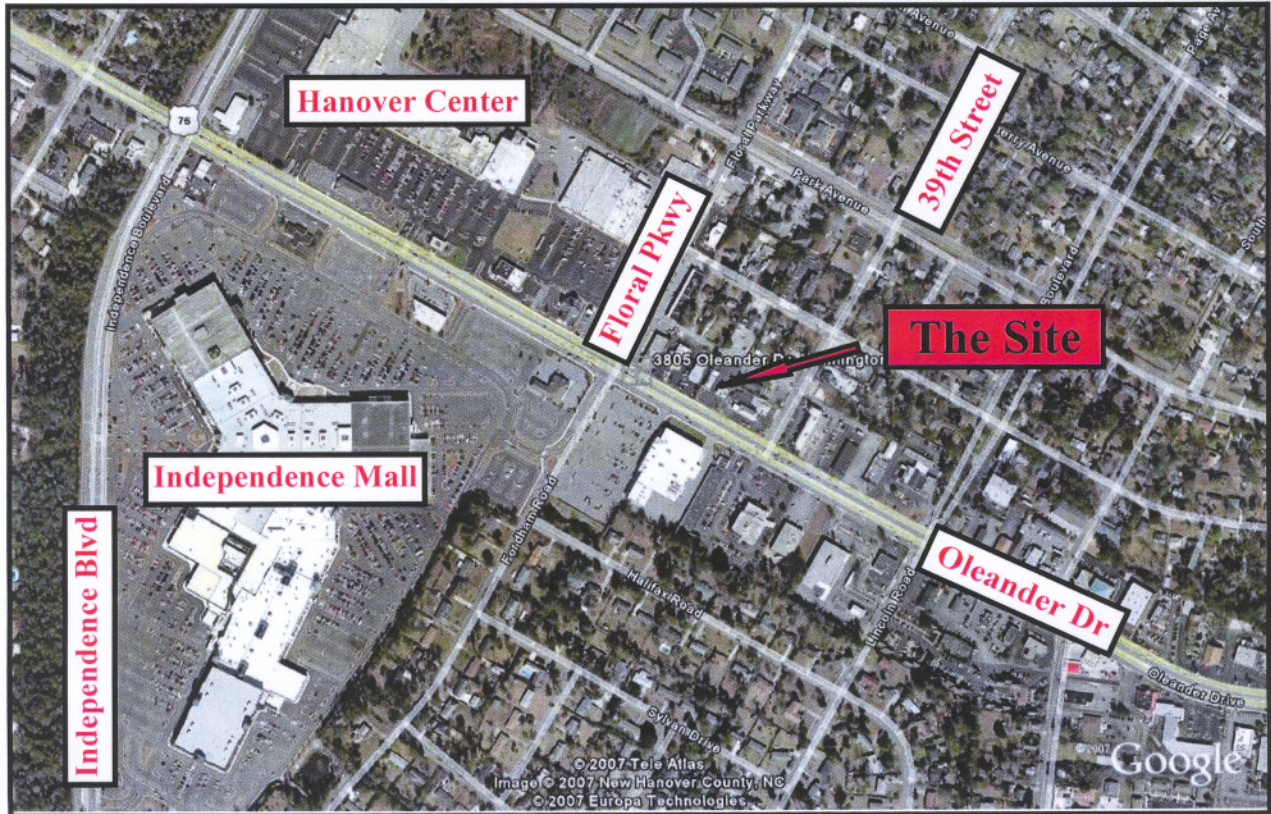


Commercial & Investment Real Estate Specialists

email: creative@creativeproperties.biz
www.creativeproperties.biz



3805 Oleander Drive



THE PROPERTY

- 3526 Square Feet (41' x 86.5')
- Clear Span Construction
- Drive Through Window
- Constructed 1992
- Owner Will Consider Leasing Half the Building or Leasing With an Option to Purchase, on a Case-By-Case Basis
- Lot is 70' x 222'
- Tax Parcel 5517-004-004

FOR SALE

\$675,000

THE LOCATION

- Between Floral Pkwy and Audubon on the North Side Of Oleander
- Across From Independence Mall
- Regional Business (RB) Zoning Permits Most Retail, Office and Service Businesses
- Traffic Count 36,000 Cars Per Day

FOR LEASE

\$18/Square Foot

CREATIVE PROPERTIES, INC.

www.creativeproperties.biz

Office 910-251-2211

Fax 910-251-2218

Jim@creativeproperties.biz

CALL

Jim Quinn

251-2211

201 N. Front Street

Suite 602

Wilmington, NC 28401



Creative Properties, Inc. reasonably believes the information in this brochure is fairly and accurately stated. However, any prospective purchaser is urged to independently confirm its accuracy and completeness.

