

The Crossroads at Independence

Property Summary

The Crossroads at Independence is a neighborhood shopping center at the signalized intersection of Independence Boulevard and Carolina Beach Road (NC 421) in Wilmington, NC. Anchored by a large format Harris-Teeter grocery store, the project is strategically located between *RiverLights* — a major new development along the Cape Fear River, the redevelopment of *Echo Farms* country club into numerous residential neighborhoods, and *The Pointe at Barclay*, a new retail/entertainment center anchored by a 14-screen luxury theater.



Highlights:

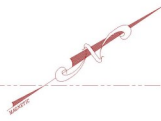
- *At the intersection of two high volume commuter routes;*
- *Large existing residential population with several more projects approved and underway;*
- *Excellent access and visibility;*
- *On the going home/to the beach side of the highway.*

For additional information, contact Dean Scarafoni at 910-538-5855 or deanscarafoni@comcast.net.

Live Oak Development Company

5 Allen Avenue, Manchester, MA 01944, (910) 538-5855

The Crossroads at Independence



INDEPENDENCE BLVD.



3852

3846

3824

3830

Harris Teeter
Your Neighborhood Food Market

OUT-PARCEL #3
34,710 SF

CAROLINA BEACH ROAD



3
0
0
km

PT's Olde Fashioned Grille



Nailology

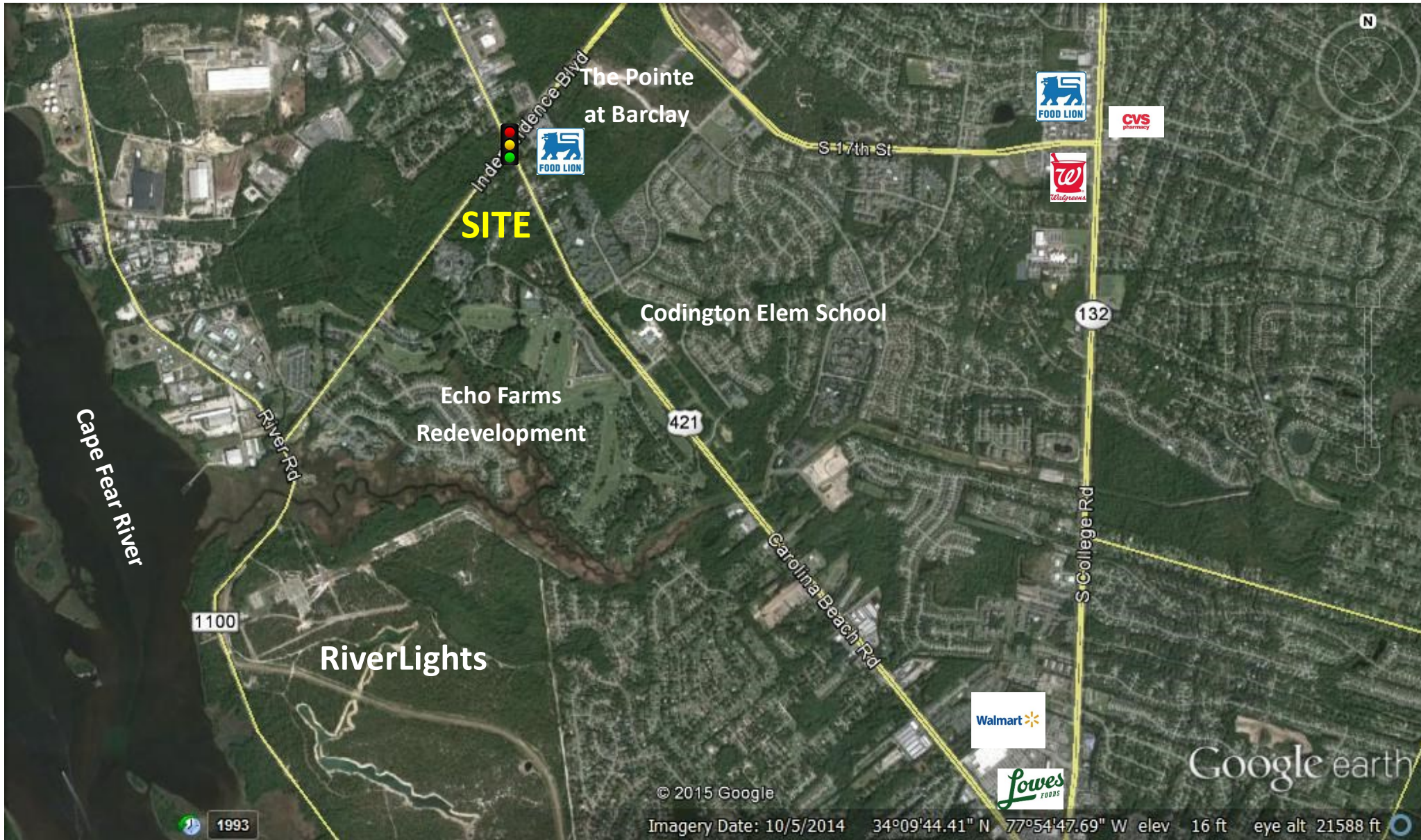
Baja Grill



Great Clips®

The Crossroads at Independence

Area Map

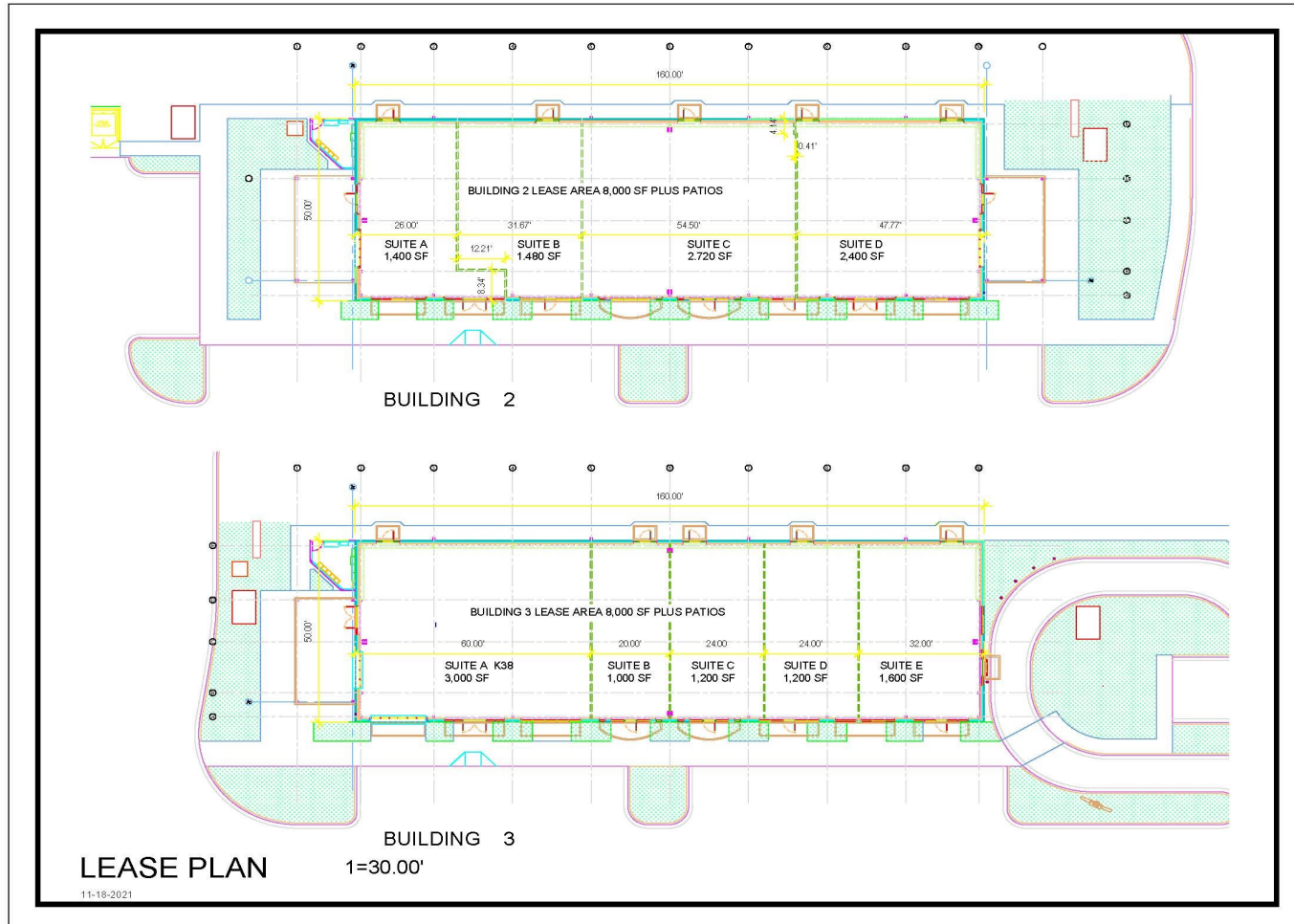






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3846 & 3852 Floor Plans



The Crossroads at Independence

Demographics & Traffic

	<u>Population</u>	<u>Annual Growth</u>	<u>Avg HH Income</u>
1-mile:	6,580	2.56%	\$78,907
3-mile:	51,610	1.30%	\$80,488
5-mile:	124,556	1.37%	\$78,633

Average Daily Traffic: 37,000 vehicles per day

Sources: U.S. Census Bureau, Esri 10/16/20, NCDOT 2017

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