



SIZE

80,772 square feet

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|------------------------------|---------|--------|---------|
| Population | 5,180 | 35,381 | 105,700 |
| Households | 2,404 | 15,047 | 45,235 |
| Median HH Income (\$) | 127,217 | 90,187 | 75,011 |

MAJOR TENANT(S)

Harris Teeter
Jersey Mike's Subs



LOCATION

1994 Eastwood Road | Wilmington, NC 28403

PROPERTY HIGHLIGHTS

- Anchored by Harris Teeter, a subsidiary of Kroger
- Additional national tenants include Jersey Mike's Subs and Woof Gang Bakery
- Located in Wilmington, North Carolina with a population exceeding 35,300 in a three-mile radius with an average household income greater than \$137,800
- The center is located on Eastwood Road, a major retail corridor that provides access to downtown Wilmington and Wrightsville Beach

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LUMINA COMMONS

1994 Eastwood Road | Wilmington, NC 28403

| SPACE | TENANT | SQ. FT. |
|----------------------|---------------------------------|---------------|
| 0130 | Lavish Designs | 1,311 SF |
| 1931 | Spoonfed Kitchen & Bake Shop | 2,600 SF |
| 1931A | City Bicycle Company | 4,298 SF |
| 1932 | Vida-Flo | 2,194 SF |
| 1932A | The Daily Pilates | 1,346 SF |
| 1932B | Oasis Nails | 1,461 SF |
| 1938 | Woof Gang Bakery Wilmington | 2,000 SF |
| 1940 | Harris Teeter | 41,400 SF |
| 1966 | Axis Fitness & Training | 5,582 SF |
| 1968 | Jersey Mike's Subs | 1,340 SF |
| 1970 | Salty Chic Boutique | 3,772 SF |
| 1978 | AVAILABLE | 2,259 SF |
| 1982 | Code Ninjas Wilmington | 908 SF |
| 1984 | David's Deli | 2,855 SF |
| 1988 | Kapow Thai Street Food | 1,500 SF |
| 1991 | REEF RUNNER Dive & Spearfishing | 3,000 SF |
| 1993 | Coastal Reef | 1,480 SF |
| 1994 | EZ Pass | 1,466 SF |
| TOTAL SQ. FT. | | 80,772 |

SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



LUMINA COMMONS

1994 Eastwood Road | Wilmington, NC 28403



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 34.220892

Longitude: -77.821044

| Lumina Commons Wilmington, NC | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|----------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population | Q4 2023 Estimated Population | 5,180 | 35,381 | 105,700 |
| | 2028 Projected Population | 5,371 | 35,921 | 107,627 |
| | 2010 Census Population | 4,350 | 30,875 | 91,803 |
| | 2000 Census Population | 3,467 | 24,759 | 71,321 |
| | 1990 Census Population | 2,460 | 18,967 | 50,554 |
| | Historical Annual Growth 1990 to 2000 | 3.49% | 2.70% | 3.50% |
| | Historical Annual Growth 2000 to 2010 | 2.29% | 2.23% | 2.56% |
| | Estimated Annual Growth 2010 to 2023 | 1.28% | 1.00% | 1.03% |
| | Projected Annual Growth 2023 to 2028 | 0.72% | 0.30% | 0.36% |
| | Median Age | 51.3 | 40.4 | 38.0 |
| Households | Q4 2023 Estimated Households | 2,404 | 15,047 | 45,235 |
| | 2028 Projected Households | 2,494 | 15,294 | 46,068 |
| | 2010 Census Households | 1,953 | 12,399 | 38,544 |
| | 2000 Census Households | 1,602 | 10,459 | 30,265 |
| | 1990 Census Households | 1,082 | 7,353 | 20,101 |
| | Historical Annual Growth 1990 to 2000 | 4.00% | 3.59% | 4.18% |
| | Historical Annual Growth 2000 to 2010 | 2.00% | 1.72% | 2.45% |
| | Estimated Annual Growth 2010 to 2023 | 1.52% | 1.42% | 1.17% |
| | Projected Annual Growth 2023 to 2028 | 0.74% | 0.33% | 0.37% |
| | Population per Household | 2.16 | 2.15 | 2.25 |
| Population by Race | White | 94.5% | 85.7% | 78.1% |
| | Black or African American | 0.5% | 2.9% | 8.3% |
| | Asian & Pacific Islander | 0.6% | 1.4% | 1.7% |
| | Other Races | 2.7% | 3.7% | 4.4% |
| | Hispanic Population | 1.7% | 6.3% | 7.6% |
| Income | Average Household Income | \$191,065 | \$137,829 | \$106,632 |
| | Median Household Income | \$127,217 | \$90,187 | \$75,011 |
| | Per Capita Income | \$88,650 | \$59,047 | \$45,849 |
| Education (Age 25+) | Elementary | 0.5% | 2.7% | 2.0% |
| | Some High School | 0.3% | 1.4% | 2.5% |
| | High School Graduate | 9.7% | 14.3% | 18.1% |
| | Some College | 16.5% | 17.2% | 18.7% |
| | Associates Degree Only | 6.4% | 10.0% | 11.4% |
| | Bachelors Degree Only | 39.3% | 33.9% | 30.7% |
| | Graduate Degree | 27.3% | 20.6% | 16.6% |
| Business | Number of Businesses | 444 | 2,080 | 4,757 |
| | Total Number of Employees | 4,308 | 21,178 | 46,540 |
| | Employees per Business | 9.71 | 10.18 | 9.78 |
| | Residential Population per Business | 11.68 | 17.01 | 22.22 |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.