

LUMINA COMMONS

WILMINGTON, NC



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



PHILLIPS EDISON & COMPANY®

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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	Qdoba Mexican Eats	2,259 SF
1982	Code Ninjas Wilmington	908 SF
1988	Kapow Thai Street Food	4,355 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	



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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

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