



# 2795 OCEAN HWY W SHALLOTTE, NC 28470

0.97 AC  
for Ground Lease or Sale

- ◆ Future pad site adjacent to Royal Farms with visibility along HWY 17
- ◆ Less than 1 mile to Walmart, Home Depot, Belk, Petsmart & more
- ◆ Over 35,000 cars per day on HWY 17
- ◆ Access to HWY 17 & Main Street

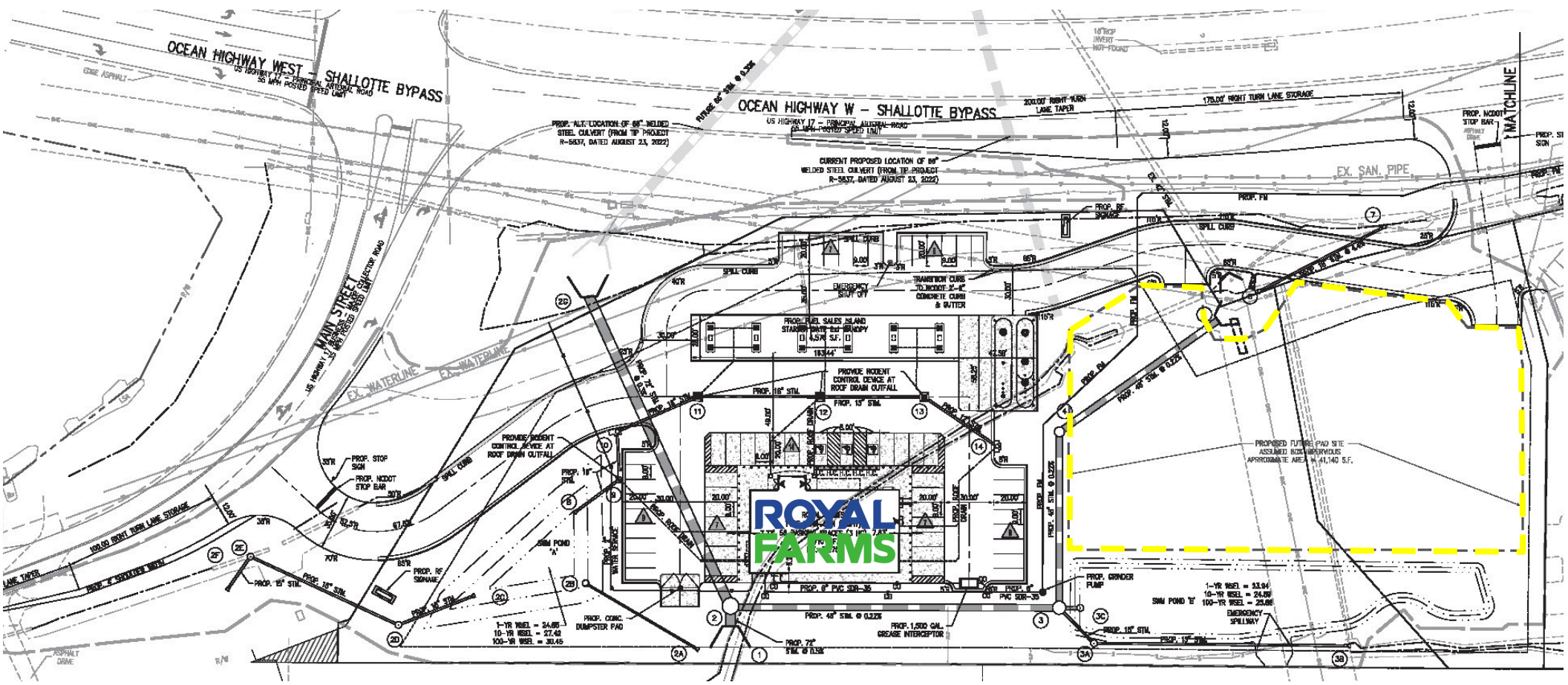
### DEMOGRAPHICS

	ONE MILE	THREE MILES	FIVE MILES
POPULATION	1,582	5,829	14,111
EMPLOYEES	1,836	6,070	7,984
AVG. HH INCOME	\$68,358	\$74,192	\$67,562

### TRAFFIC COUNTS

HWY 17	35,500 VPD
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 27,000 VPD

 17

Ocean HWY

 35,500 VPD

BUS  
 17

Main St

Hwy 55

**ROYAL FARMS**





  
Coming soon

Restaurant  
Coming Soon







 13,500 VPD



WEST BRUNSWICK HIGH SCHOOL

Whiteville Rd, NW

17

Ocean Hwy

Ocean Hwy 17

SITE

Coastal Walk Marketplace  
25.6 Acres

HOBBY LOBBY burkes OUTLET  
PET SMART ROSS ULTA  
AspenDental Marshalls

FRANK THEATRES

LOWE'S

Plant Fun!

BIGLOTS!

BURGER KING

McDonald's

Walgreens

Hertz

Waffle House  
Wendy's  
Bojangles  
KFC

VSC TRACTOR SUPPLY CO

Main St

Main St

Badcock & more

CVS pharmacy

chilis

HOME DEPOT

Office DEPOT OfficeMax CAFO  
SUBWAY belk  
PAPA JOHN'S Bath & Body Works  
Great Clips SALLY BEAUTY  
GNC cricket

Hardee's

Chick-fil-A

Arby's

DUNKIN' DONUTS

COOK OUT

TACO BELL

SHALLOTTE MIDDLE SCHOOL





**TRAFFIC COUNT**

**17** 35,500 VPD  
Main St. 13,500 VPD



**EMPLOYMENT**

6.2% Unemployment Rate  
5 Mile Radius



**LABOR FORCE**

16,180 Employees  
10 Mile Radius



**SURROUNDING  
BUSINESSES**

Over 2,250+  
10 Mile Radius



**14,111**

POPULATION



**6,476**

HOUSEHOLDS



**\$67,562**

AVG HH  
INCOME

**KEY HIGHLIGHTS**

- Shallotte is strategically located in the center of the **commercial hub** of Southeastern NC.
  - 5 miles to Ocean Isle Beach & Holden Beach.
  - 12.5 miles to Oak Island
- Brunswick County is the **2nd fastest growing** county in NC
- Main Street is a **epicenter** for Restaurants, Retail and Professional Services for locals and tourists alike traveling this corridor.
- Home to the new Coastal Walk Marketplace (BUS 17 & Smith Ave). Tenants include: Ross, Marshalls, PetSmart, ULTA, Hobby Lobby,



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	5,829	14,111	34,340
EMPLOYEES	6,070	7,984	16,180
AVG. HH INCOME	\$74,192	\$67,562	\$80,891