

2800 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

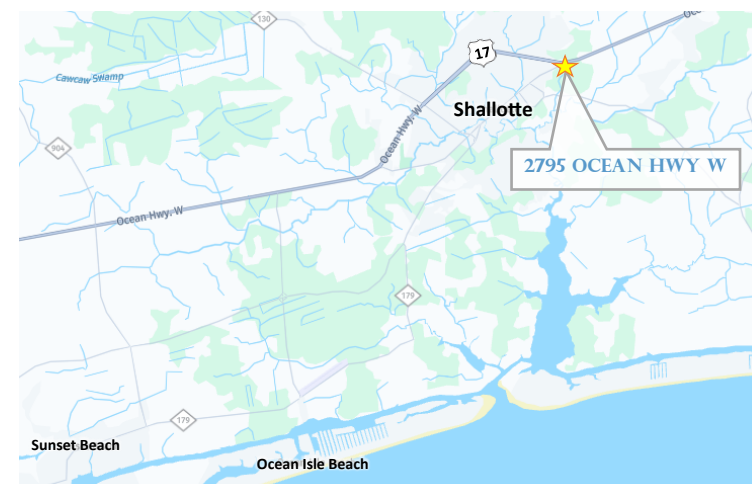
DEMOGRAPHICS

	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

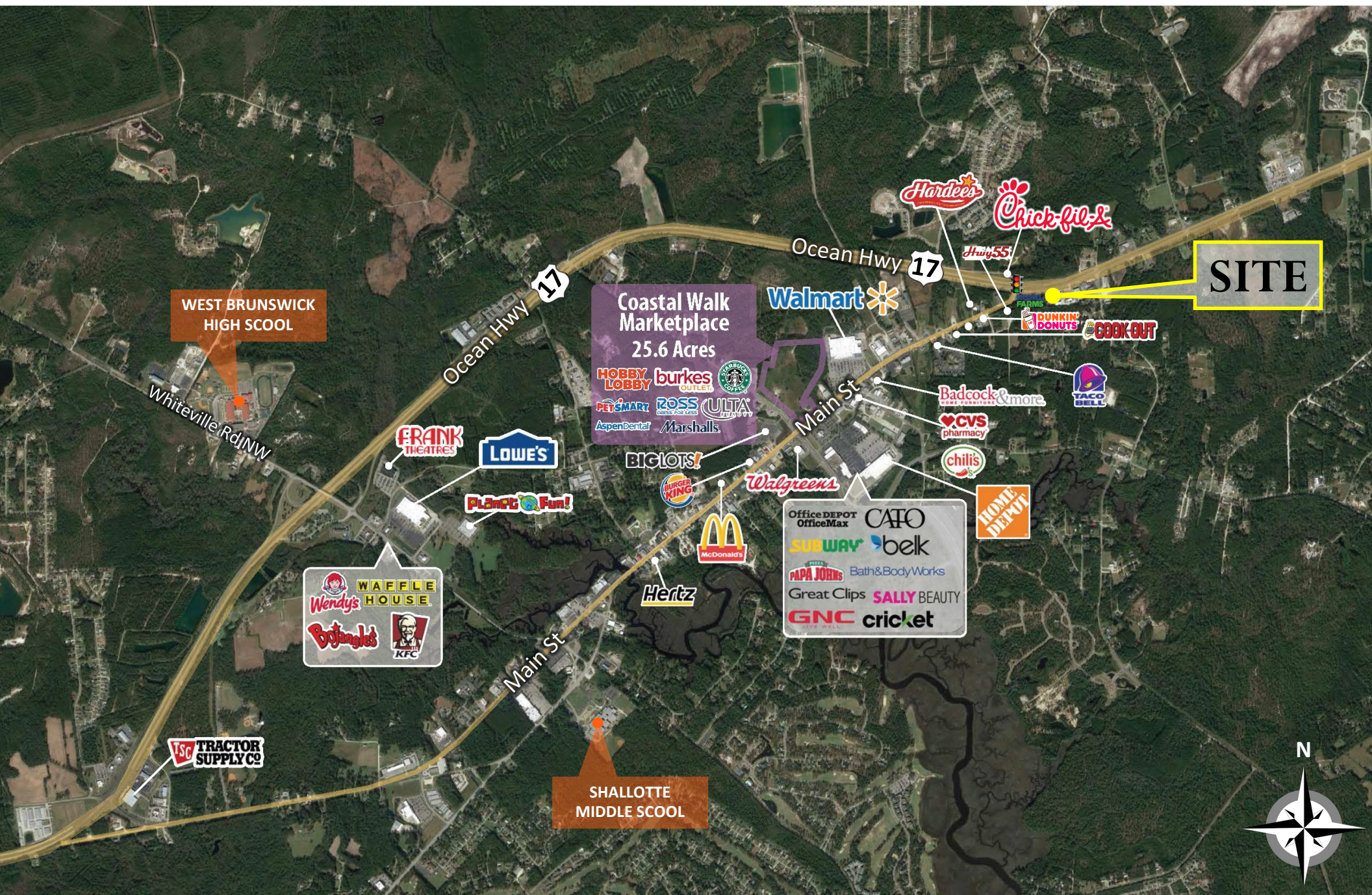
TRAFFIC COUNTS

HWY 17

35,500 VPD









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,

Marshalls



ROSS
DRESS FOR LESS

Star-**HOBBY LOBBY**

PETSMART

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