

US-17 & WHITEVILLE RD NW | SHALLOTTE, NC 28470



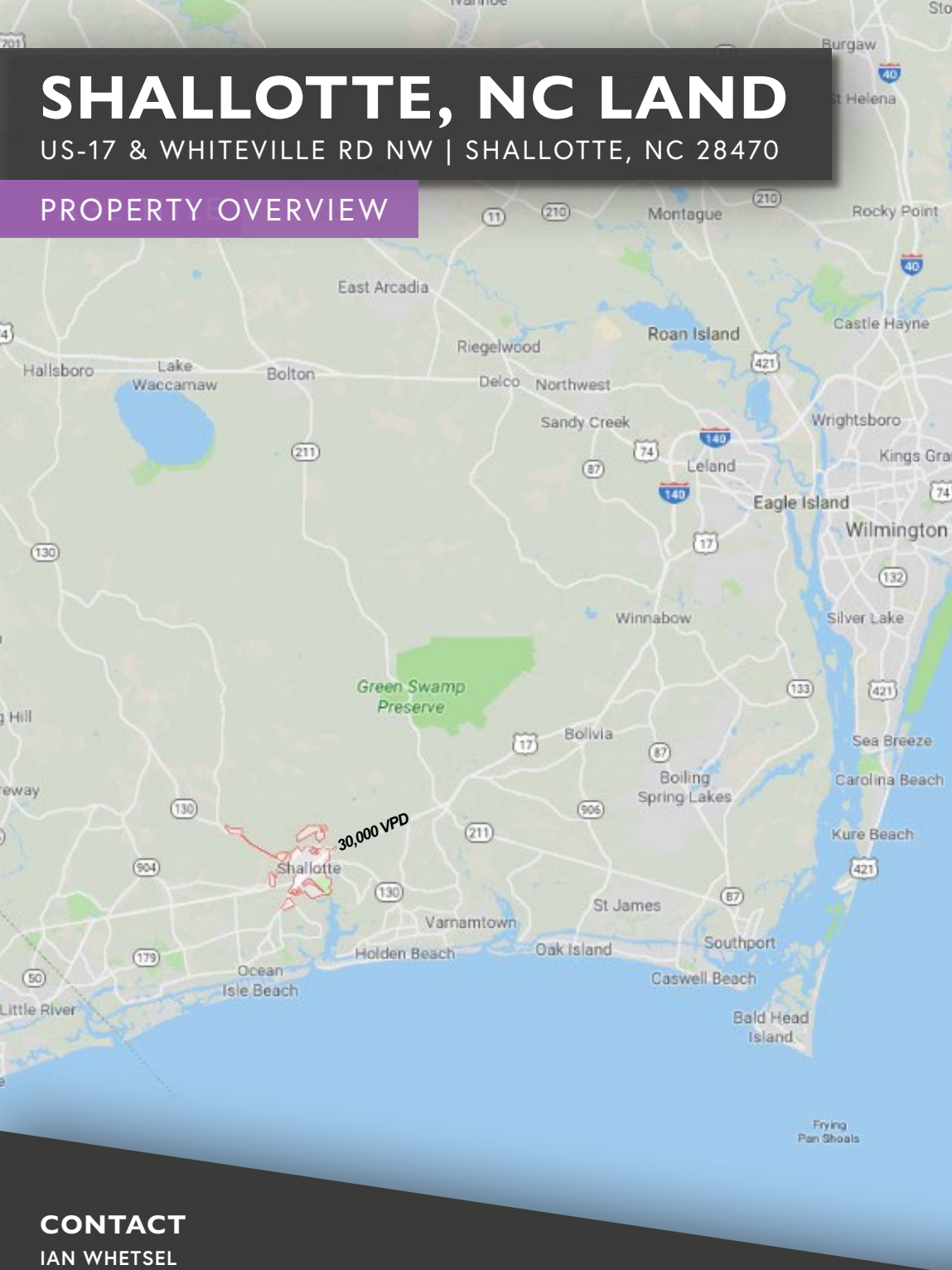
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SHALLOTTE, NC LAND

US-17 & WHITEVILLE RD NW | SHALLOTTE, NC 28470

PROPERTY OVERVIEW



PROPERTY DETAILS



- Multiple sites between 1-20 acres available
- Sites located along Whiteville Rd and Ocean Highway (US-17)
- Central Business Hub of Brunswick County
- Zoned Commercial Business. Seeking Retail, Residential, Automotive, Storage to join National Concepts Lowes Home Improvement, Best Western, Wendy's, KFC, First Bank, Planet Fun & Starz Grille

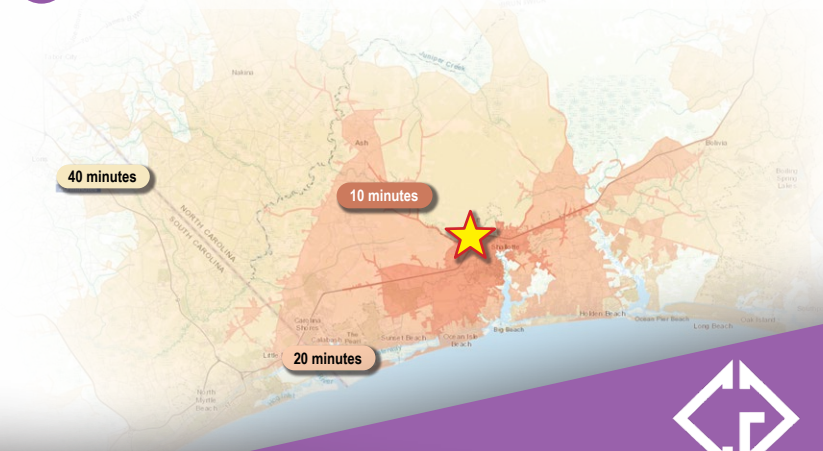
MARKET DETAILS

Shallotte is the central point of Brunswick county and commercial business hub. The town connects Ocean Isle, Holden Beach and Sunset Beach. US Highway 17 connects the market to the entire coastal region of North and South Carolina bringing hundreds of thousands annual visitors to the region. This central location has attracted many national retailers including Hobby Lobby, Marshall's, Burkes, Belk, Walmart, Ulta.

The area also has major recreational appeal and boasts 39 signature golf course and 45 miles of Atlantic Ocean coastline. Shallotte hosts numerous annual events including North Carolina Festival by the Sea, Brunswick Island Home & Garden Show, North Carolina Oyster Festival.

DEMOGRAPHICS

| | 10 MIN | 20 MIN | 40 MIN |
|--|----------|----------|----------|
|  POPULATION | 12,233 | 58,860 | 211,805 |
|  AVG. HH INCOME | \$72,865 | \$68,900 | \$72,764 |



CONTACT

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SHALLOTTE, NC LAND

US-17 & WHITEVILLE RD NW

TRACTS 1 & 2

Brunswick
County
High School

TRACT 1

POTENTIAL USES

- Residential
Multifamily/Single Family
- Hotel
- Auto Sales/Service
- Fueling Station

17.88 ac

13,000 VPD

28,000 VPD

TRACT 2

POTENTIAL USES

- Hotel
- Storage Facility

4.75 ac

30,000 VPD

10,000 VPD



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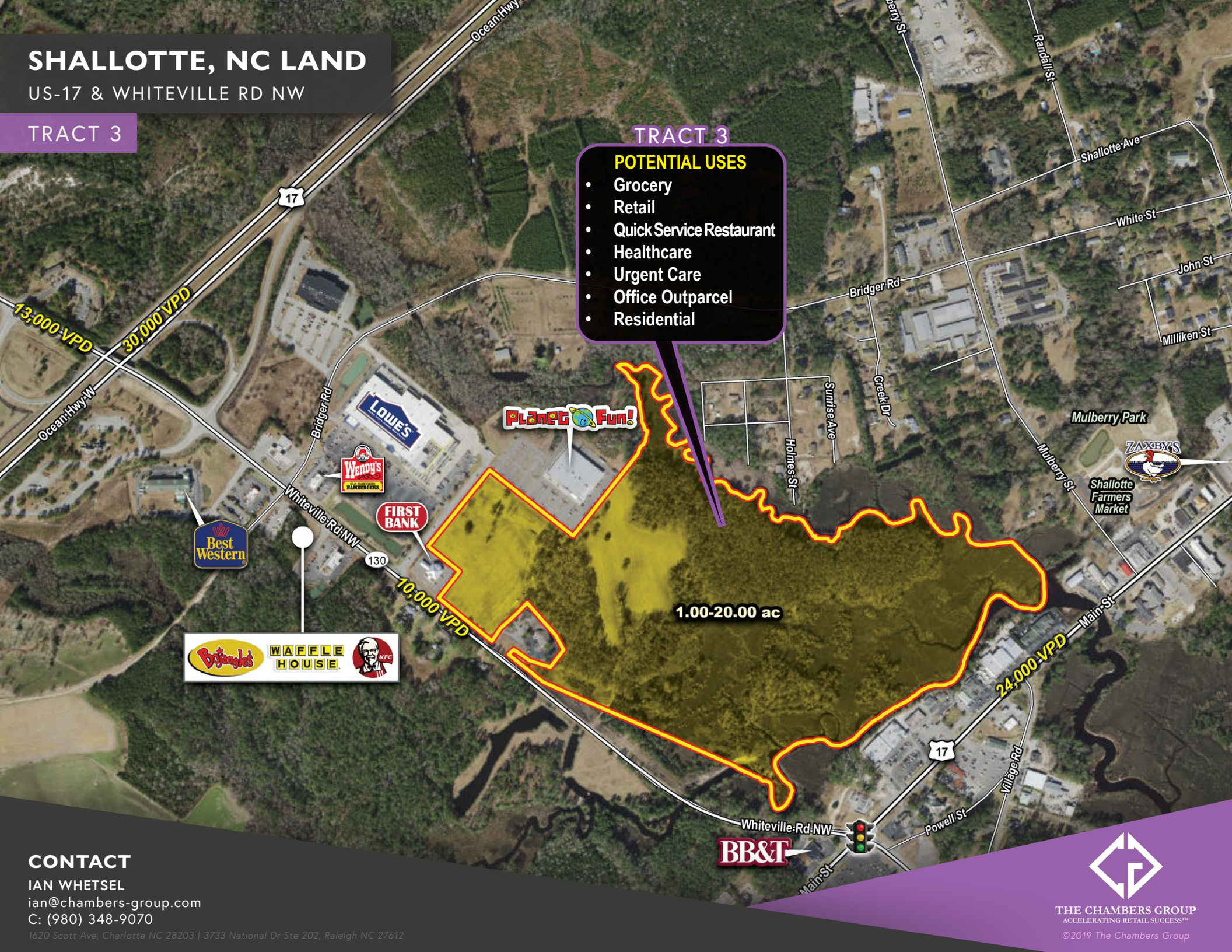
US-17 & WHITEVILLE RD NW

TRACT 3

TRACT 3

POTENTIAL USES

- Grocery
- Retail
- Quick Service Restaurant
- Healthcare
- Urgent Care
- Office Outparcel
- Residential



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