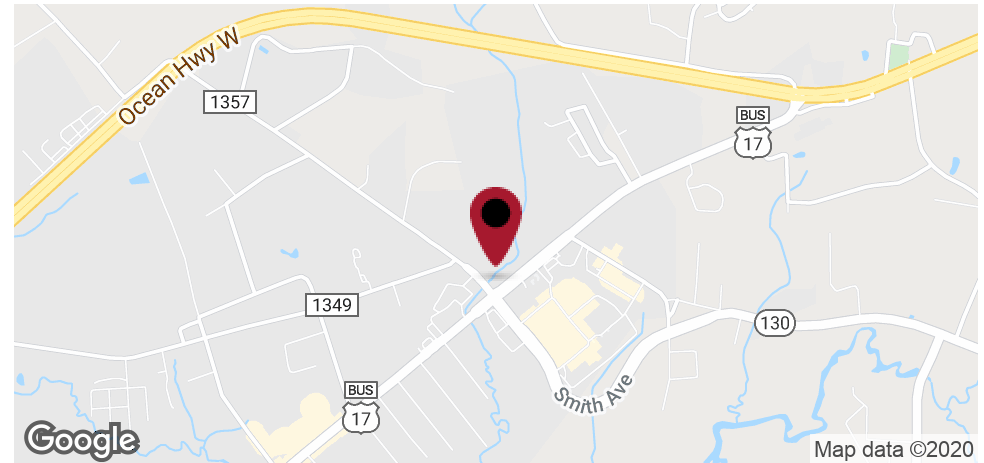


# NC SHALLOTTE COASTAL WALK



SMITH AVENUE & MAIN STREET, SHALLOTTE, NC 28470



## OFFERING SUMMARY

County	Brunswick
Available SF	1,400 - 47,480
Lease Rate	Contact Broker for Details
Lot Size	29.88 Acres
Building Size SF	188,388
Zoning	Commercial
Traffic Count	24,000
Traffic Street	Main Street/ Hwy 17 Business
Average HH Income (3 Miles)	\$48,875

## PROPERTY OVERVIEW

Strategically located as the regional hub for multiple beach town markets including: Ocean Isle Beach, Holden Beach, Sunset Beach, Oak Island and Southport. Numerous annual events occur in the Shallotte area drawing large crowds including: North Carolina Festival by the Sea, North Carolina Oyster Festival, Brunswick Islands Home & Garden Show.

## PROPERTY HIGHLIGHTS

- Adjacent to a top regional Super Walmart
- More than 610 businesses in the town's 28 square-miles
- Population within a 20-minute drive exceeds 52,000 with an average household income of \$63,576
- Located within close proximity to Shallotte Crossing. Area retailers include: Belk, Tractor, The Home Depot, Lowe's Home Improvement, Office Depot, Big Lots, Walmart and more
- There are 39 signature golf courses and 45 miles of Atlantic Beaches within minutes of Shallotte
- It is 45 miles from the Myrtle Beach International Airport and 37 miles from the Wilmington International Airport

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