



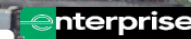
TO MYRTLE
BEACH



EAST COAST LANE

OCEAN HIGHWAY W

TO WILMINGTON



WASHINGTON RD NW

NABOR DR



PARKVIEW PLACE NW



5625 MAIN STREET
SHALLOTTE, NORTH CAROLINA
± 4.5 ACRES

MAIN STREET

TO DOWNTOWN
SHALLOTTE

FOR SALE

CBCSUNCOAST.COM

5625 MAIN STREET

Shallotte, NC 28459
\$225,000
Acreage*: 4.5± Acres

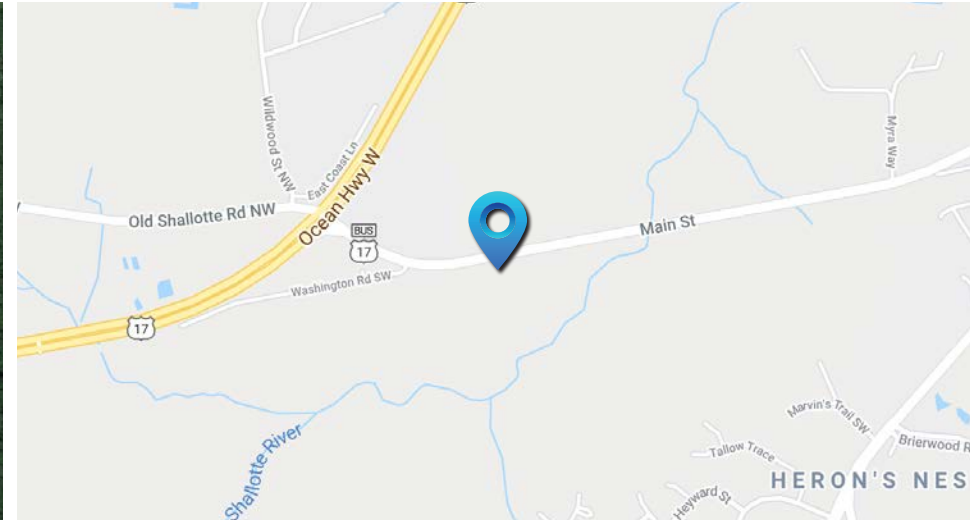




5625 MAIN STREET

Shallotte, NC 28459

SALE



PROPERTY DESCRIPTION

LAND FOR SALE: Two adjacent parcels totaling approximately 4.5 acres located at 5625 Main Street in the Town of Shallotte. The broad Zoning District HB (Highway Business) is established in which the principal use of land is for the retailing of durable goods, provision of commercial services to industrial areas and the provision of services. The two parcels provide approximately 250ft of road frontage on Main St (Hwy 17 Business) offering retail visibility for approximately 10,000 cars per day.

These parcels are within 1,500 ft of the traffic light signal of Highway 17 and Main Street in Shallotte. Nearby Businesses include Smithfields Chicken 'N BBQ, Victory Chrysler, Dodge, Jeep and Ram, Dairy Queen, Ashley Furniture Home Store, Best Western, Prime Storage, Food Lion, Brunswick County Emergency Medical, Beach House Harley Davidson and Shallotte Park.

The Parcel ID's are as follows:

- 1970007002 consisting of +/- 1.8 Acres
- 1970007003 consisting of +/- 2.73 Acres
- Total Acreage: +/- 4.5 Acres

Seller does not have a wetlands study for these properties.

OFFERING SUMMARY

Sale Price:	\$225,000
Total Acreage:	4.5± Acres*
Zoning:	HB (Highway Business) Town of Shallotte

PROPERTY HIGHLIGHTS

- Average Daily Traffic Counts of 10,000
- Fastest growing county in North Carolina

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Cody Cress

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Tyler Pegg

910 512 3550

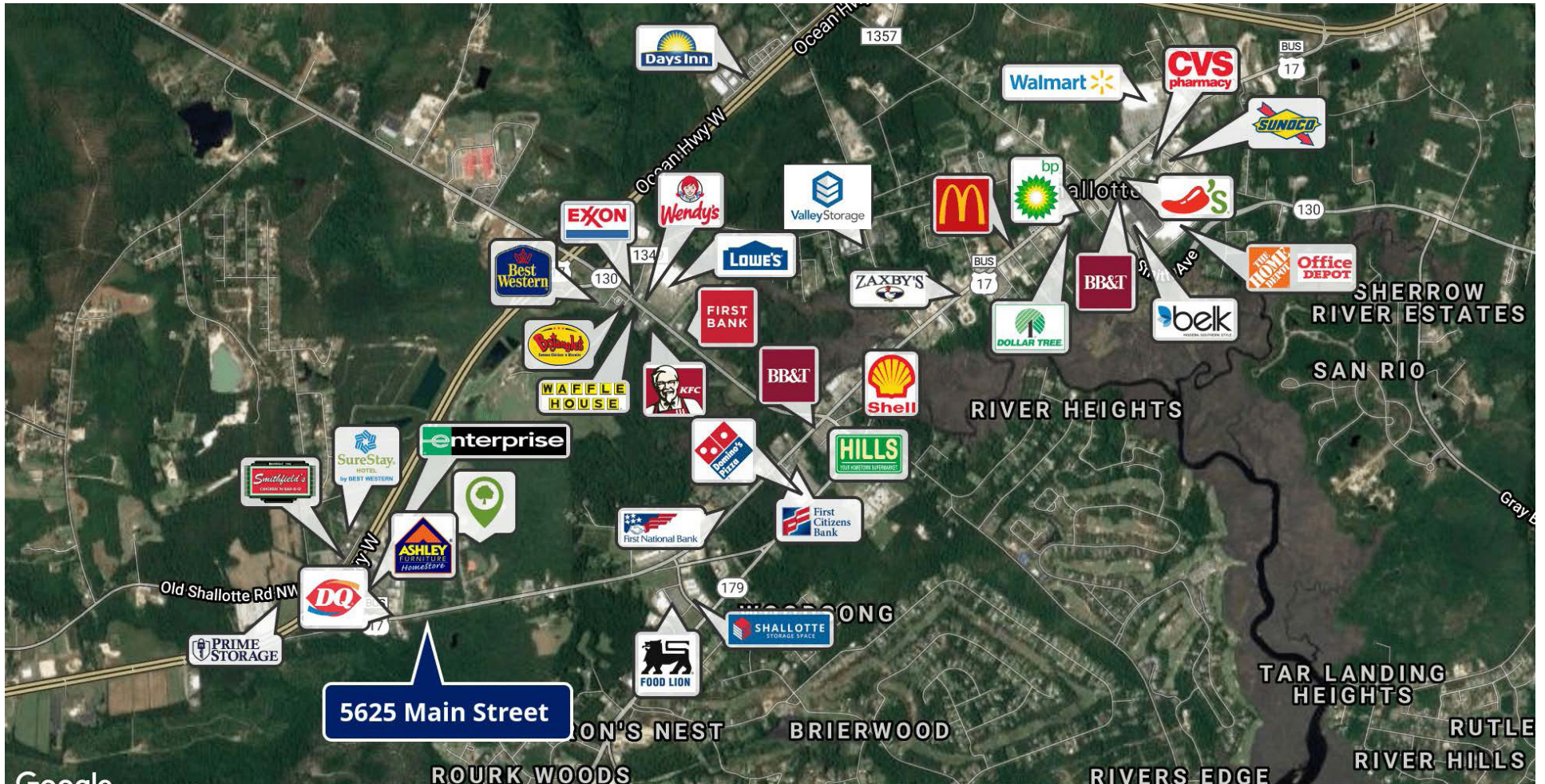
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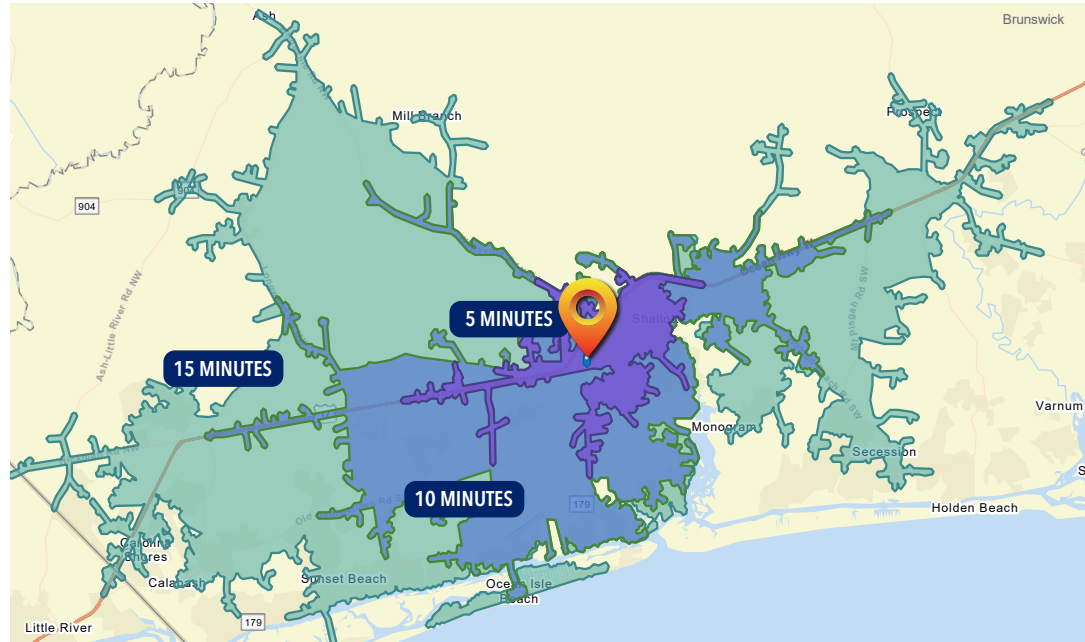
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5625 MAIN STREET

Shallotte, NC 28459

SALE



DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Population	2,718	14,176	34,891
Households	1,051	6,315	16,172
Average HH Size	2.55	2.21	2.14
Median Age	47.3	54.1	57.4
Median HH Income	\$61,314	\$69,005	\$67,832
Average HH Income	\$83,468	\$95,000	\$91,374
Per Capita Income	\$35,051	\$42,464	\$42,411

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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5625 MAIN STREET

Shallotte, NC 28459

SALE

COMMERCIAL BROKER

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SUN COAST PARTNERS

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.