



FOR LEASE OR SALE

CBCSUNCOAST.COM

5,100 SF ON 2.7 ACRES - SMITH AVE SHALLOTTE

204 Smith Ave., Shallotte, NC 28470

Kelly L. Stuart
910 393 7275
kelly@carolinascommercial.com

SALE PRICE: \$1,350,000
LEASE RATE: \$17.00 Annual /SF NNN

COLDWELL BANKER COMMERCIAL
SUN COAST PARTNERS
690 Sunset Blvd N, Suite 209
Sunset Beach, NC 28468
910 350 1200

Carolinas Commercial

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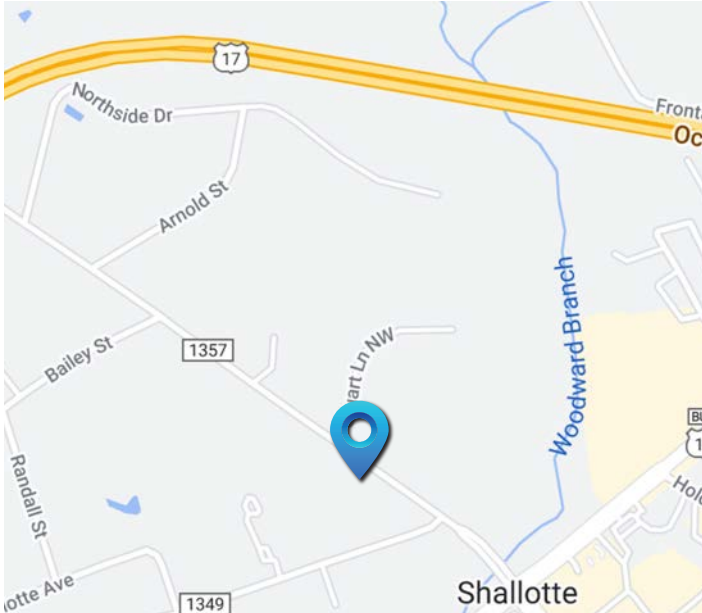
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PROPERTY OVERVIEW

5,100+/- sf Medical or Professional Office Building on 2.7+/- Acres on the Heavily Traveled Corridor of Smith Avenue in Shallotte, NC. Located across from the newly-expanded Coastal Walk Marketplace and near the Smith Avenue/Main Street intersection in Shallotte, this premium location offers excellent visibility in the commercial hub of southeastern NC.

Previously occupied by Novant, this building offers a large reception area, nine private offices, ten exam rooms, a lab and large kitchen facility. The raised ceiling in the lobby area brings in lots of natural light to the common areas of the building. With ample plumbing and drainage, this building would be an ideal medical or dental facility, salon or spa.

The two parcels offered for sale (1820017402 & 1820017403 under same ownership) equal 2.71+/- acres and at one time was planned for a small campus of six buildings equaling 12,700+/- sf. The stormwater pond on site is engineered to accommodate 20,000+ sf.

Across from the newly constructed and already expanding Coastal Walk Marketplace, home to Hobby Lobby, Ulta, Ross, Burkes, Marshalls, Starbucks and more. The Town of Shallotte recently approved the construction of a 3-building, 80-unit apartment complex behind the center. Join nearby retailers including Walmart, Home Depot, Lowes, Belk, Big Lots, Harbor Freight and more in one of the fastest growing vacation and retirement regions in the US.

Residential development in Brunswick County is experiencing explosive growth, with the county planning department seeing a 572% increase in residential unit approvals among major subdivisions and planned developments between fiscal years 2020 and 2021, not including recently approved 2,132 acres for higher density zoning south of Highway 17 in Calabash. The Brunswick Pines project, one of biggest planned developments in Shallotte history, proposes building 570 housing units on 311 acres just north of Bricklanding Road and Hale Swamp Road in Shallotte. It's the second largest of nearly two dozen residential and commercial developments that are expected to double the town's population in the next few years.

Property is Broker Owned. The deeds with easements are recorded at Brunswick county Book 2152, page 563 May 24th 2005 Original.

B2828 / P0159 is deed for Right of way, DOT June 24th 2008.

OFFERING SUMMARY

Sale Price:	\$1,350,000
Lease Rate:	\$17.00 Annual/SF NNN
Price per SF:	\$264.71
Building Size:	5,100 SF*
Acreage:	2.71 Acres*

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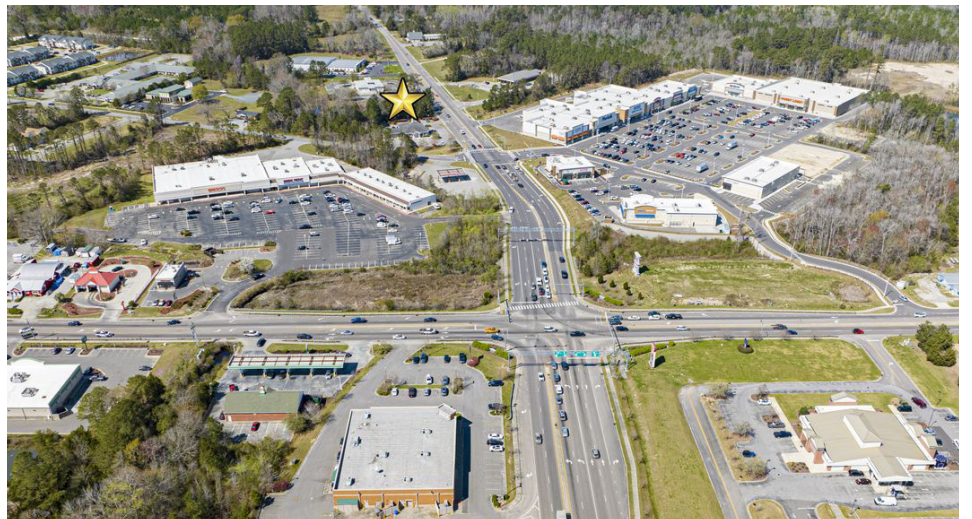
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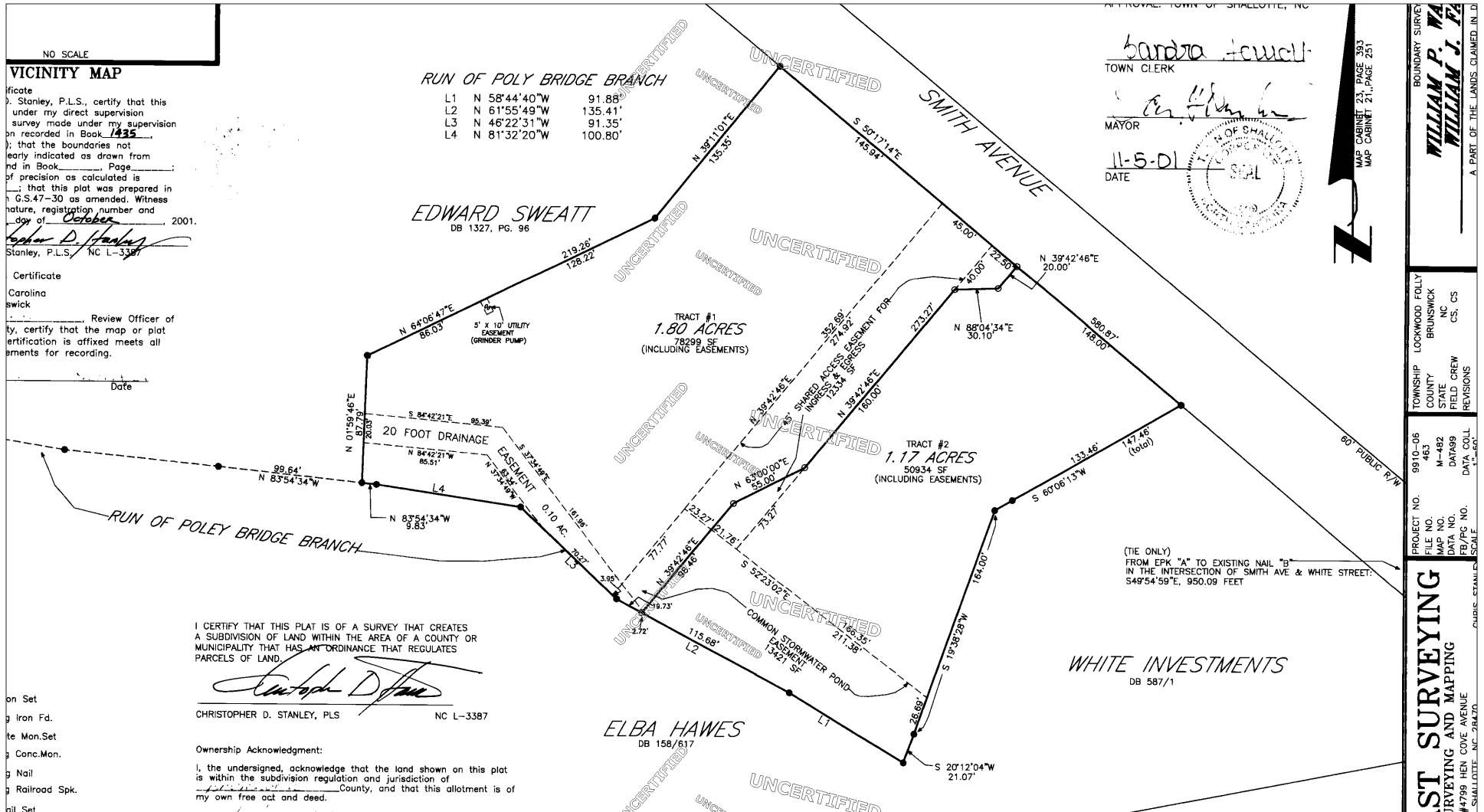
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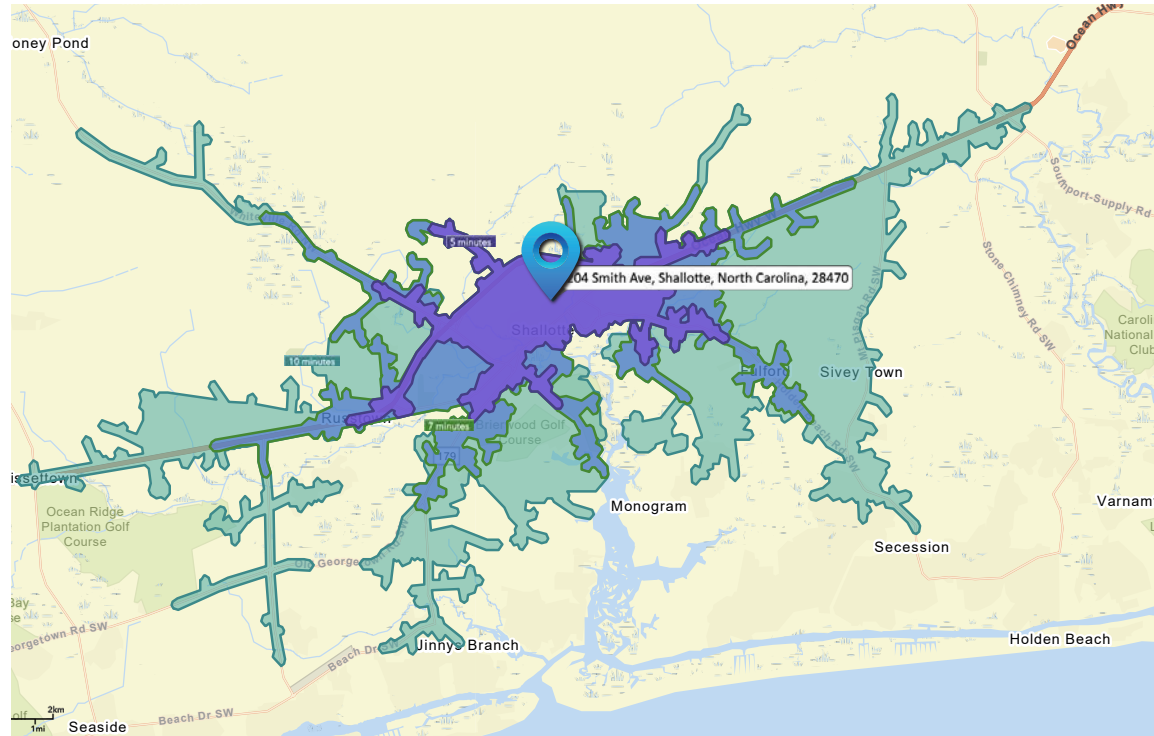
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DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	1,620	4,126	8,805
Average Age	44.0	45.0	46.5
Households	640	1,691	3,643
Average HH Size	2.47	2.39	2.39
Median HH Income	\$67,559	\$67,951	\$68,318
Average HH Income	\$89,087	\$92,033	\$92,605
Per Capita Income	\$37,449	\$38,687	\$39,448

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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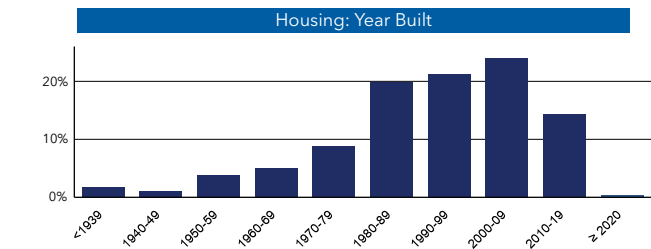
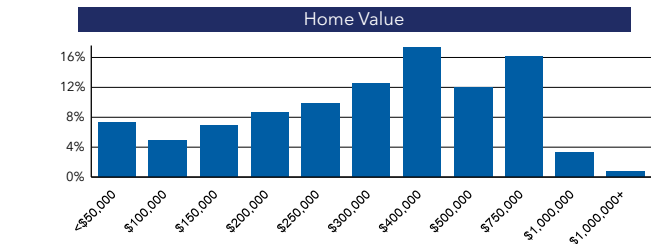
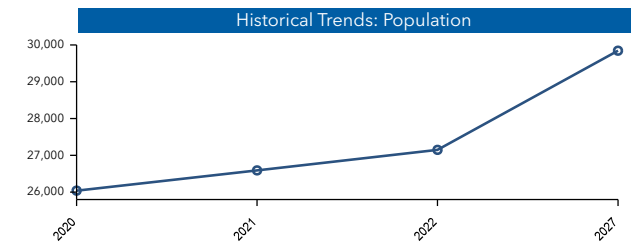
POPULATION TRENDS - 10 MINUTE RADIUS

204 Smith Ave, Shallotte, North Carolina, 28470
Drive time of 15 minutes

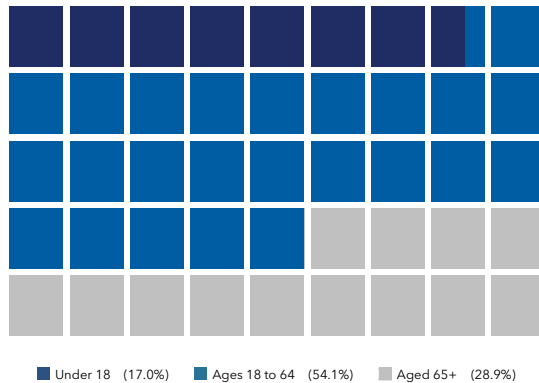
27,150	12,250	2.19	50.7	\$60,202	\$299,692	93	97	42
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

\$9,680	26.2%
Avg Spent on Mortgage & Basics	Percent of Income for Mortgage



POPULATION BY AGE



Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2017-2021
© 2023 Esri

POPULATION BY GENERATION

7.3%	33.7%	18.6%
Greatest Gen: Born 1945/Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980
18.5%	16.6%	5.3%
Millennial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present

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Health Care & Insurance

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Drive time of 5 minutes

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Population



1,542
Civilian Noninstitutionalized
Population (ACS)

Exercise (Percent of Adults)



34.5%
Exercise at home 2+
times per week

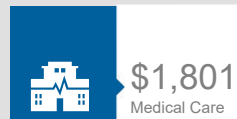


10.3%
Exercise at club 2+
times per week



This infographic contains data provided by ACS,
Esri-MRI-Simmons, Esri-U.S. BLS.
The vintage of the data is 2017-2021, 2022.
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Health Care Expenditure



174

Medicare Only

77

Direct-Purch & Medicare

39

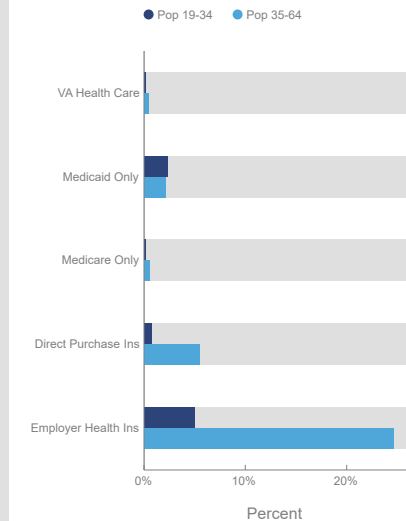
Employer & Medicare

1

Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,062.1
Medicare Payments	\$800.4
Physician Services	\$213.2
Dental Services	\$320.1
Eyecare Services	\$59.0
Lab Tests/X-rays	\$56.3
Hospital Room & Hospital Service	\$169.4
Convalescent/Nursing Home Care	\$23.5

Health Insurance Coverage (ACS)



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What's in My Community?

Places that make your life richer and community better

204 Smith Ave, Shallotte, North Carolina, 28470

10 minutes



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 15-minute City concept.

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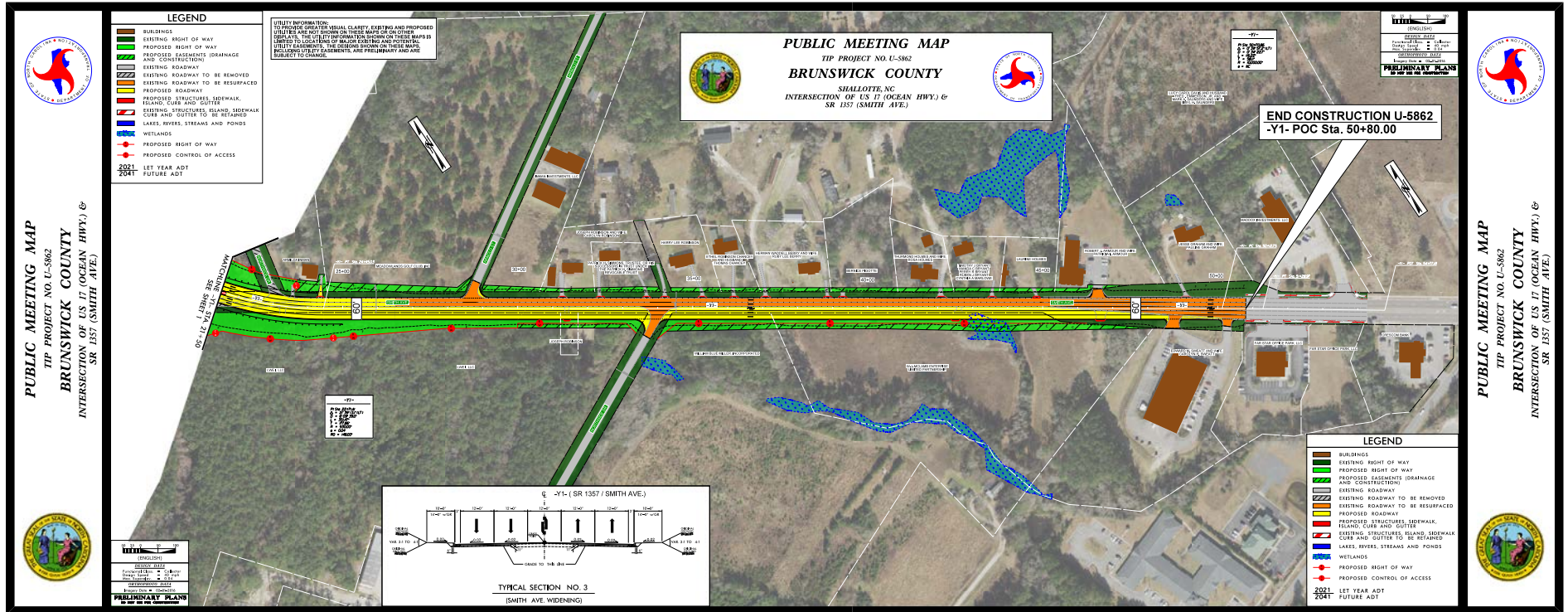
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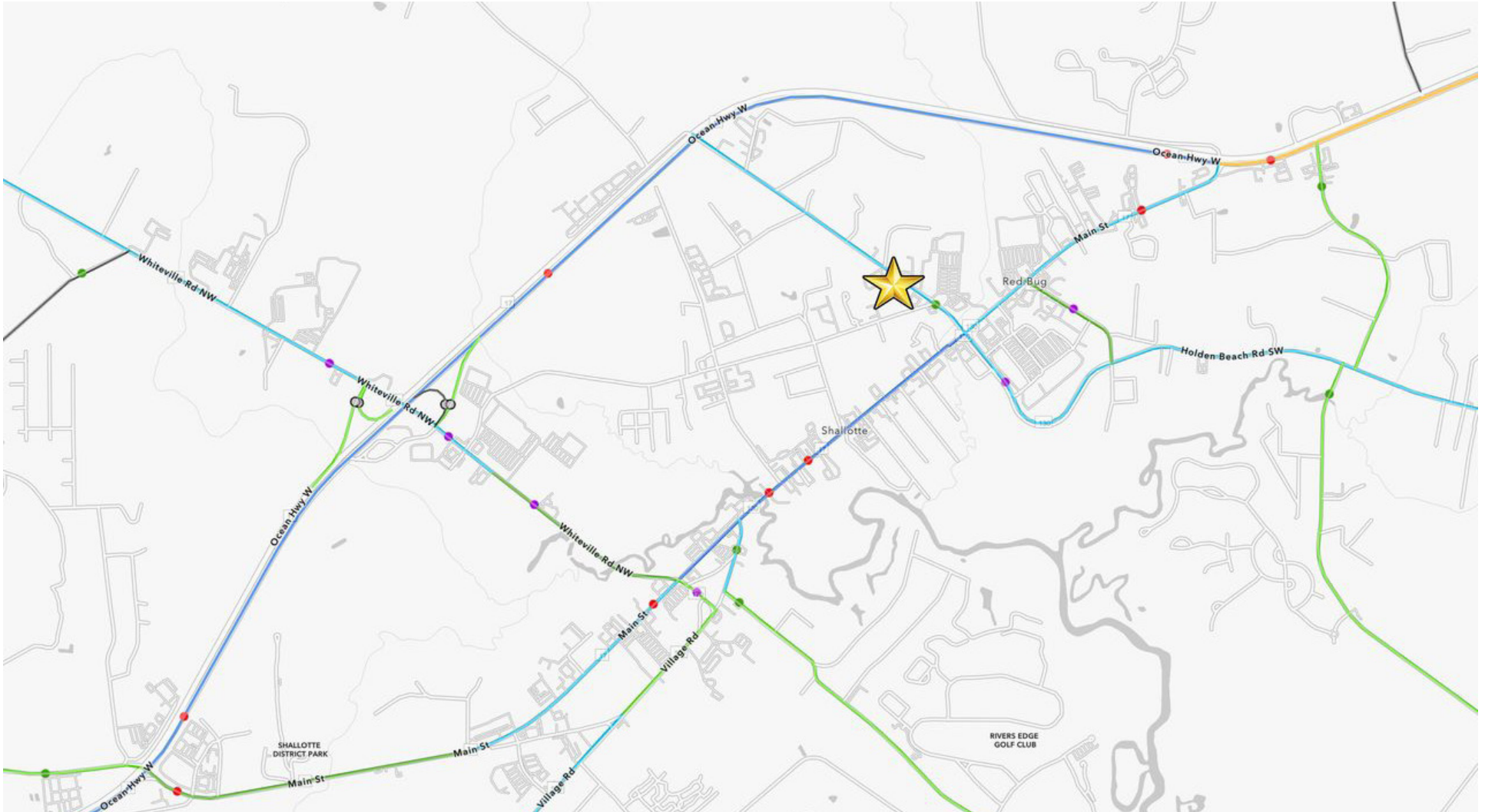




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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant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