



FOR LEASE

SCPCommercial.com

EAST COAST LANE, SHALLOTTE, NC

4600 East Coast Lane, Shallotte, NC 28470

David Summerlin, III

910 444 9012

david.summerlin@scpcommercial.com

ACREAGE*: 2.32 Acres

LEASE RATE: \$7,917 Monthly

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910.350.1200



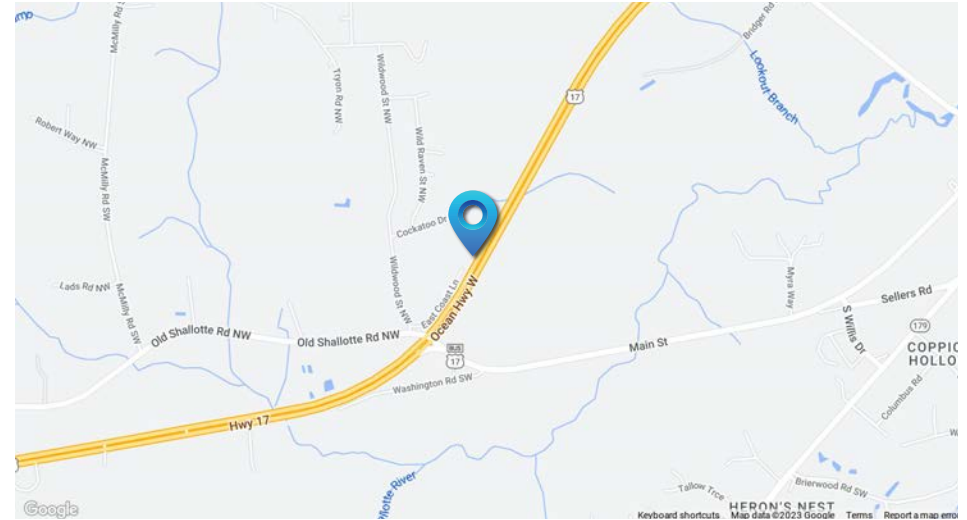
**Sun Coast
Partners**
COMMERCIAL



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OFFERING SUMMARY

Lease Rate:	\$7,917 Monthly
Acres:	2.32 Acres
Zoning:	B2

PROPERTY OVERVIEW

Ground Lease or Build-to-Suit. 2.32 acres of cleared land on East Coast Lane in Shallotte. Incredible HWY 17 visibility. Shallotte zoning B2. Directly adjacent to a new DR Horton single-family development. Town of Shallotte Water & Sewer available. This section of HWY 17 sees 30K vehicles per day. See retailer map attached for nearby establishments. Strong opportunity to get into Shallotte, NC in the fastest growing county in NC, two years in a row.

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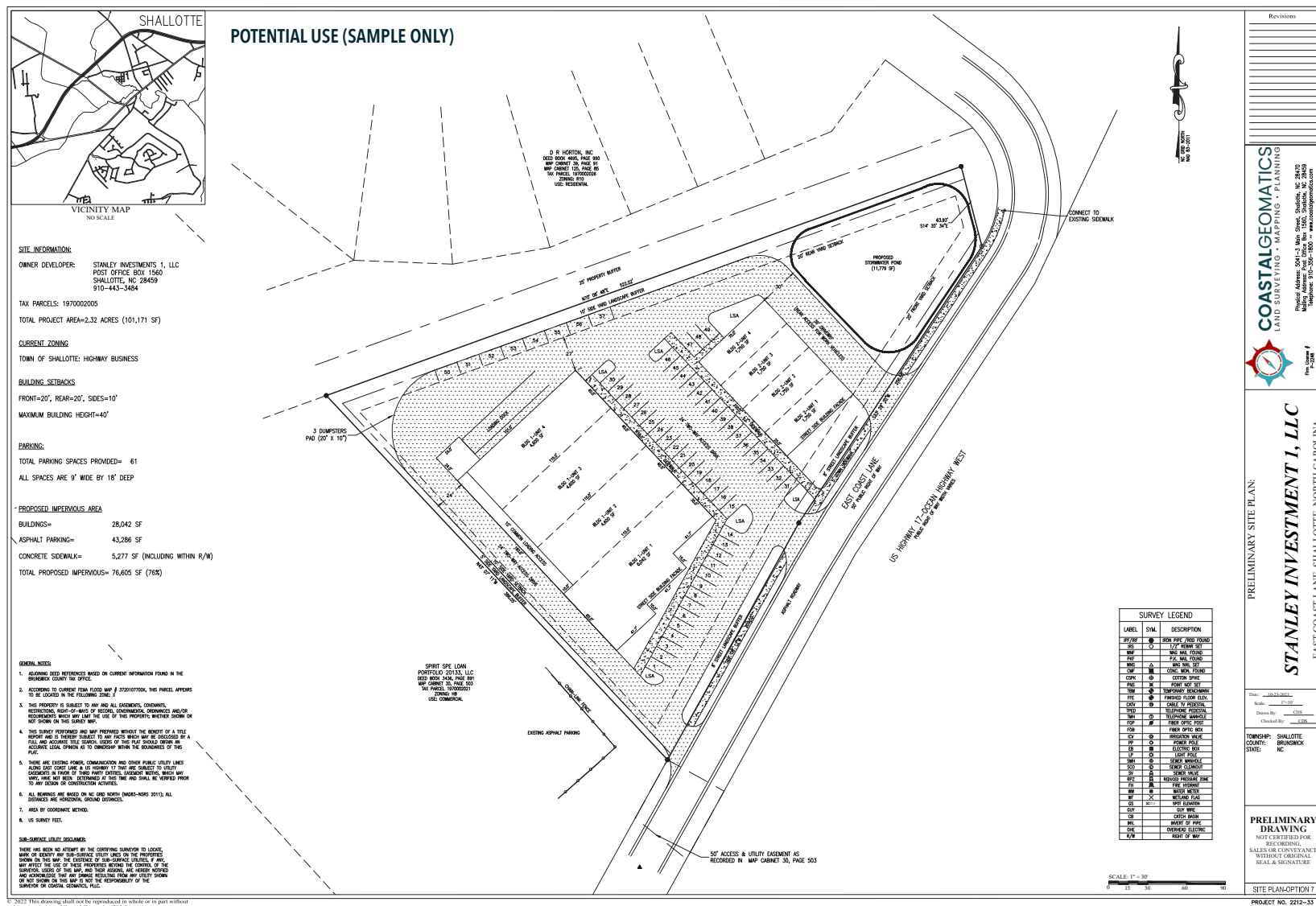
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PROJECT NO. 2212-S



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COMMERCIAL BROKER

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NC #344387

LEASE

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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.



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