

VACANT LAND FOR SALE

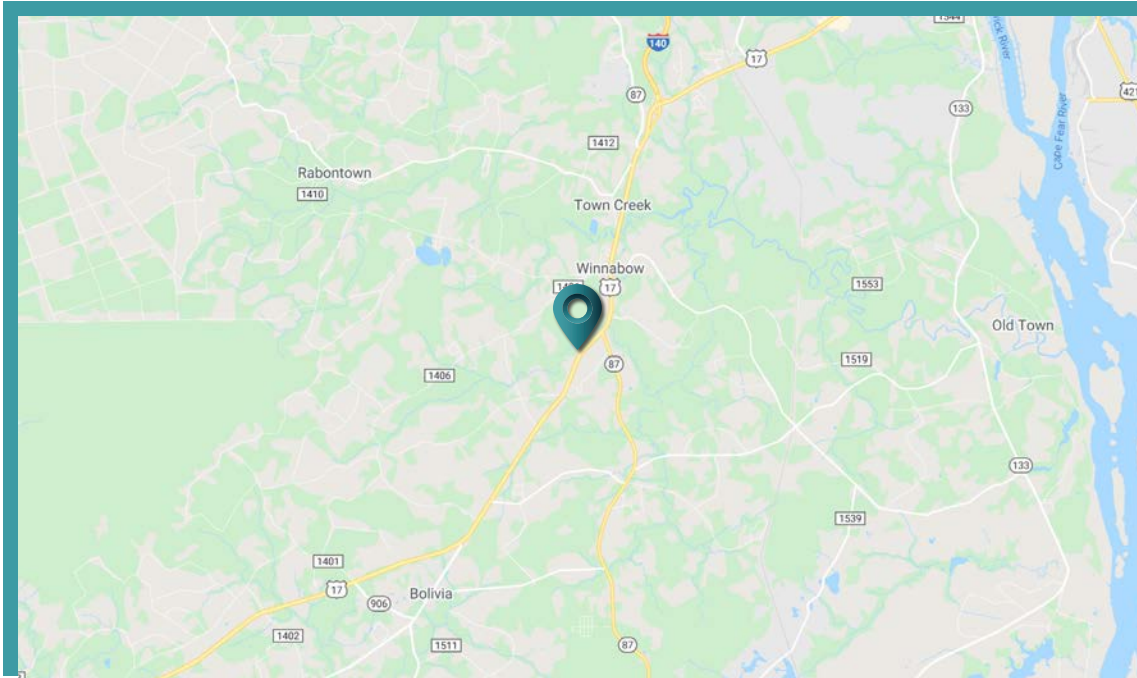
MIKE MUSSELWHITE
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FOR SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpcommercial.com



Sun Coast
Partners
COMMERCIAL



Available for sale. 3.06+/- Acres of vacant land zoned CLD (Commercial Low Density). Located directly across from Brunswick County Water Tank. This property has approximately 476' frontage on Hwy 17S.

6023 Ocean Highway East Winnabow, NC 28479

ACREAGE'	3.06 Acres
SALE PRICE	\$350,000
ZONING	CLD (Commercial Low Density)
TAX ID	0980002402



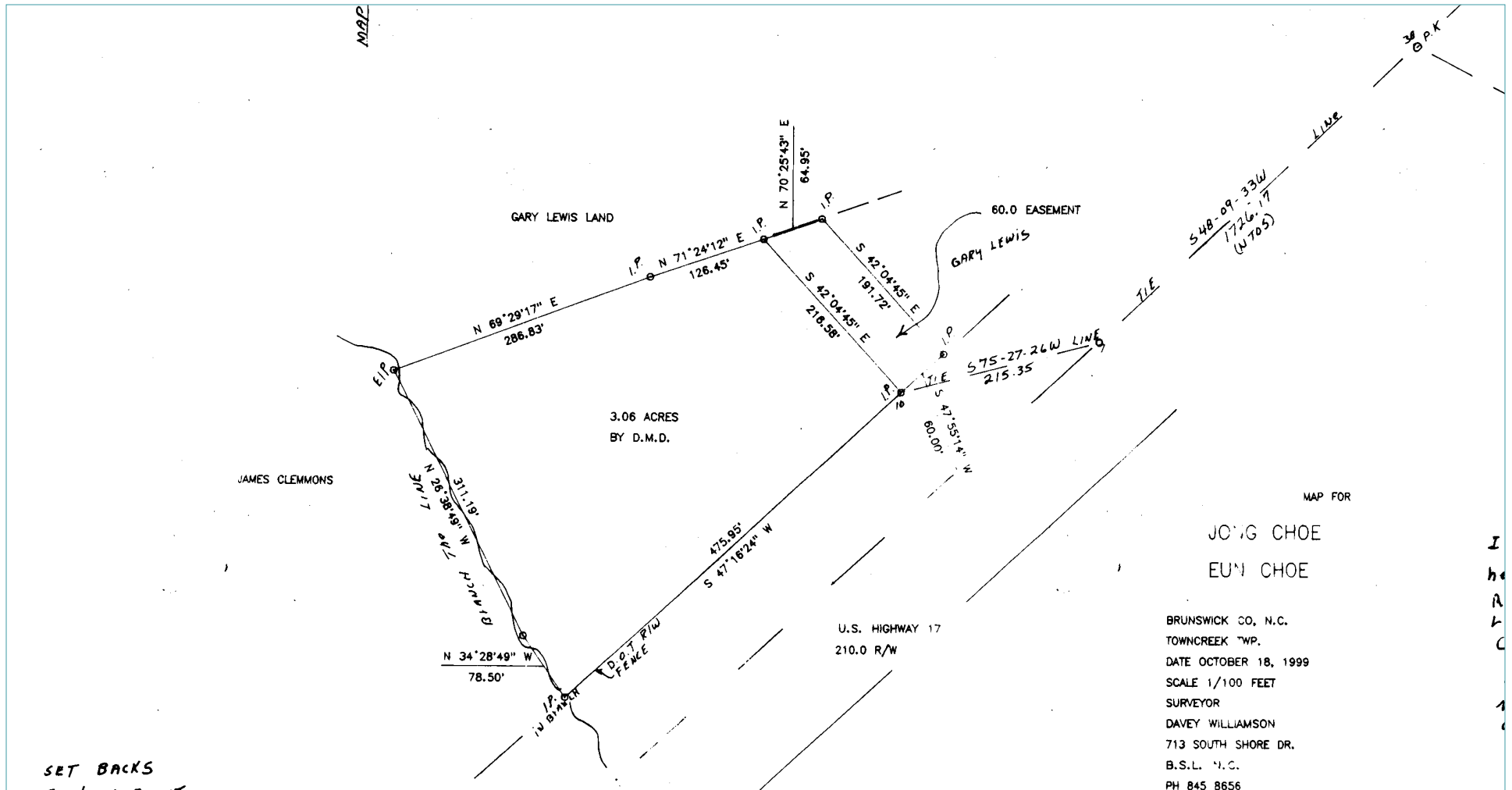
*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured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

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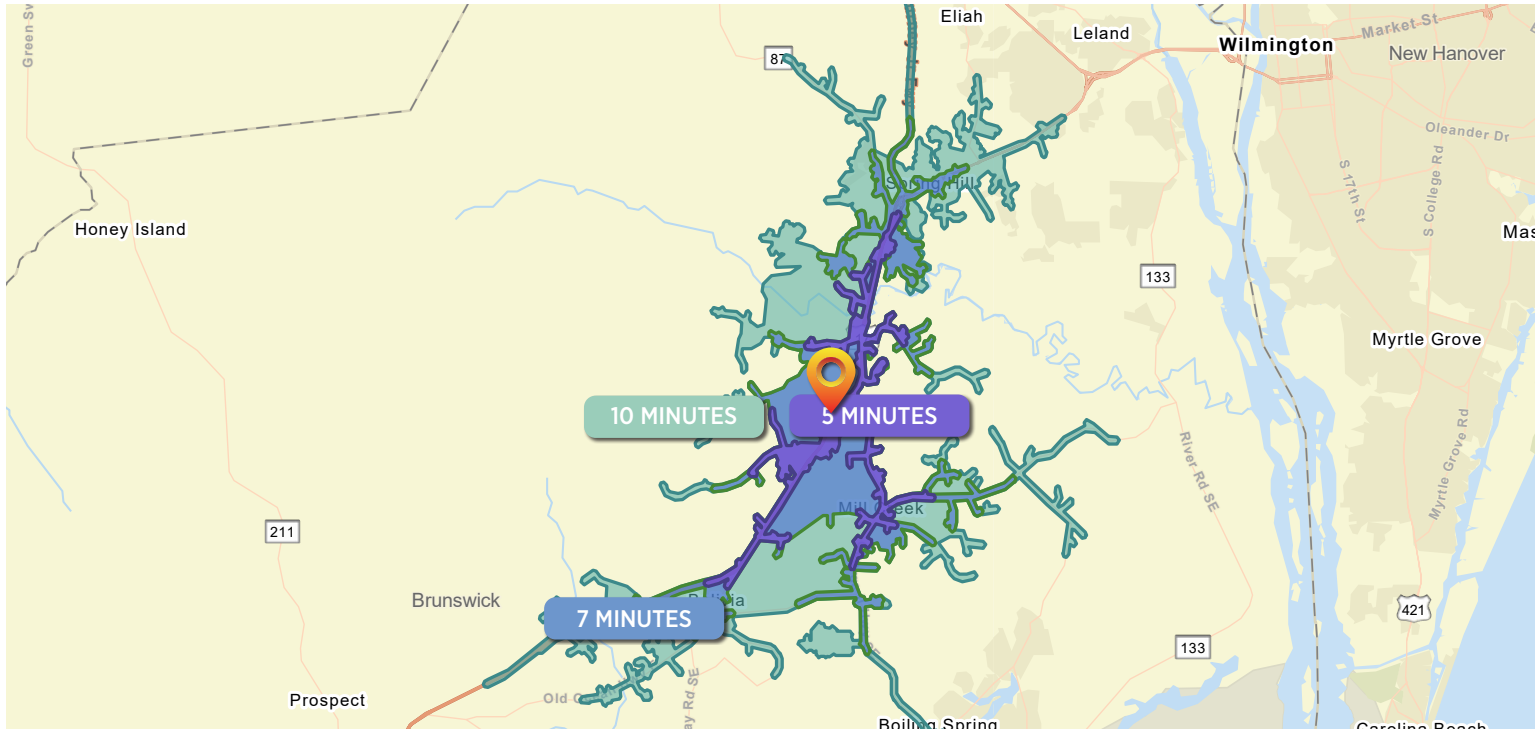
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DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	251	1,178	5,507
Average Age	41.1	43.2	40.8
Households	89	476	2,119
Average HH Size	2.82	2.45	2.56
Median HH Income	\$59,584	\$53,682	\$61,190
Average HH Income	\$74,793	\$66,677	\$79,082
Per Capita Income	\$30,514	\$27,177	\$31,336

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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