



EAST COAST LANE, SHALLOTTE, NC

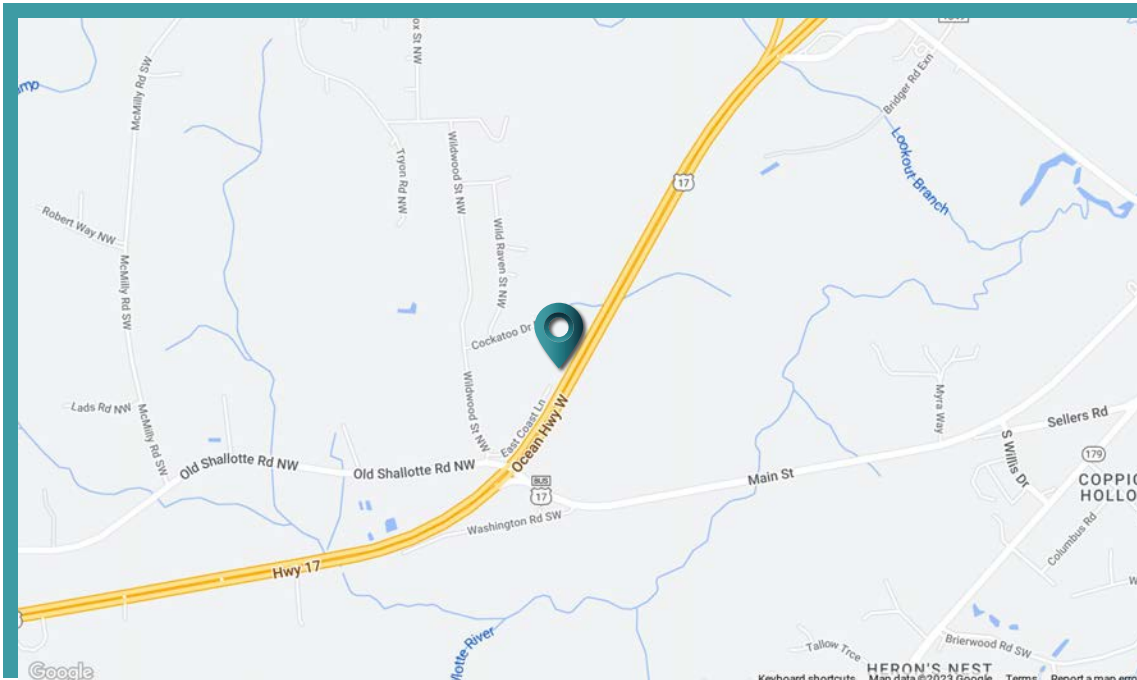
DAVID SUMMERLIN, III
910 444 9012
david.summerlin@scpcommercial.com

FOR LEASE

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



**Sun Coast
Partners**
COMMERCIAL



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.

4600 East Coast Lane
Shallotte, NC 28470

ACREAGE*	2.32 Acres
LEASE RATE	\$7,917 Monthly
ZONING	SH-HB (Highway Business)
APN	1970002023, 1970002005



*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.

LEASE EAST COAST LANE, SHALLOTTE, NC

DAVID SUMMERLIN,III
910 444 9012
david.summerlin@scpcommercial.com





LEASE EAST COAST LANE, SHALLOTTE, NC

DAVID SUMMERLIN, III
910 444 9012
david.summerlin@scpcommercial.com





TOTAL PROPOSED IMPERVIOUS= 76,605 SF (76%)

SITE PLAN-OPTION 7

[illegible]

SCALE: 1" = 30'

© 2022 This drawing shall not be reproduced in whole or in part without written permission of Coastal Geomatics, PLLC.

LEASE EAST COAST LANE, SHALLOTTE, NC

DAVID SUMMERLIN, III
910 444 9012
david.summerlin@scpccommercial.com





LEASE EAST COAST LANE, SHALLOTTE, NC

DAVID SUMMERLIN, III
910 444 9012
david.summerlin@scpcommercial.com

