

KEY HIGHLIGHTS

The property is situated along Ocean Hwy E / Hwy 17 near the intersection of Hewett-Burton Rd SE. Excellent visibility with frontage along major traffic corridor of NC Hwy 17. Total acreage available is 3.93 acres. The property is positioned in a high-growth residential area and offers excellent visibility. Less than half a mile from the I-140 exit. 3 miles to major retail throroughfare that includes Walmart, Lowes Foods, Harris Teeter and Holiday Inn Express.

CURRENT USE

The property is currently undeveloped excess land owned by a national brand convenience store.

LEGAL INFORMATION

TAX PARCEL ID	057000831
2023 RE TAXES	\$4,906.44
ZONING	CLD



PROPERTY DETAILS

BUILDING SF	N/A
LAND SF	171,190.8
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	29,500 VPD
SIGNAGE TYPE	N/A
1-MILE (POP.)	1,317
3-MILE (POP.)	12,635
MED. INCOME	\$75,160
SPACE USE	QSR/Retail

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores.

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield.

DEMOGRAPHICS



Population is 12,635



5,324 Households



Average Income is \$75,160

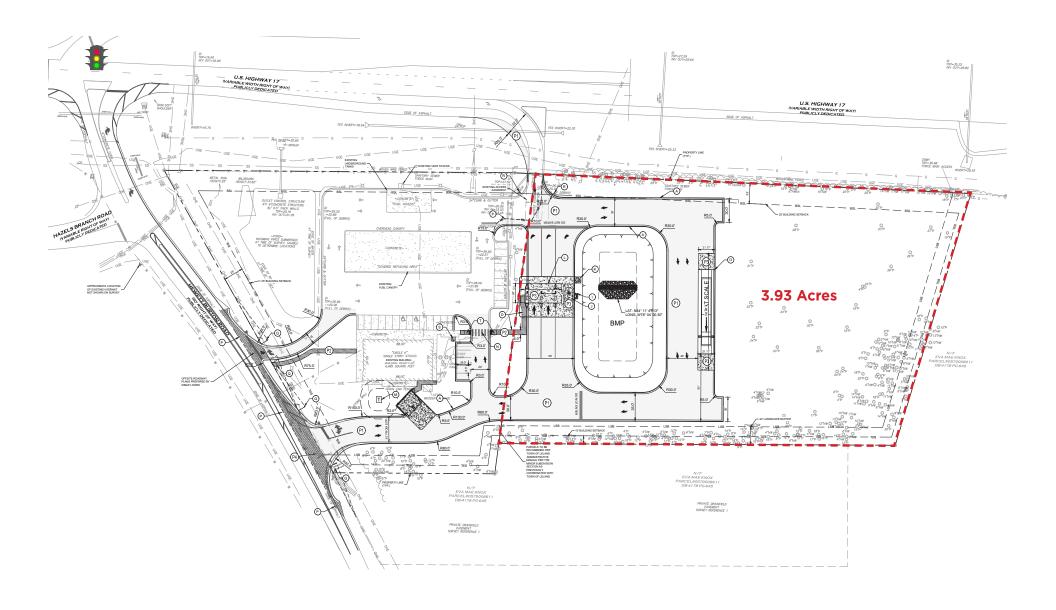


Average age is 49.7

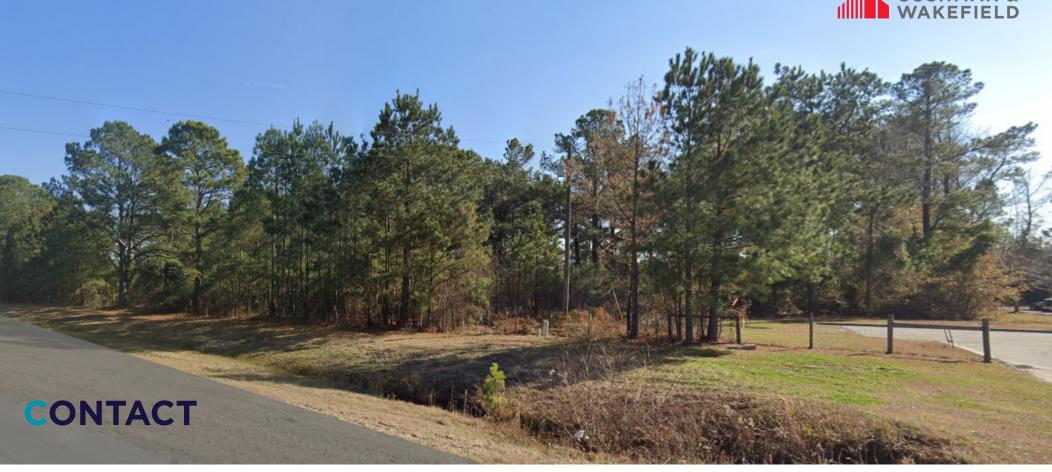


In 2023 Brunswick County was the fastest-growing county in NC and 13th nationally

SITE PLAN







JEFF SCHEIDEGGER

Account Manager +1 314 384 8662 jeff.scheidegger@cushwake.com

JORDAN HOLT

Senior Associate +1 919 205 2359 jordan.holt@cushwake.com

JAMES LEWIS

Transaction Manager +1 314 391 2757 james.lewis@cushwake.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.