



Up to
6,175 SF
For Lease

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5539 N Croatan Hwy, Southern Shores, NC 27949

Marketplace at Southern Shores

Anchored in the Heart of the Famed Outer Banks, North Carolina's Premier Summer Beach Destination

Located just over a mile from the Wright Memorial Bridge, the Marketplace at Southern Shores is strategically positioned as the primary grocery destination for travelers entering the Outer Banks from Virginia. Serving as a vital hub in this high-barrier-to-entry market, the marketplace, anchored by major retailers like Food Lion, Marshalls, and CVS Pharmacy, offers a comprehensive shopping experience amidst an area with limited nearby competition.

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Property Highlights



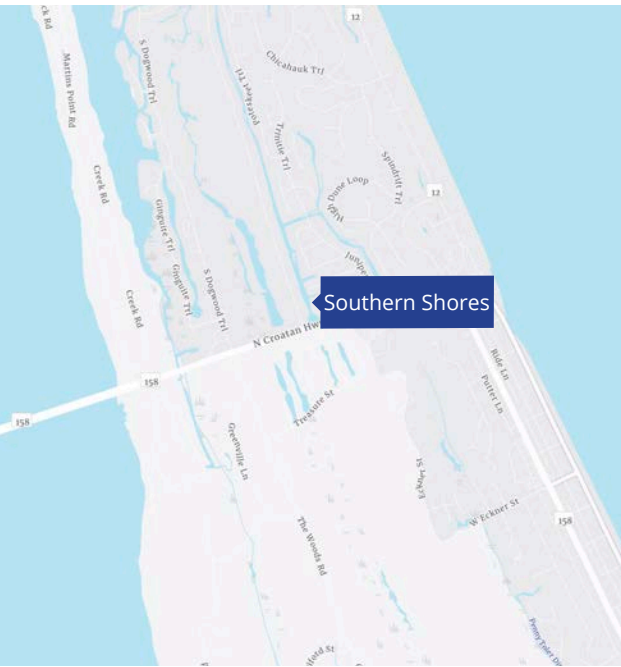
Up to 6,175 sf
Available For Lease
(July 1, 2026)



Average daily
population swells 6-8x
from June-August



Located in the heart
of the #1 Summer
Destination in the US
(Forbes)



Site Plan



1	Starbucks	1,747 SF	12	OBX McGriff Chiropractic	1,287 SF
2	Jersey Mike's Subs	1,648 SF	13	OBX Optical	3,954 SF
3	Verizon Wireless	1,747 SF	14	Rack Room Shoes	6,000 SF
4	Available (July 1, 2026)	5,100 SF	15	Marshalls	24,000 SF
5	Available (July 1, 2026)	1,075 SF	16	CVS Pharmacy	11,200 SF
6	Island Woodcrafts	1,470 SF	17	Five Below	10,007 SF
7	Cosmo's Pizza	1,393 SF	18	Food Lion	52,265 SF
8	Forefront Dermatology	2,000 SF	19	Shun Xing Chinese	1,177 SF
9	Spectrum	2,040 SF	20	Scott Team Realty	1,177 SF
10	Cosatal Rehabilitation	2,370 SF	21	Outer Banks Health	3,750 SF
11	Sherwin Williams	2,900 SF			



Retailer Map



Convenient access & close proximity to Wright Memorial Bridge, 1 of 3 bridged access points to the Outer Banks



Nearest grocers to the north of Marketplace at Southern Shores on the Outer Banks are over 16 miles away



Market Overview

OUTER BANKS, NC



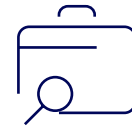
2022 Visitor
Spending
\$1.2B



June-August
population swells
225,000+



3-Mile Average
household income
\$150,648



Total Businesses
in 3-Mile Radius
564

Demographics	1 Mile	3 Mile	5 Mile
Total Households	764	3,081	4,830
Total Population	1,878	7,144	11,054
Average Household Income	\$154,336	\$150,648	\$134,647





The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the rectangle are three horizontal stripes in yellow, red, and blue.

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