

# PRIME ±2.6-ACRE COMMERCIAL CORNER ON CAROLINA BEACH ROAD

4916-4924 CAROLINA BEACH & 10 SILVER LAKE ROADS | WILMINGTON, NC 28412

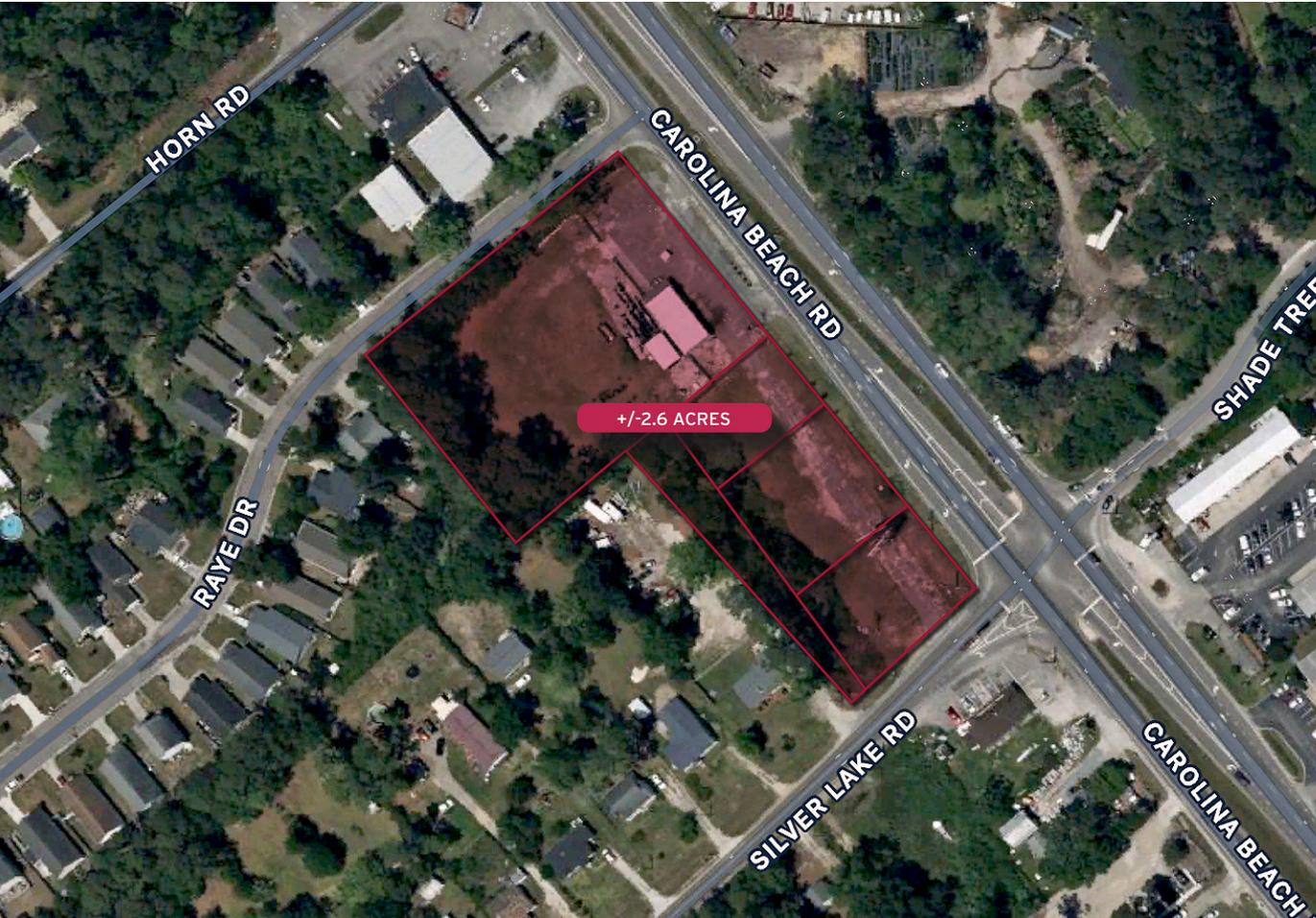


 **THE CRESS GROUP**  
COMMERCIAL REAL ESTATE SITE SERVICES  
WWW.THECRESSGROUP.COM

 **Sun Coast Partners**  
COMMERCIAL

# 4916-4924 CAROLINA BEACH & 10 SILVER LAKE ROADS

## PARCELS + SPECIFICATIONS



ADDRESS	4916-4924 Carolina Beach & 10 Silver Lake Roads
CITY	Wilmington
STATE	North Carolina
COUNTY	New Hanover
PARCEL IDs	R07117-002-041-000, R07117-002-024-000, R07117-002-023-000, R07117-002-022-000, R07117-002-021-000
ACRES	+/-2.6 Acres
ZONING	B-2
PRIMARY USE	Land
SALE PRICE	\$2,750,000

Exceptional development opportunity featuring +/-2.6 acres with over 500 feet of frontage on Carolina Beach Road/Highway 421 at a signalized hard corner. Ideally positioned less than one mile from the Monkey Junction interchange of College Rd. and Carolina Beach Rd., this property offers outstanding visibility and access in one of New Hanover County's most active commercial corridors. Traffic counts average approximately 30,000 vehicles per day.

Zoned B-2 by-right, in New Hanover County, allowing for a wide range of commercial uses such as retail, restaurant, drive-thru, office, medical/dental, automotive services, convenience/fuel, storage, and other general commercial uses.

Property includes 4916-4924 Carolina Beach Rd. and 10 Silver Lake Rd. 4916 Carolina Beach Rd. is currently leased month-to-month, and the billboard at 4924 Carolina Beach Rd. may remain or be removed per buyer preference. Located directly across from the newly opened Sheetz, the site benefits from strong surrounding commercial activity and traffic-driven exposure.

Contact listing agents for showings. Do not disturb the tenant.

# 4916-4924 CAROLINA BEACH & 10 SILVER LAKE ROADS

## AREA RETAIL



**DIMENSIONS**



# 4916-4924 CAROLINA BEACH & 10 SILVER LAKE ROADS

## LOCATION OVERVIEW



RALEIGH-DURHAM  
± 150 MILES

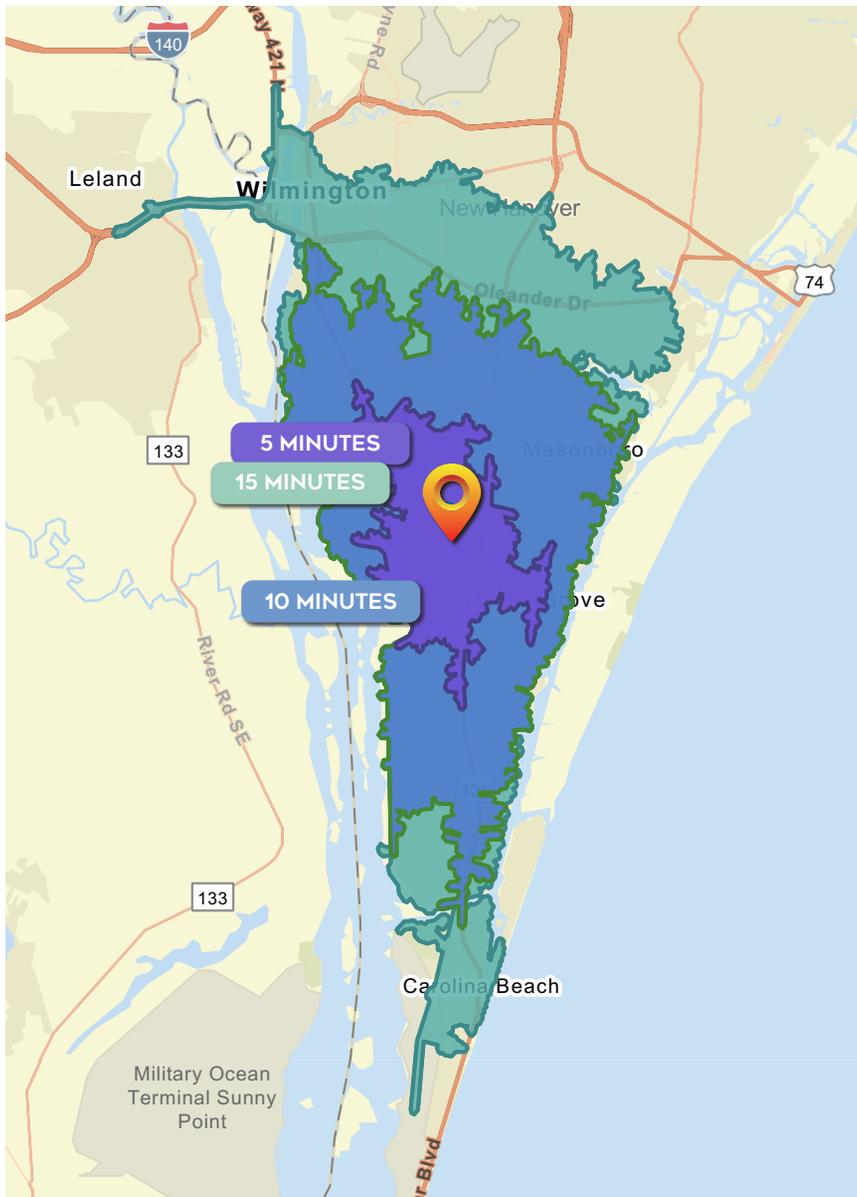
CHARLOTTE  
± 175 MILES

CHARLOTTE  
± 203 MILES

421  
FRONTS

132  
6 MINUTES

## DEMOGRAPHICS



	05 MINUTES	10 MINUTES	15 MINUTES
Total Population	4,419	31,300	76,817
Average Age	58.1	49.8	44.3
Households	2,114	14,119	34,658
Average HH Size	2.09	2.21	2.19
Median HH Income	\$88,379	\$83,414	\$69,204
Average HH Income	\$106,600	\$104,456	\$91,935
Per Capita Income	\$47,832	\$47,100	\$41,683

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



CAROLINA BEACH ROAD

SILVER LAKE ROAD

**SUN COAST PARTNERS COMMERCIAL**  
1430 Commonwealth Drive, Suite 102  
Wilmington, NC 28403  
910 350 1200 | [scpcommercial.com](http://scpcommercial.com)



**CODY CRESS, SIOR**  
910 409 8421  
[cody.cress@scpcommercial.com](mailto:cody.cress@scpcommercial.com)

**TYLER PEGG**  
910 512 3550  
[tyler.pegg@scpcommercial.com](mailto:tyler.pegg@scpcommercial.com)

\*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.