

Outparcels Available for Development

4891 Long Beach Rd E | Southport, NC



Property Highlights

- Brunswick County is the fastest growing county in NC, with 85% population growth since 2000 and 72% population growth expected in the next 20 years
- Brunswick County ranks seventh in the country for population growth from 2021 to 2022
- Food Lion ranks in the top 28% nationwide and in the top 30% in the state per Placer.ai data
- NC-211 is undergoing \$217M in improvements to accommodate growth along the corridor, which includes road widening and adding an interchange at Long Beach Road
- KFC ranks in the top 6% nationwide and in the top 7% in the state per Placer.ai data
- McDonald's ranks in the top 9% nationwide and in the top 10% on the state per Placer.ai data

Property Contact

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Location

4891 Long Beach Rd E
Southport, NC
(33.950770, -78.051859)

Traffic Counts

NC-211: 30,014 VPD
Long Beach Rd: 23,747 VPD
Old Long Beach Rd: 24,408 VPD

Key Demographics

5-Mile Radius

Current Estimated Population	23,515
Current Estimated Households	11,645
Average Household Income	\$125,846
Median Age	58.9 years
Number of Businesses	794
Total Retail Expenditures	\$438.6 M