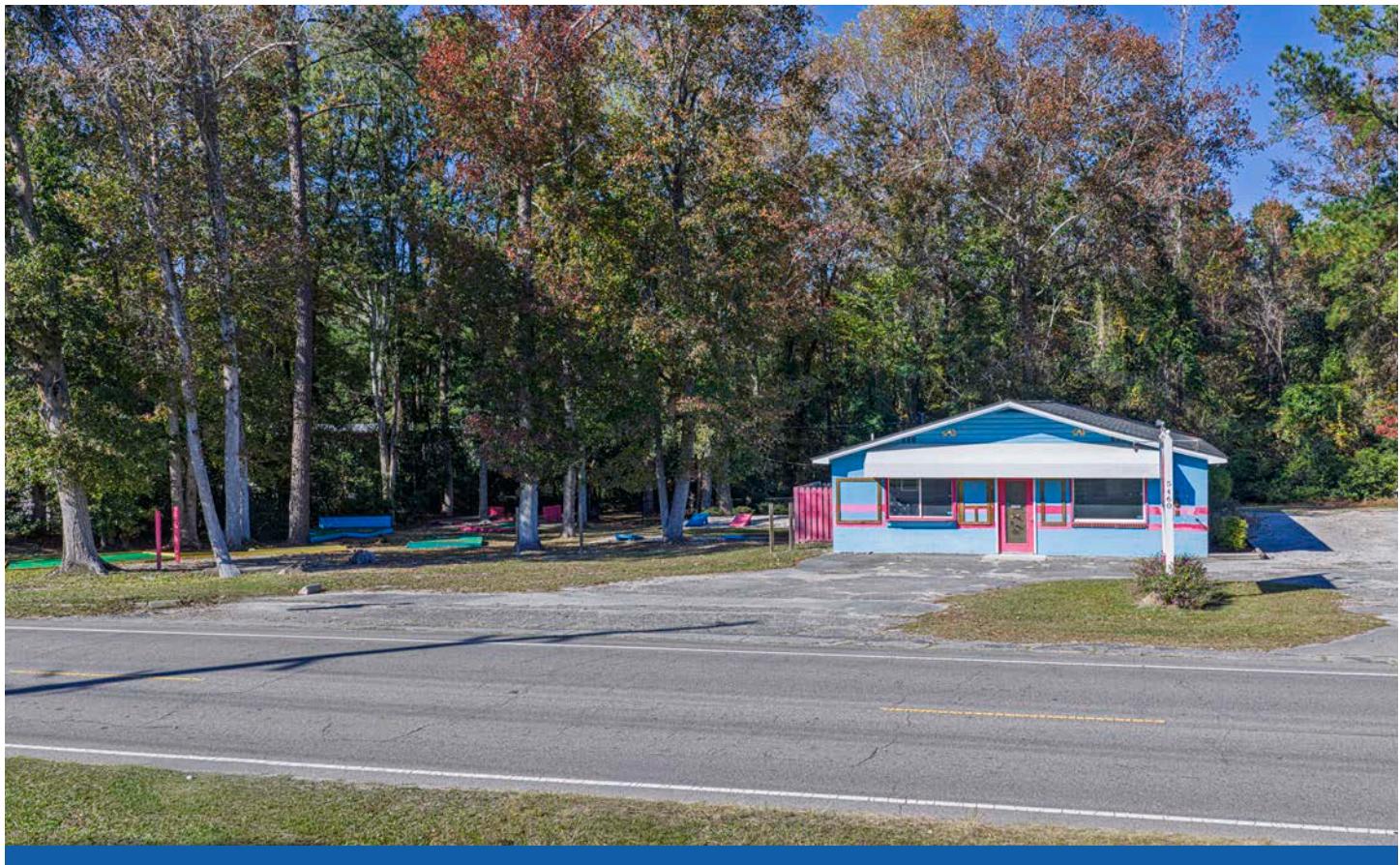


## 1,800 SF RETAIL/FLEX SPACE ON 2.95 ACRES MAIN STREET, SHALLOTTE NC



**1,800 SF RETAIL/FLEX BUILDING SITUATED ON JUST UNDER 3 ACRES ALONG MAIN STREET IN SHALLOTTE, NC**

**30' X 60' STRUCTURE OFFERS A MOSTLY OPEN INTERIOR WITH A DURABLE CONCRETE FLOOR—AN IDEAL BLANK CANVAS READY TO BE CUSTOMIZED FOR A VARIETY OF COMMERCIAL USES**

Unique opportunity for retailers or food-service concepts seeking to incorporate outdoor seating, family-friendly recreation, or experiential elements into their business model. Immediate proximity to Shallotte District Park, a popular community hub offering baseball and soccer fields, basketball and tennis courts, pickleball, a dog park, playgrounds, and picnic shelters

Presented By:

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# Carolinias Commercial

RETAIL • OFFICE • INDUSTRIAL • LAND



**Sun Coast  
Partners  
COMMERCIAL**



### RETAIL WITH A BUILT-IN EXPERIENCE: MINI GOLF, MATURE TREES, AND MAIN STREET FRONTAGE

With a short putt-putt course installed along the side yard, this is a unique opportunity for retailers or food-service concepts seeking to incorporate outdoor seating, family-friendly recreation, or experiential elements into their business model. With ample acreage, excellent traffic counts and recreational adjacency, this property is exceptionally positioned for operators seeking a destination-style retail, maker-space or food & beverage-service environment in one of the state's fastest-growing coastal markets.



**CAROLINAS COMMERCIAL WITH SUN COAST PARTNERS COMMERCIAL**

Specializing in Marketing and Managing Commercial Real Estate from Wilmington, NC to Myrtle Beach, SC





### PROVEN PARK-DRIVEN TRAFFIC GENERATOR — FORMER HOME OF HIGH-VOLUME PELICAN'S SNOBALLS

The property also benefits from immediate proximity to Shallotte District Park, a popular community hub offering baseball and soccer fields, basketball and tennis courts, pickleball, a dog park, playgrounds, and picnic shelters. The prior tenant, Pelican's Snoballs, experienced exceptional success thanks to steady foot traffic from families, athletes, and park visitors.



## CAROLINAS COMMERCIAL WITH SUN COAST PARTNERS COMMERCIAL

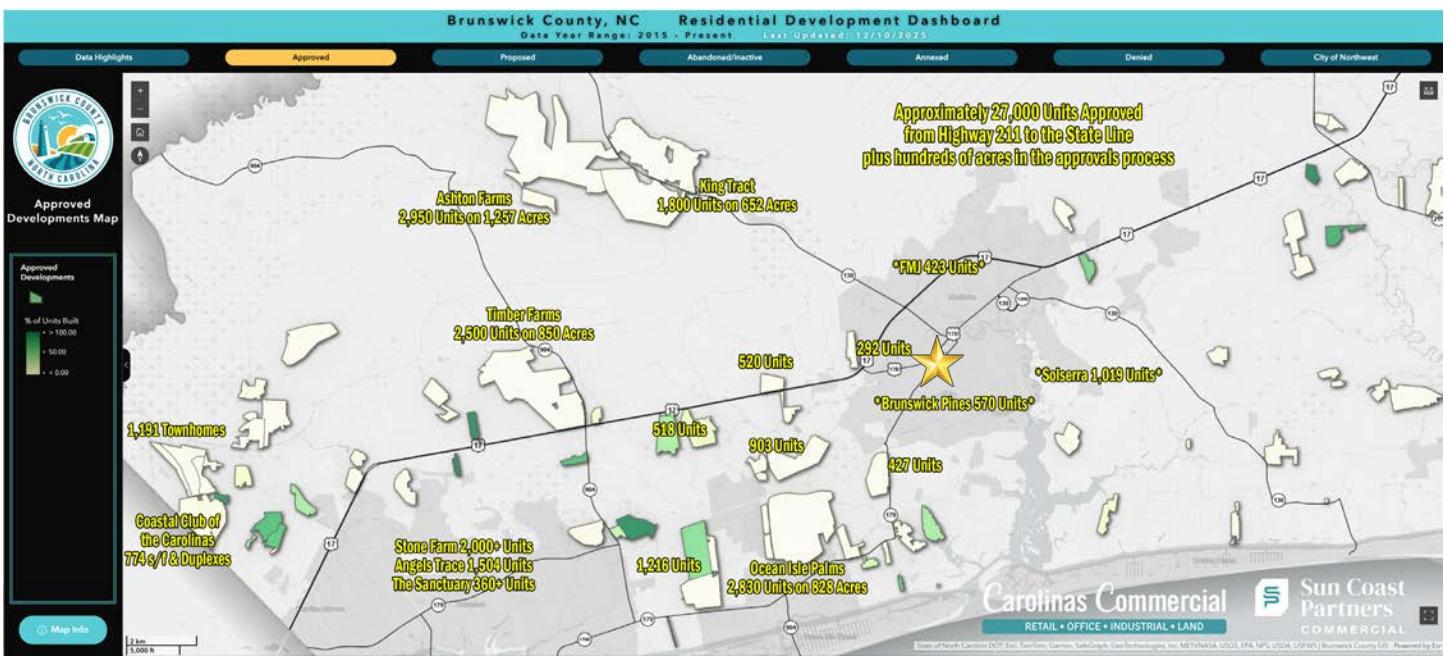
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## PRIME DEVELOPMENT OPPORTUNITY SURROUNDED BY GROWTH & AMENITIES AND HIGH-INCOME MARKET DEMAND

Located near grocery stores, retail, medical, and essential services on the heavily traveled corridor of Village Road in Shallotte, this property offers seamless connectivity to Shallotte's key commercial and residential hubs. Shallotte continues to experience strong residential and commercial growth, supported by steady population increases, expanding infrastructure, and rising consumer demand. This property is ideally positioned to meet the growing demand for restaurant, retail, and commercial services in one of Brunswick County's fastest-growing areas.



## CAROLINAS COMMERCIAL WITH SUN COAST PARTNERS COMMERCIAL

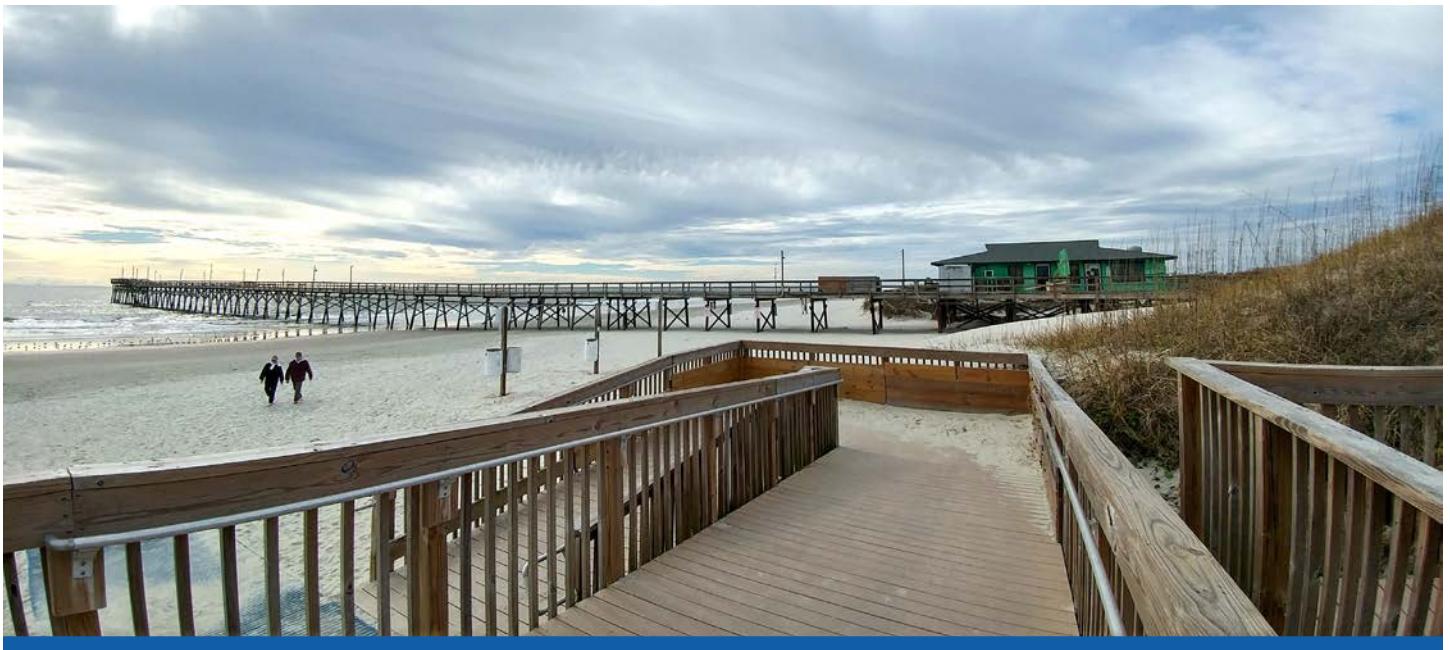
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The Town of Shallotte, NC, is a thriving coastal community in Brunswick County, positioned between Wilmington and Myrtle Beach. As a growing commercial and residential hub, Shallotte serves as the economic center of the region, offering a mix of retail, dining, and essential services. With its proximity to stunning beaches, recreational amenities, and a business-friendly environment, the town continues to attract new residents, businesses, and investors. Its strategic location, strong infrastructure, and small-town charm make Shallotte an ideal place to live, work, and grow.

Between 2021 and 2022, out-of-state newcomers to Brunswick County had an average household income of \$130,000, compared to \$97,000 in neighboring New Hanover County. The average net worth of South Brunswick Islands residents has also surged to over \$2.2 million, creating demand for goods and services that exceed current supply.





## **SOUTH BRUNSWICK ISLANDS COMMUNITY INFORMATION**

Brunswick County, North Carolina is ideally situated within the Wilmington NC MSA, nestled between the vibrant Myrtle Beach, SC, and the historic charm of Wilmington, NC. It offers a wide range of resources, amenities, and an exceptional quality of life, making it an appealing destination for individuals at every stage of life and career.

Brunswick County has undergone rapid, transformative growth over the last decade. More than half of the county's population reside in the South Brunswick Islands, which consists of Calabash, Carolina Shores, Sunset Beach, Ocean Isle Beach, Shallotte, Holden Beach, Southport and Oak Island. The exceptional and affordable quality of life in our region has long attracted visitors from major metro areas across North Carolina and beyond. Our extended tourist season brings in travelers from neighboring states for the mild winters, expansive beaches and more than 100 Grand Strand golf courses, many of whom become second homeowners and ultimately permanent residents.

Between 2021 and 2022, out-of-state newcomers to Brunswick County had an average household income of \$130,000, compared to \$97,000 in neighboring New Hanover County. The average net worth of South Brunswick Islands residents has also surged to over \$2.2 million, creating demand for goods and services that exceeds current supply.

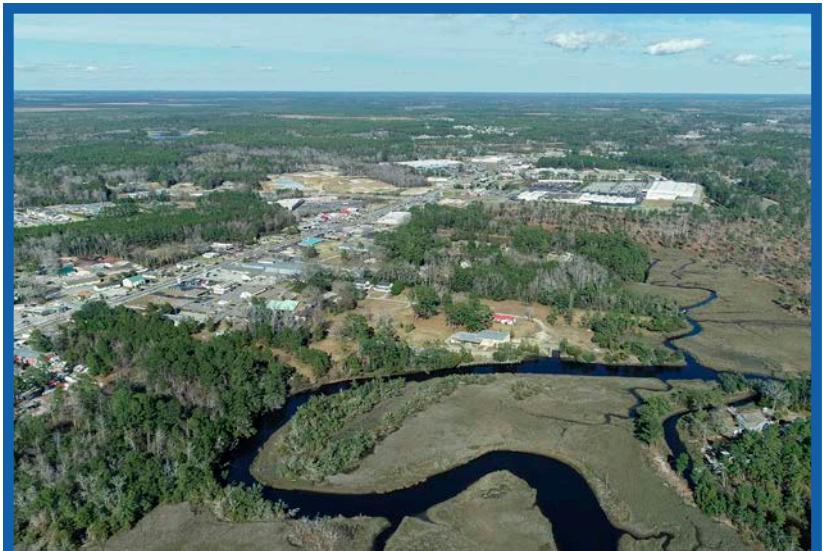
**In 2022, Brunswick County had a population of 153,064, a remarkable 41.6% increase from 2010. By comparison, the U.S. population grew by 7.7%, and North Carolina saw an 11.7% rise**

**4,643 single family permits were issued in Brunswick County in 2023, an increase of 13.9% from 2022, representing 69% of the Wilmington MSA total permits**

**Sunset Beach is ranked number 4 on National Geographic's "21 Best Beaches in the World"**

**Ocean Isle Beach was voted 'The South's Best Tiny Town' by Southern Living Magazine**

**Golf Advisor declared Brunswick County one of the undiscovered gems of the Grand Strand and truly North Carolina's "Golf Coast."**





**MORE THAN 40% OF THE 67,000 HOUSING UNITS IN THE SOUTH BRUNSWICK ISLANDS ARE EITHER SECOND HOMES OR VACATION RENTAL PROPERTIES**

According to an annual study commissioned by Visit North Carolina, domestic visitors spent a record \$35.63 billion statewide in 2023, a nearly 78% increase from 2020. Visitor expenditures directly supported more than 227,000 jobs and generated more than \$2 billion in state and local tax revenues across North Carolina. In Brunswick County, visitors spent \$1.17 billion, #6 in tourist spending, generating \$232 million in payroll income and \$84 million in state and local tax receipts, a savings of \$525 per resident.



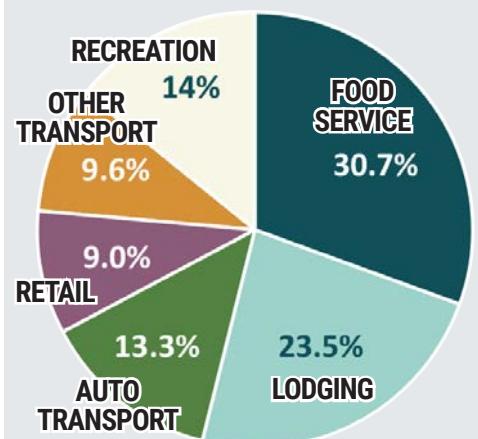
**\$1.17 BILLION**

in visitor spending in 2023 in Brunswick County,  
a 6.9% increase from 2022 and 78% from 2020,  
#6 in tourist spending in the state

**\$97.6 MILLION**

North Carolina welcomed \$97.6 Million in visitor spending per day, generating \$7.1 Million in visitor-related taxes per day

#### NC TOURISM IMPACT BY SECTOR



Golf Magazine wrote "if you want to experience 'Grand Strand' golf in its purest --and arguably best -- incarnation, along with a laid-back restful vacation away from those secondary facets of the region, consider Brunswick County" as it "contains five islands, boasting some of the prettiest, most pristine beaches on Grand Strand, along with resorts, restaurants and attractions ideally suited for serious golfers"

