



Glendale Arbor Land

6377 OCEAN HWY W
OCEAN ISLE BEACH, NC 28469



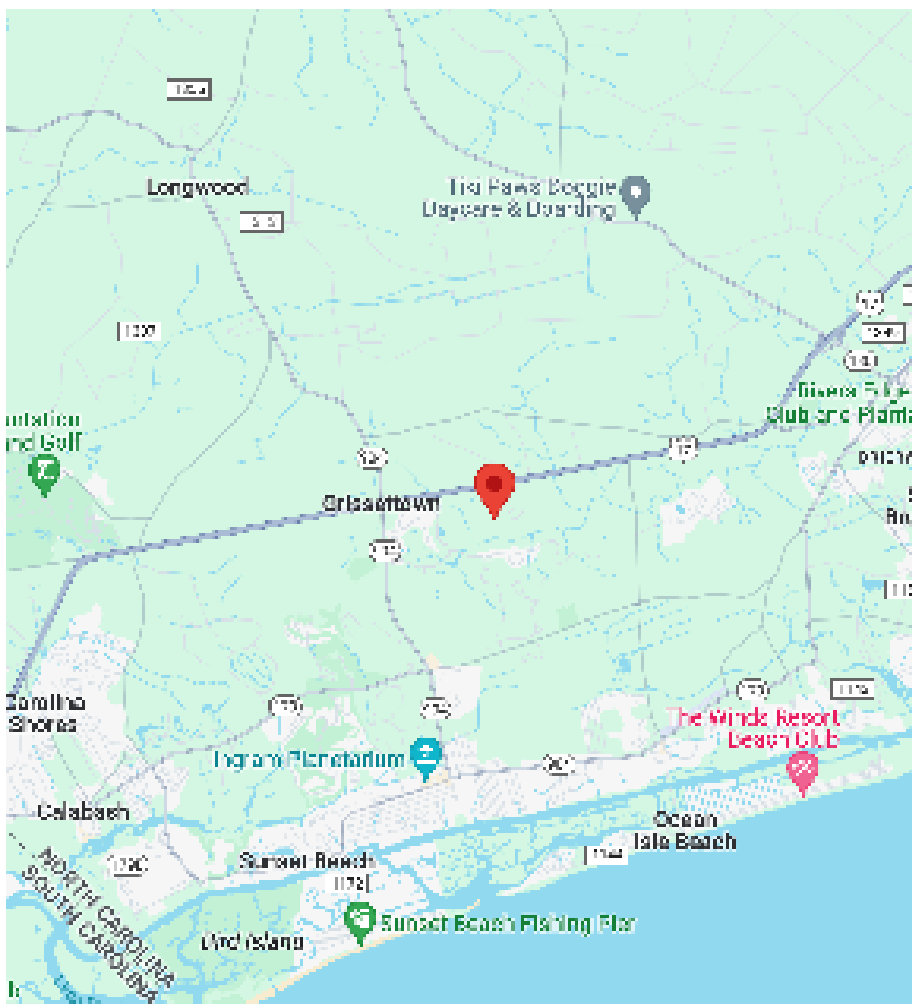
CAROLINA COMMERCIAL INVESTMENT PROPERTIES
3808 PARK AVE, WILMINGTON, NC 28403
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EXECUTIVE SUMMARY



1.48 acre outparcel at the entrance of the Logan Homes newest development in Brunswick County, Glendale Arbor. Property boasts over 275ft of immediate Hwy 17 (Ocean Hwy) frontage. Glendale Arbor is under construction with 176 new homes. Property is located +/- 1.5 miles from intersection of 17 & 904. NC DOT traffic counts for sites East and West of Glendale Arbor on Highway 17 exceeded 25,000 vehicles per day. Zoning is CLD Commercial Low Density by Brunswick County. This area is underserved for retail and QSR. Full highway cross over both N & S on 17. The site benefits from good exposure and is near grade with 17.

PROPERTY INFORMATION

GENERAL PROPERTY INFORMATION

Listing ID:	39399605	Available Date:	12/09/2023
Space Use:	Vacant Land	Electric Service:	Yes
Secondary Uses:	Retail, Specialty	Water:	Yes
Total Available Space:	1.48 Acres	Sanitary Sewer:	Yes, County
Asking Price:	\$399,000	Investment:	No
Listing Price / SF:	\$6.19	Possession:	Now
Listing Price / Acre:	\$269,595	Tax Year:	2022

PROPERTY INFORMATION

LAND DETAILS

Sub Type:	Retail	Sanitary Sewer:	Yes, County
Land Size:	1.48 Acres / 64,469 SF	Topography Desc:	Flat
Electricity:	Yes	Lot Depth:	210 ft
Water:	Yes	Lot Width:	218 ft

AREA & LOCATION

Address:	6373 Ocean Hwy W	Name:	6373 Ocean Hwy W
Zoning:	Commercial	Campus Name:	Glendale Arbor
County:	Brunswick	Cross Street:	Green Bay Rd
Parcels:	21200032		

PROPERTY PHOTOS



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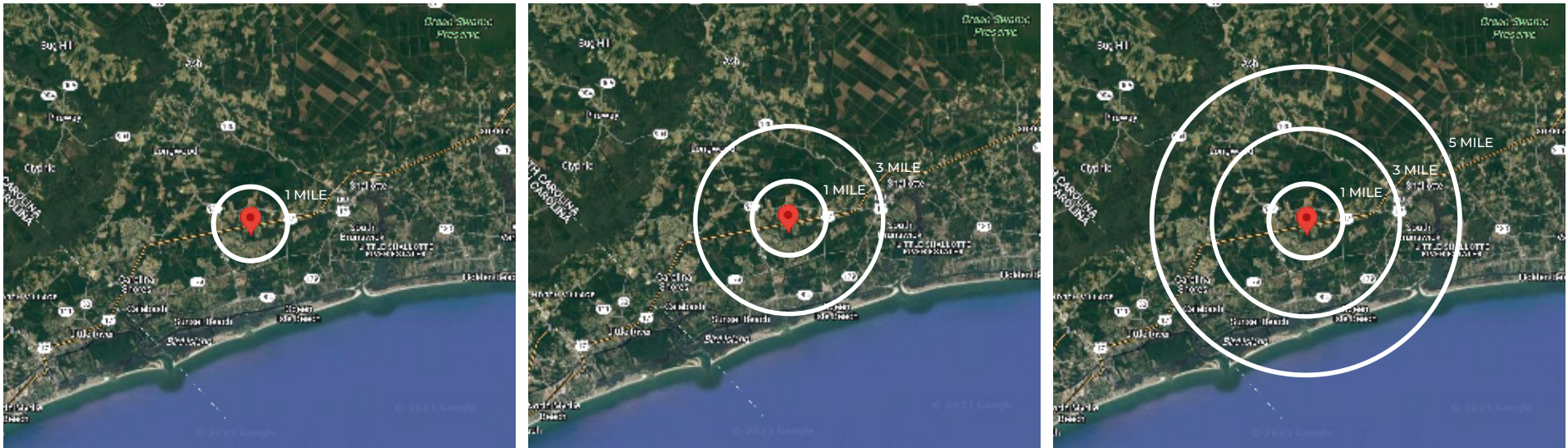
PROPERTY PHOTOS



PROPERTY PHOTOS



DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
ESTIMATED POPULATION	403	2,805	10,493
ESTIMATED HOUSEHOLDS	1,660	4,688	11,493
AVERAGE HH INCOME	\$76K	\$57K	\$56K
EMPLOYMENT	130	813	3,642

LOCAL INFORMATION



LOCAL INFORMATION

Ocean Isle Beach is one of the North Carolina barrier islands, also known as Brunswick Islands. It is a seven mile stretch of beach and is a beloved vacation destination for many friends and families.

Location: Ocean Isle Beach is situated between Sunset Beach and Holden Beach. It is about 15 minutes from Calabash, North Carolina, and the North Carolina and South Carolina border. It is 45 minutes from Myrtle Beach and an hour from Wilmington, North Carolina.

Attractions: In addition to the beautiful 7 mile long beach, Ocean Isle also has attractions such as golf (26 courses), boat charters, pier, fishing, restaurants, bars, condos, vacation homes, mini golf and the Museum of Coastal Carolina. Ocean Isle Beach is not heavily commercialized, so it is mainly known for its natural attractions.



CONTACT INFORMATION



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