

1676 North Howe Street



SOUTHPORT, NC 28461



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New Jersey • Eastern Pennsylvania
Southeastern US

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LOCATION DESCRIPTION

The subject property is situated on N Howe Street (NC 211) directly across from the Walmart Supercenter in Southport, Brunswick County, North Carolina. N Howe St (NC 211) is the top transportation road in Brunswick County, with over 27,000 vehicles per day, currently undergoing a \$217M road widening project (two-lane to four-lane) to improve congestion and increase traffic capacity. Brunswick County is the fastest-growing county in North Carolina and 7th in the United States, seeing a 40% increase in population over the last 10 years. Southport alone is on track to grow in population by another 50% by 2040. The immediate area surrounding the subject site provides strong demographics, valid daytime traffic generators, and ongoing residential growth. Within a 1-mile radius, there are over 2,000 new residential units in planning and/or under construction and another 1,300 units approved within a 3-mile radius. Local employers include Brunswick Nuclear Plant, Cap Fear Airport, and Archer Daniels Midland. Lastly, nearby retail anchors like Walmart, Lowes Foods, Hobby Lobby, Food Lion, Lowe's, and Big Lots further validate the site's retail potential.

PROPERTY HIGHLIGHTS

- Located in the fastest-growing county in North Carolina, and 7th in the US
- Over 3,000 residential units permitted or approved within a 3-mile radius
- Situated on the primary thoroughfare in Brunswick County, with over 27,000 AADT
- Retail Synergy - Walmart Supercenter, Hobby Lobby, Food Lion, Lowe's, Big Lots, Lowes Foods, and many more national retailers
- Visitors spent approximately \$1.17 billion in Brunswick County in 2023, an increase of 7.5% from 2022

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,040	8,958	22,267
Total Population	10,364	18,117	46,701
Average HH Income	\$83,836	\$103,416	\$108,720

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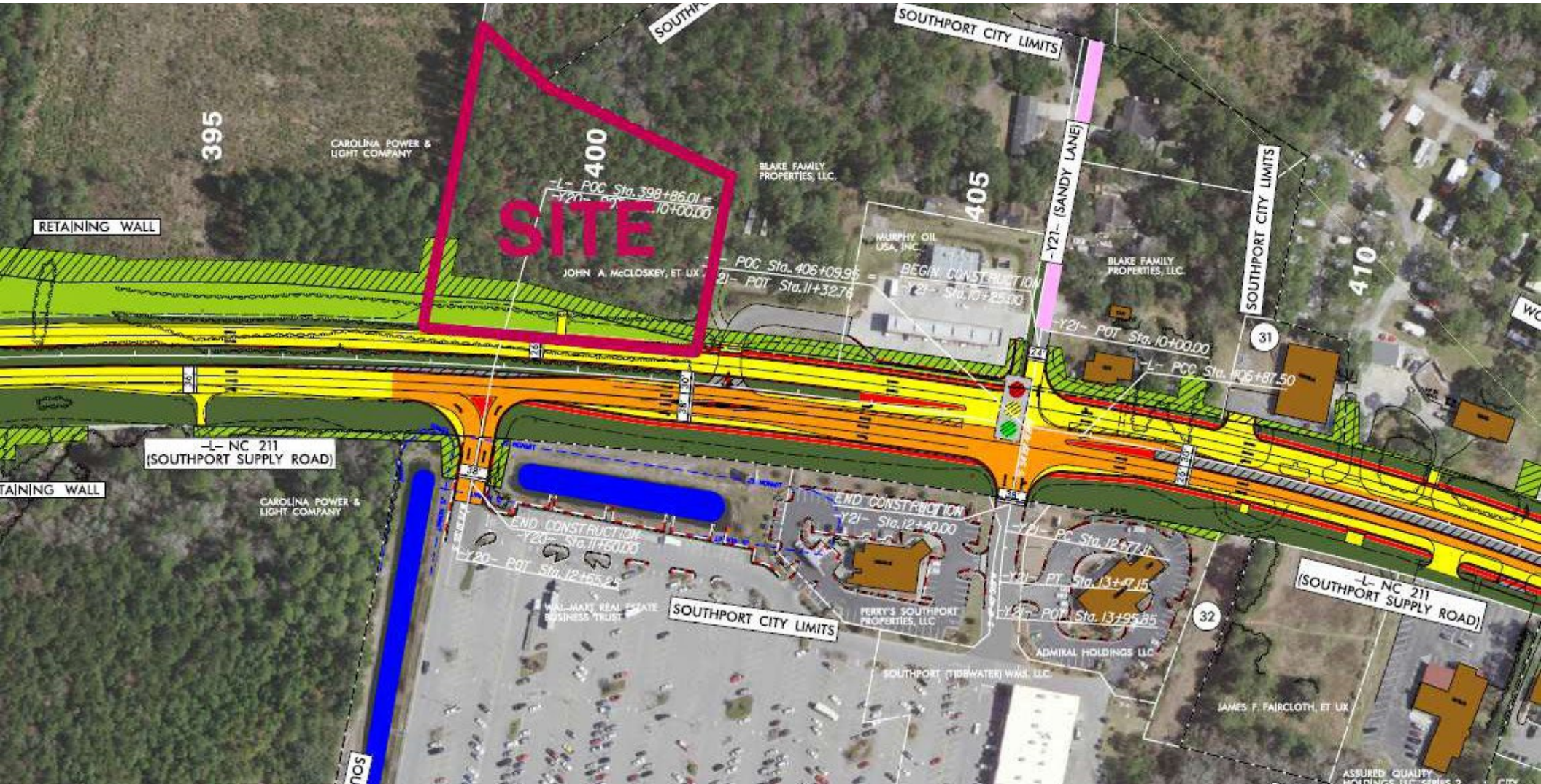
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