

109, 113, 117 N. FT. FISHER BLVD | KURE BEACH, NC 28449

KURE BEACH, NC DEVELOPMENT OPPORTUNITY

109, 113, 117 FT. FISHER BLVD NORTH

FORT FISHER BLVD NORTH

K AVENUE

3RD AVE NORTH



**Sun Coast
Partners**
COMMERCIAL



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

PROPERTY INFORMATION



ADDRESS	109, 113 & 117 N. Ft. Fisher Blvd
CITY	Kure Beach
STATE	North Carolina
COUNTY	New Hanover
ACREAGE	.35 Acres
INVESTMENT PROP	Yes
ASSEMBLAGE	Yes
PARCELS	3
POTENTIAL USES	Retail, multifamily, hospitality, office, mixed use
ZONING	B-1
LIST PRICE	\$2,250,000

An exceptional redevelopment opportunity is available in the heart of Kure Beach's Central Business District. Offered as an assemblage, the three parcels at 109, 113, and 117 N. Fort Fisher Boulevard total approximately 0.35 acres with 150ft of road frontage and 100ft depth. Each parcel includes an existing home that has historically been used for vacation and long-term rentals.

While the offering is marketed primarily for its redevelopment potential, the homes may also be renovated and retained as long-term investment properties. Alternatively, the existing improvements could provide interim income during planning and permitting for future development.

DEVELOPMENT POTENTIAL

The B-1 zoning designation allows a variety of commercial and residential uses, including multi-story buildings. This creates a strong opportunity for a mixed-use redevelopment project that could combine street-level commercial activity with upper-floor residential or lodging uses. Potential concepts include:

- Ground-floor retail, restaurant, or service-oriented businesses.
- Residential condominiums or apartments on upper floors.
- Vacation rental units with convenient access to the beach and downtown amenities.

PROTECTED OCEAN VIEWS POTENTIAL

A particularly compelling feature of the assemblage is its ocean view potential, which is uniquely protected by a city-owned park located between the properties and the Atlantic Ocean.

PROPERTY INFORMATION



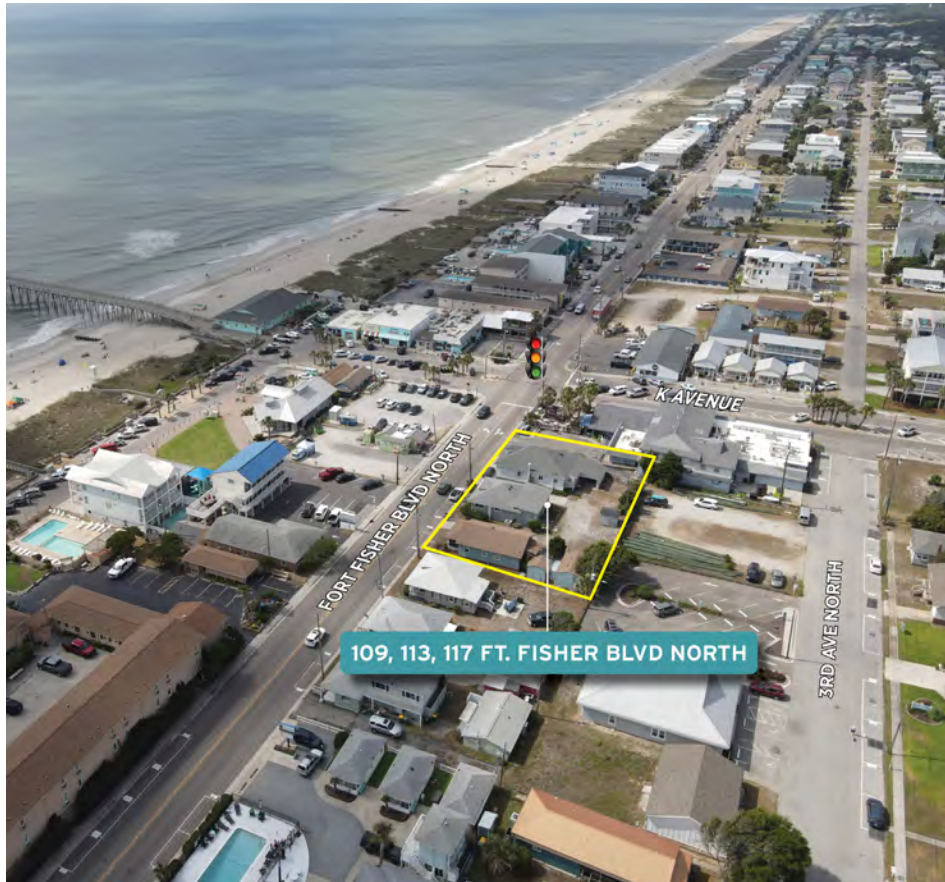
LOCATION ADVANTAGE

With close proximity to the beach, local attractions, and established neighboring businesses, this assemblage offers a rare opportunity to create a landmark project in one of North Carolina's most desirable coastal communities.

ABOUT KURE BEACH

Kure Beach is a small coastal town on Pleasure Island, North Carolina, incorporated in 1947. It is known for its fishing pier, nearby Fort Fisher State Recreation Area, Carolina Beach attractions, and the North Carolina Aquarium. The town is approximately 15 miles south of Historic Downtown Wilmington and about a 30-minute ferry ride from Southport along the Cape Fear River.

PROPERTY INFORMATION



AERIAL FACING SE

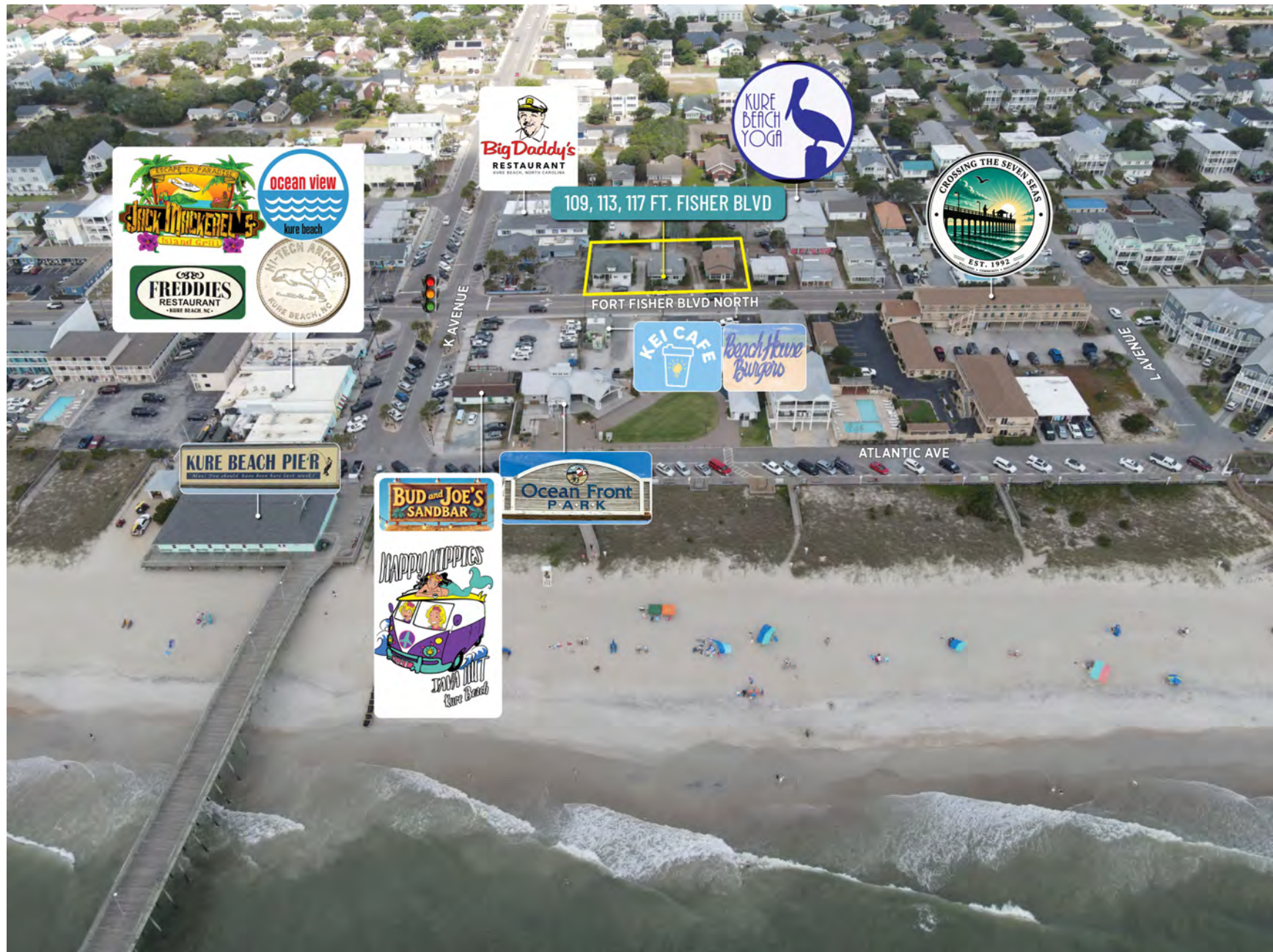


AERIAL FACING NE

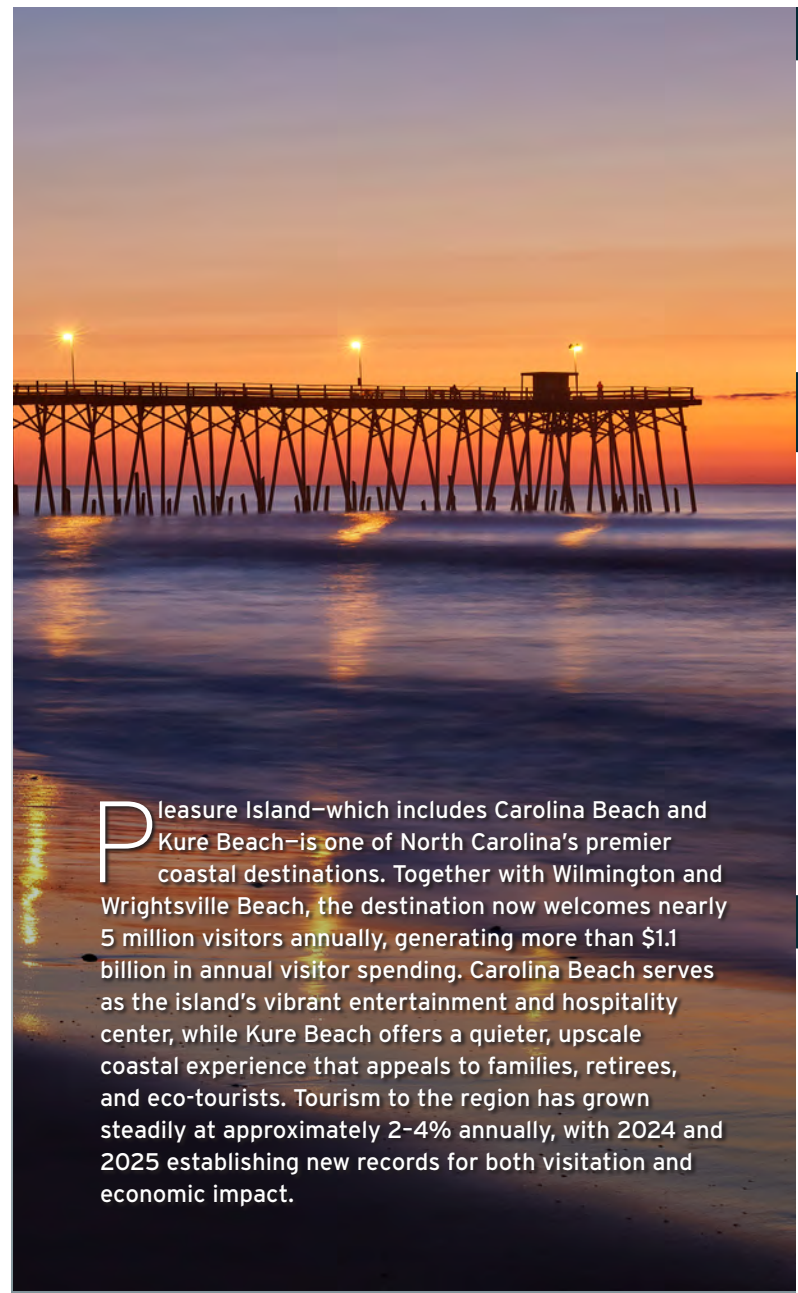
AREA RETAIL



AREA RETAIL



AREA DETAILS



Pleasure Island—which includes Carolina Beach and Kure Beach—is one of North Carolina’s premier coastal destinations. Together with Wilmington and Wrightsville Beach, the destination now welcomes nearly 5 million visitors annually, generating more than \$1.1 billion in annual visitor spending. Carolina Beach serves as the island’s vibrant entertainment and hospitality center, while Kure Beach offers a quieter, upscale coastal experience that appeals to families, retirees, and eco-tourists. Tourism to the region has grown steadily at approximately 2-4% annually, with 2024 and 2025 establishing new records for both visitation and economic impact.

BASIC DEMOGRAPHICS

DEMOGRAPHIC	KURE BEACH	CAROLINA BEACH	NEW HANOVER COUNTY
Estimated Population	~2,100	~7,100	~246,000
Median Age	~56.7 years	~48 years	~40 years
Median Household Income	~\$104,000	~\$90,000	~\$76,000-\$80,000
Bachelor’s Degree or Higher	~50%+	~45-50%	46.6%
Median Home Value	~\$700,000+	~\$600,000+	~\$431,000
Population Age 65+	~35%	~24%	~20%

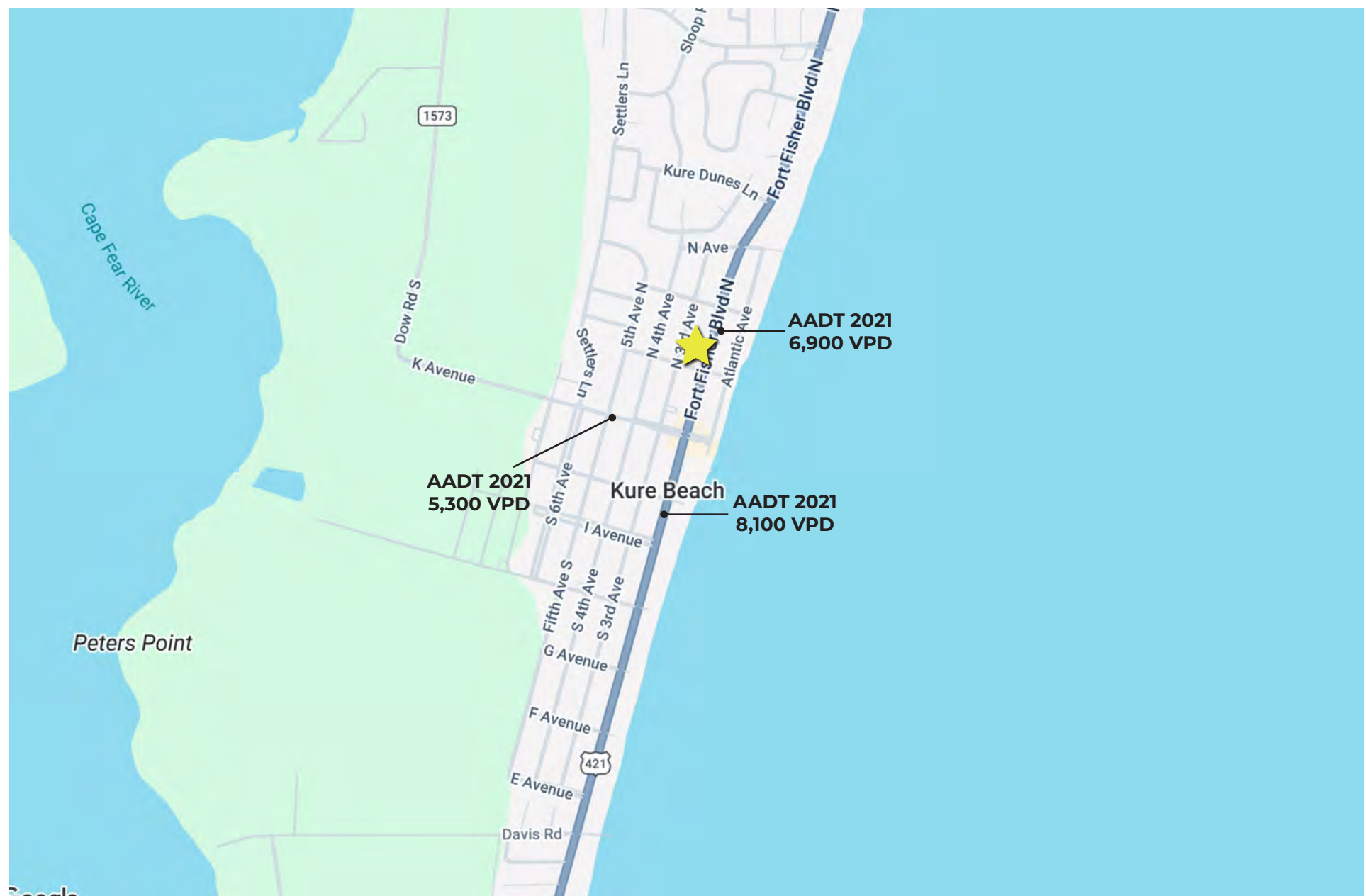
ANNUAL TOURISM TRENDS
(PAST THREE YEARS)

YEAR	ESTIMATED NEW HANOVER COUNTY VISITORS	TOURISM SPENDING	NOTES
2023	~4.7-4.8 million	\$1.12 billion	Second consecutive year exceeding \$1 billion in visitor spending.
2024	~4.8-4.9 million	\$1.14 billion	Record visitor spending; tourism ranked New Hanover County among North Carolina’s top tourism counties.
2025	Just under 5 million visitors	Expected to exceed 2024	Tourism officials reported continued 2-4% annual growth and nearly 5 million visitors.

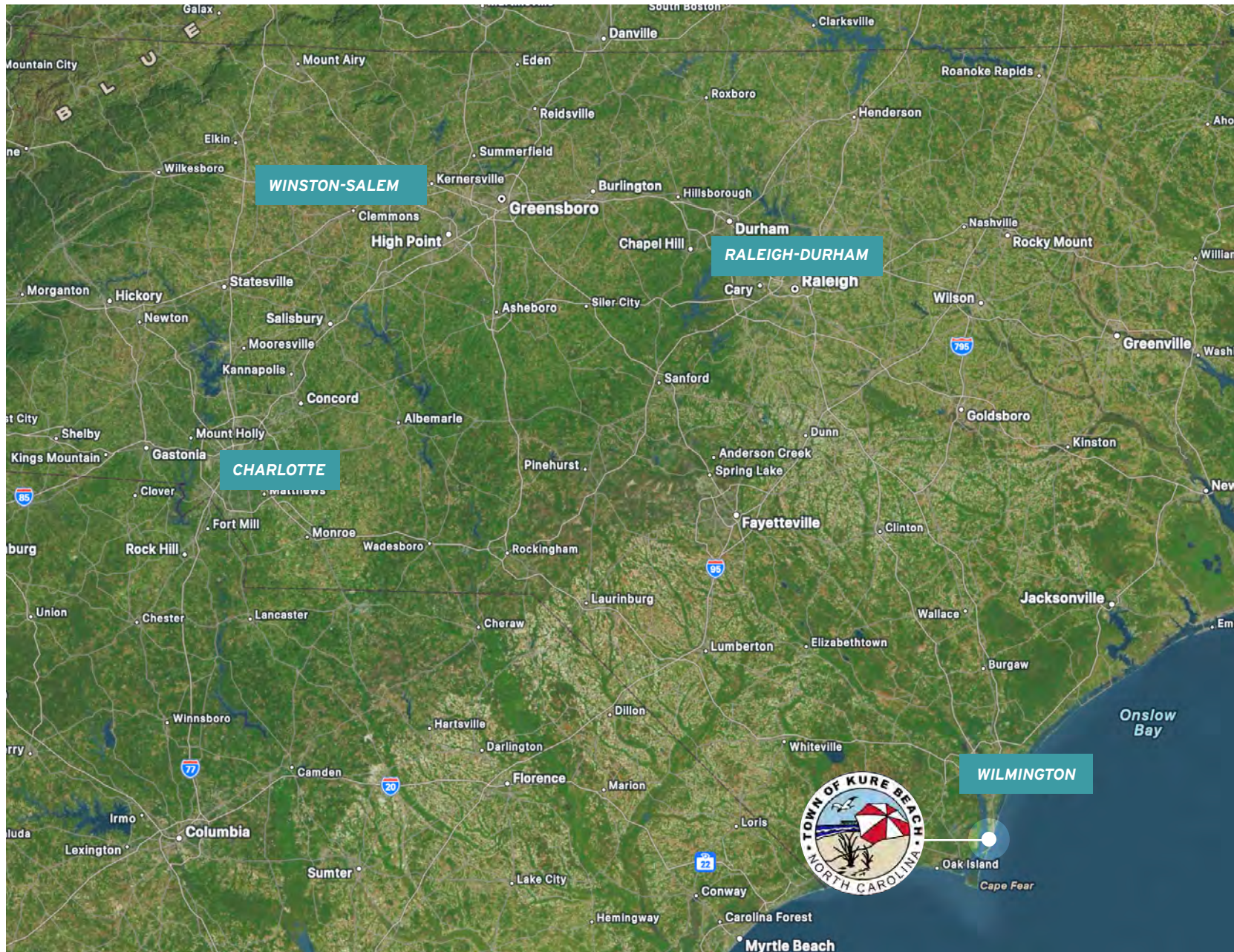
TOURISM SNAPSHOT

METRIC	CAROLINA BEACH	KURE BEACH
Permanent Population	~7,100	~2,200
Peak Summer Daily Population	30,000-40,000	10,000-15,000
Visitor Profile	Families, young adults, beach vacations, events	Families, retirees, nature lovers, fishing
Primary Lodging	Hotels, vacation rentals, campgrounds	Vacation rentals, cottages, boutique lodging
Peak Season	March-October	March-October

TRAFFIC COUNTS



LOCATION OVERVIEW



RALEIGH-DURHAM
± 145 MILES

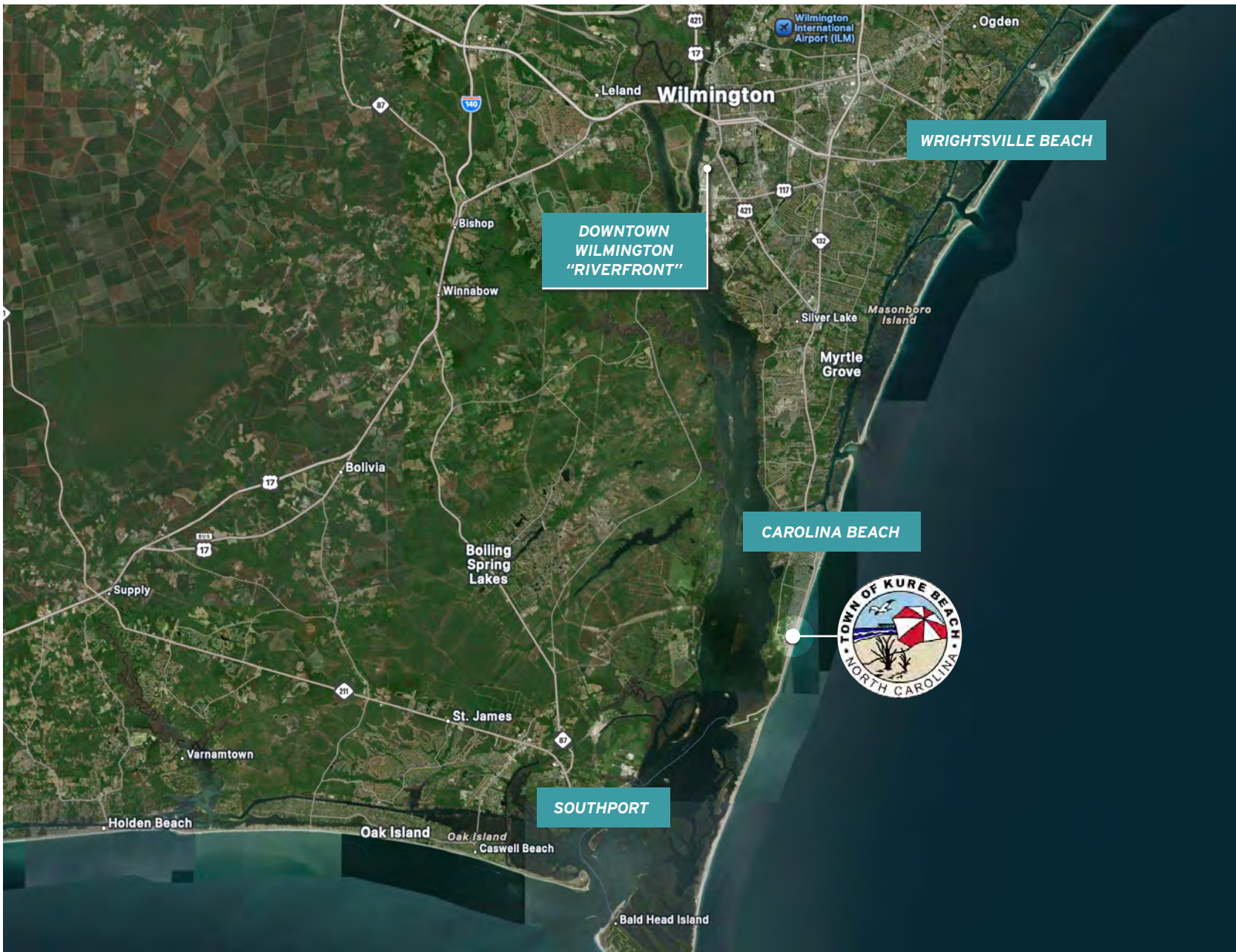
CHARLESTON, SC
± 185 MILES

CHARLOTTE
± 215 MILES

WILMINGTON
± 18 MILES

WINSTON-SALEM
± 224 MILES

LOCATION OVERVIEW



CAROLINA BEACH
3 MILES

DOWNTOWN
WILMINGTON
20 MILES

WRIGHTSVILLE
BEACH
22 MILES

SOUTHPORT
37 MILES
VIA FERRY



SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpcommercial.com



SCOTT SERKIN
910 233 4898
scott.serkin@scpcommercial.com



CODY CRESS, SIOR
910 409 8421
cody.cress@scpcommercial.com

TYLER PEGG
910 512 3550
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.