



BRUNSWICK CO. 3.9 ACRE NOVANT MEDICAL CAMPUS US HWY 17 COMMERCIAL OUTPARCEL

657 OCEAN HIGHWAY E
BOLIVIA, NC 28422

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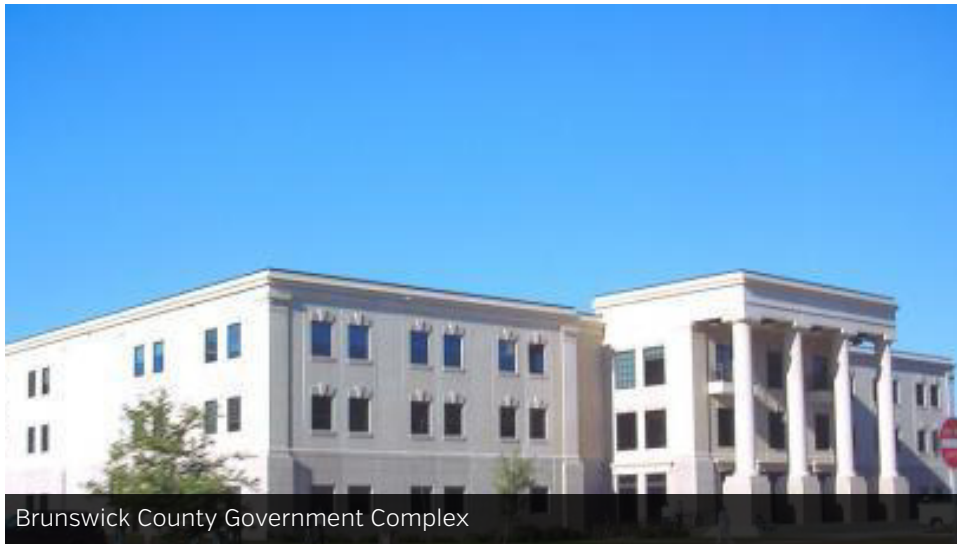
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Property Description



Novant Health Brunswick Medical Center Campus



Brunswick County Government Complex

PROPERTY DESCRIPTION

Brunswick Co. 3.9 Acre US Hwy 17 Commercial Outparcel next to Novant Medical Campus

Brunswick County Zoned C-LD: Commercial Low Density
839 feet US Hwy 17 road frontage

Brunswick County has once again topped the list as the fastest-growing county in the state. [NC Public Radio Jason de Bruyn 3/31/2023]

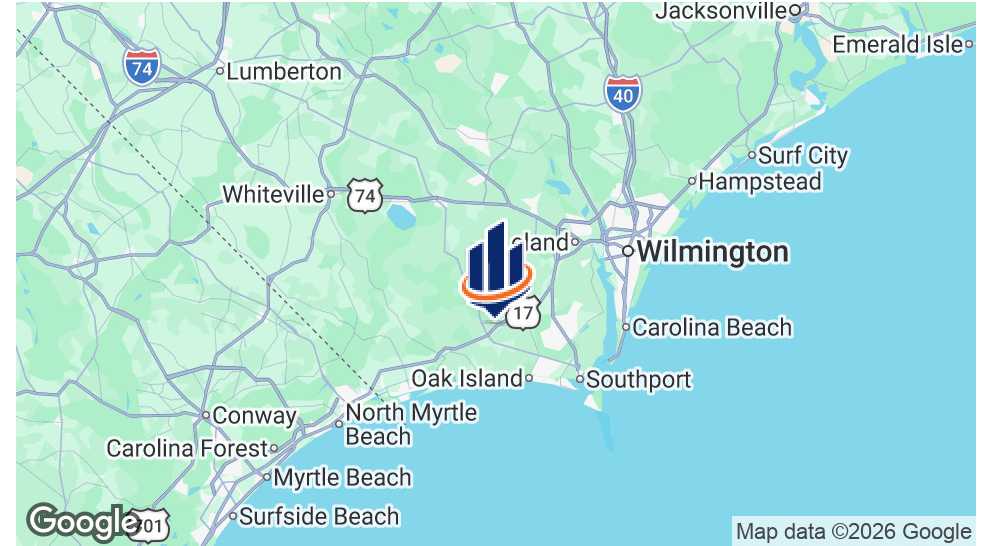
The county's population increased by 8,250 from 2021 to 2022, according to Census Bureau estimates. That's a growth rate of 5.7%, the highest in North Carolina.

Brunswick is also the fastest-growing county since 2020, with the population increasing by 12% in that time, according to the Census Bureau

LOCATION DESCRIPTION

- .1 mile from the signalized entrance to the Novant Health Brunswick Medical Center Campus.
- East Carolina University School of Dental Medicine Community Service Learning Center & Clinic .2 miles.
- 1 mile from Brunswick Community College Campus & Odell Williamson Auditorium.
- 9 miles from Shallotte NC.
- Brunswick County Government Complex including Courthouse, Sherriff & Health Department 5 miles on US Business 17.
- 1.5 miles from the high traffic signalized intersection of US 17 and NC 211 at Supply.

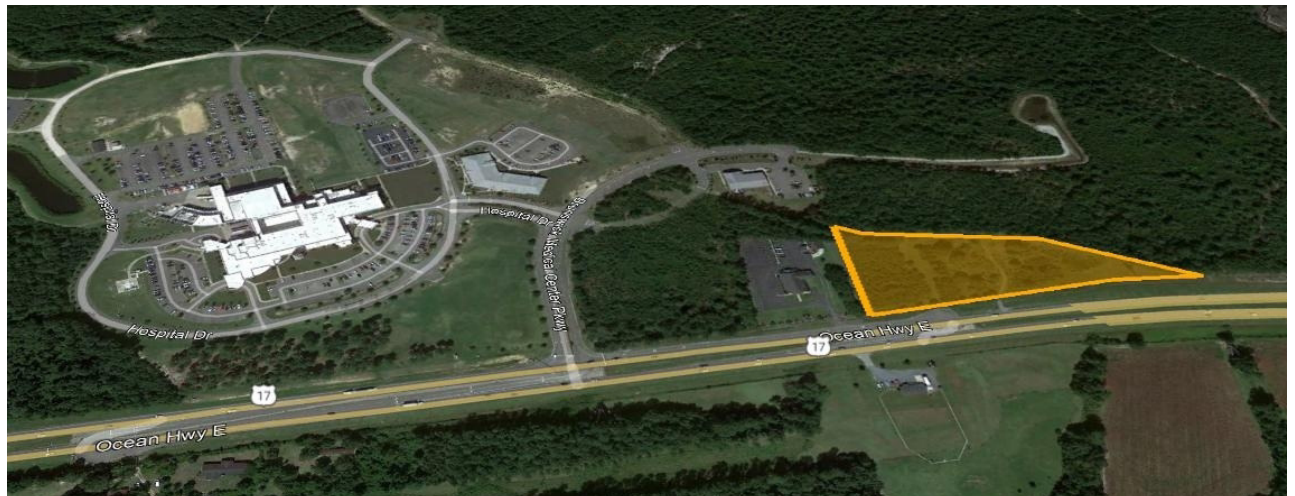
Property Summary



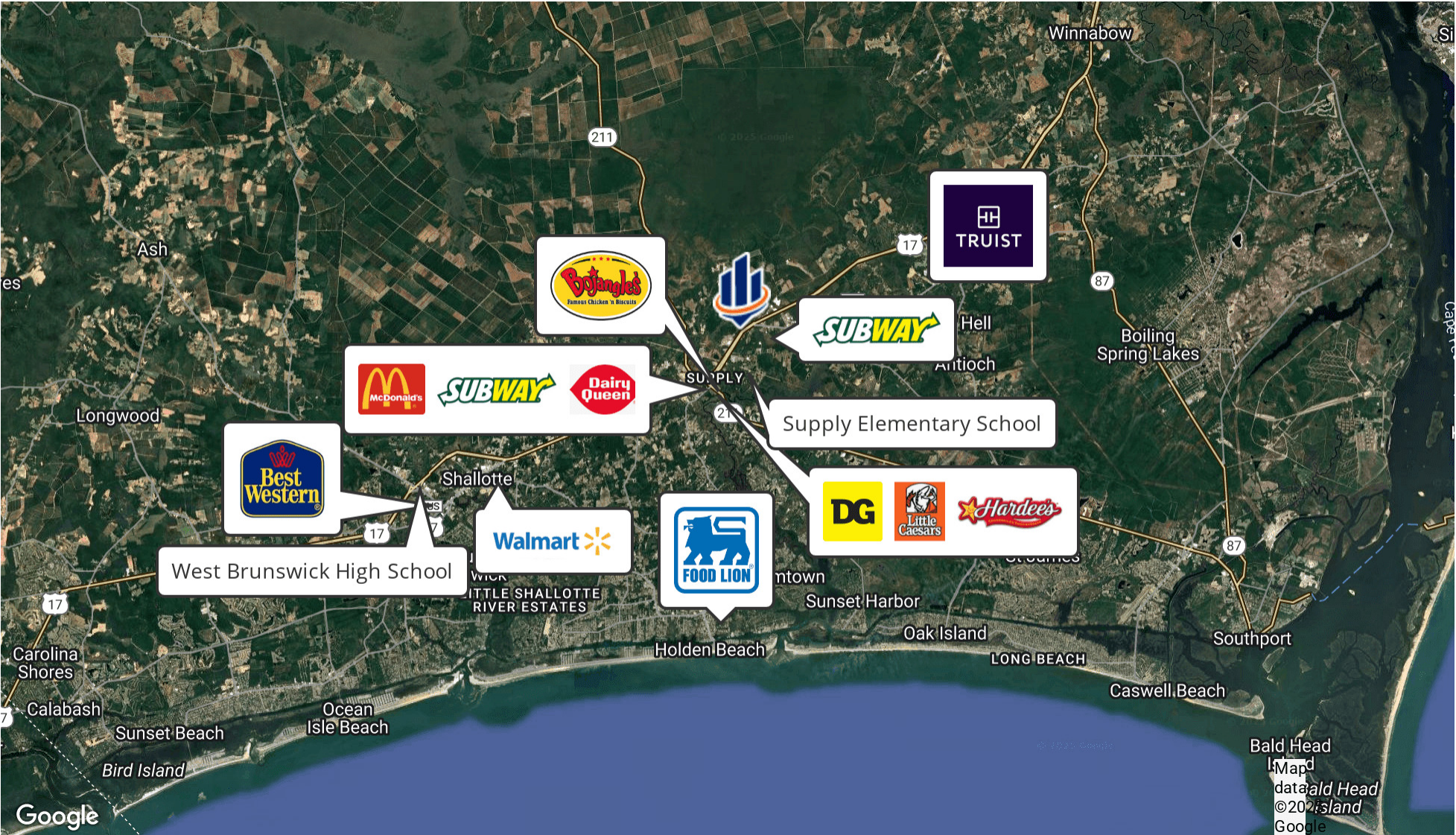
Sale Price **\$1,950,000**

OFFERING SUMMARY

Lot Size: 3.93 Acres
Price / Acre: \$496,183
Zoning: C-LD: Commercial Low Density
Market: Wilmington
Submarket: Shallotte
Traffic Count: 22,500
APN: 1520004301



Retailer Map



Additional Photos



Demographics Map & Report



POPULATION

Total Population
Average Age

5 MILES

6,042
44.3

20 MILES

92,388
45.9

50 MILES

605,659
40.9

HOUSEHOLDS & INCOME

Total Households
Average HH Income
Average House Value

5 MILES

2,557
\$50,368
\$153,977

20 MILES

40,765
\$59,849
\$252,655

50 MILES

256,058
\$62,991
\$263,706

TRAFFIC COUNTS

22,500/day

Meet The Team



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