

NEW OUTPARCEL DEVELOPMENT IN SHALLOTTE

4450 MAIN ST, SHALLOTTE, NC 28470

FOR LEASE



LOCATION DESCRIPTION

Land located just northeast of Shallotte Crossings on a busy retail corridor.

PROPERTY HIGHLIGHTS

- First Phase Site Area: 1.5 AC
- Available for Ground Lease or BTS
- Subject has Right in and Right out access.
- Nearby Tenants: Walmart Supercenter, The Home Depot, Hwy 55 Burgers, Cook-Out and Hardees.
- Traffic Counts: Main Street - 14,500 AADT; Ocean Hwy W - 36,000 AADT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population Density	2,076	7,587	17,248
2025 Daytime Population	2,545	6,709	8,440
2025 Average HH Income	\$79,491	\$90,707	\$83,375



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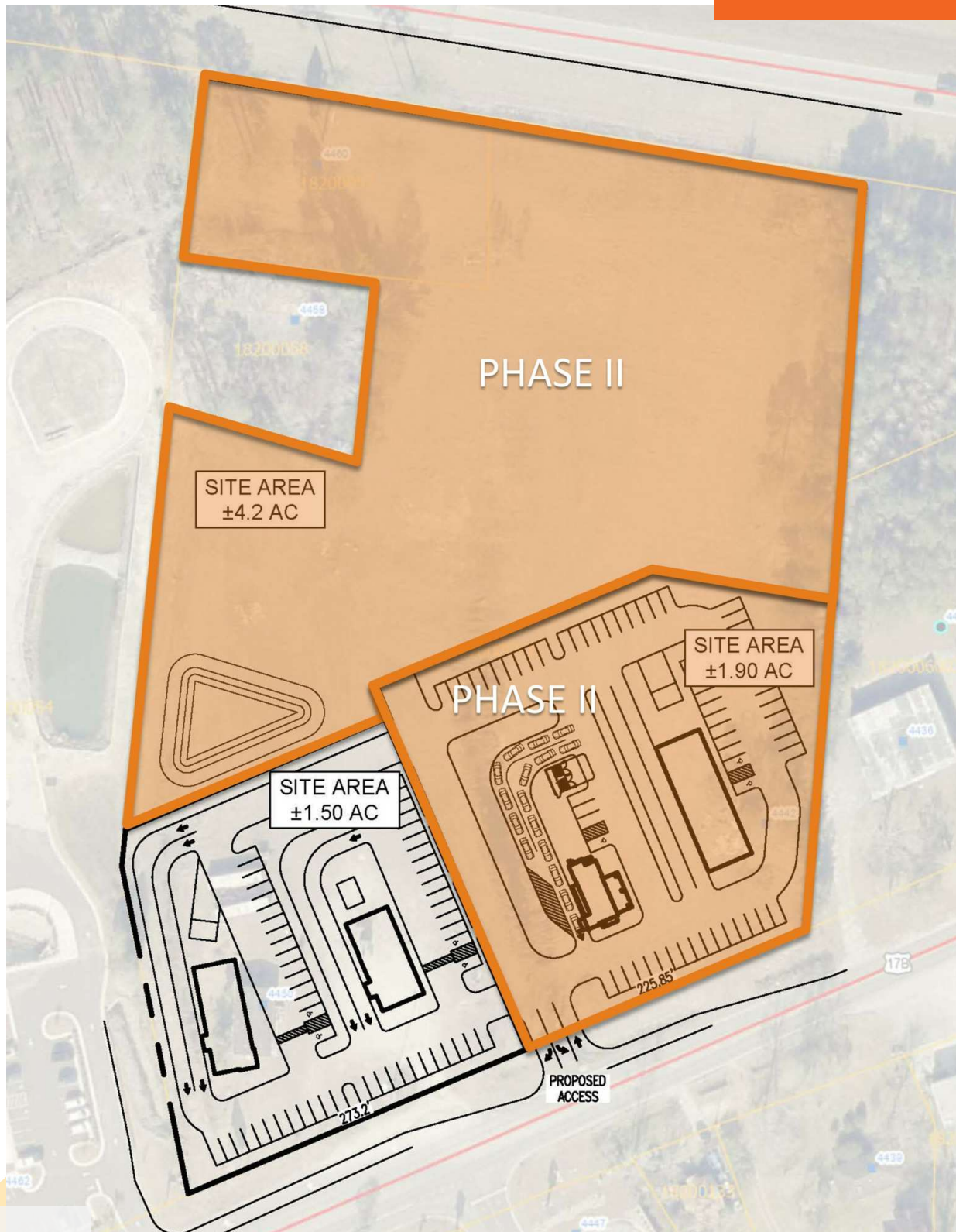
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