



Smithfield's
Chicken 'N' Bar-B-Q

Jeep
RAM
DODGE

Ashley
FURNITURE

CALIBER COLLISION

DQ

BUS
17

9,600 ADT

SITE

Old Shallotte Rd NW

PRIME
STORAGE

17

25,000 ADT

AT LEASE
Industry Leading
Convenience Store/
Gas Station

Ocean Hwy W

East Coast Ln

31,000 ADT

Main St



SHALLOTTE, NC

US-17 & OLD SHALLOTTE RD NW

MULTIPLE OUTPARCELS AVAILABLE FOR LEASE



PROJECT DETAILS

US-17 & OLD SHALLOTTE RD NW • MULTIPLE OUTPARCELS AVAILABLE FOR LEASE • RETAIL

AVAILABLE SPACE

Pad A - 2.56 acres (Signed LOI)
Pad B - 1.17 acres
Pad C - 1.69 acres

TRAFFIC COUNTS

25,000 ADT on Hwy 17/Ocean Hwy

PROPERTY HIGHLIGHTS

- Prime Highway Frontage: Located directly on US-17 (Ocean Hwy), a major coastal corridor with strong year-round and seasonal traffic.
- High Visibility & Access: Signalized intersection with excellent ingress/egress from both Ocean Hwy and Old Shallotte Rd.
- Pads adjacent to planned industry leading convenience store.
- Rapid Growth Market: Shallotte is the commercial hub of southern Brunswick County, with steady residential and retail expansion.
- Tourism & Retirement Drivers: Close proximity to Ocean Isle Beach and Holden Beach, bringing in millions of tourists annually.
- Close proximity to Walmart, Lowe's Home Improvement, Starbucks, Chick-fil-A, and Publix (proposed), driving consistent destination traffic.
- Flexible Parcel Sizes: Ideal for QSRs, banks, medical offices, convenience retail, or service-oriented tenants.
- Strong Daytime Population: Surrounded by schools, government buildings, and medical offices supporting weekday foot traffic.
- Demographic Strength: Captures both local residents and regional shoppers, with increasing rooftops within a 5-mile radius.

LEASE RATE

Call to discuss



DEMOGRAPHICS

TOTAL HOUSEHOLDS

1 MILE

3 MILES

5 MILES

399

2,993

9,224



TOTAL POPULATION

810

5,468

15,218



MEDIAN HH INCOME

\$66,021

\$71,666

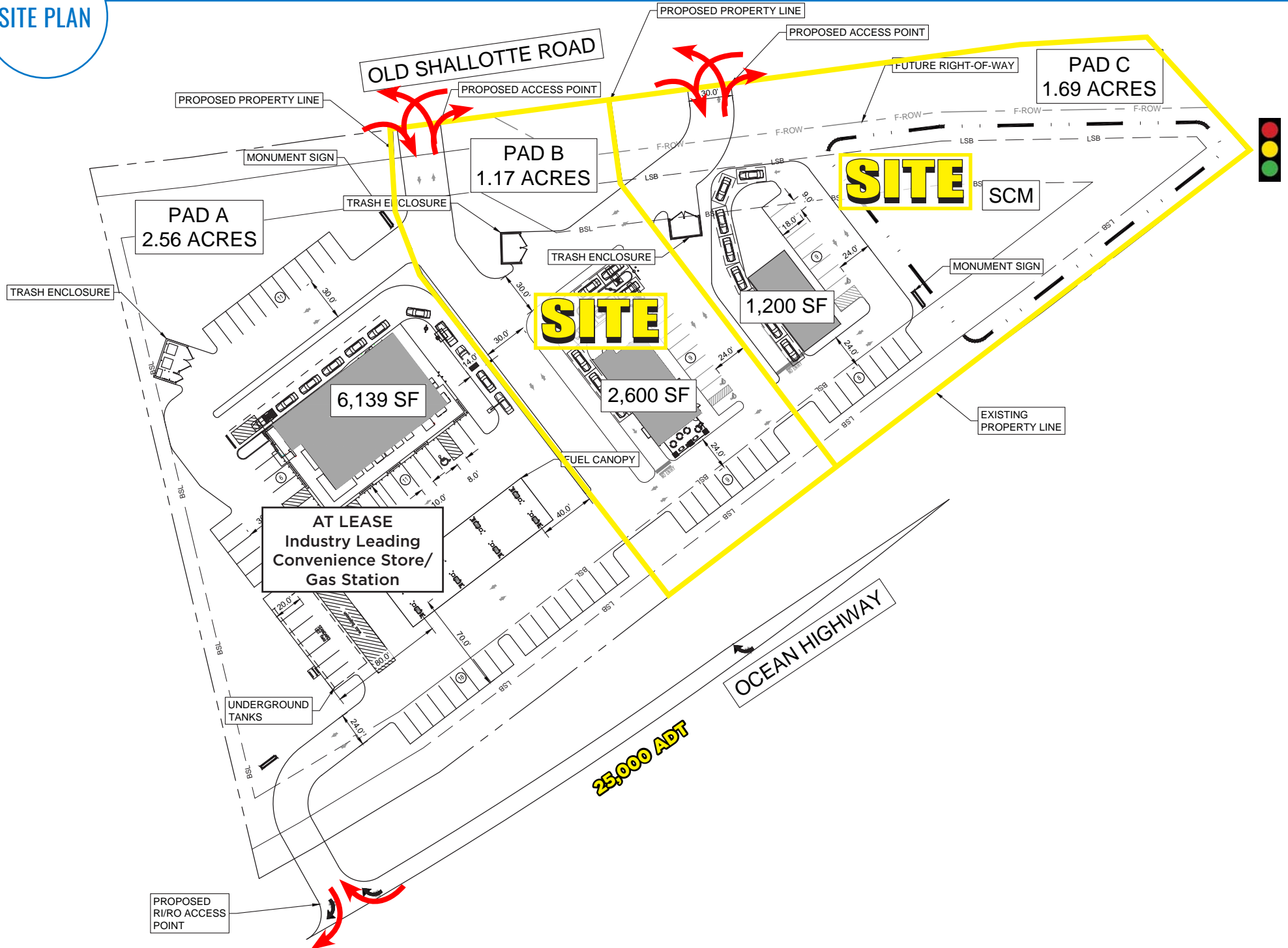
\$79,643





SITE PLAN

US-17 & OLD SHALLOTTE RD NW • MULTIPLE OUTPARCELS AVAILABLE FOR LEASE • RETAIL





NORTH CAROLINA

SHALLOTTE

Shallotte, North Carolina, is a growing town located in Brunswick County between Wilmington and Myrtle Beach. Known as a commercial hub for the surrounding beach communities, Shallotte offers a mix of small-town charm and modern conveniences. The town is minutes from the Brunswick Islands, making it a convenient base for beachgoers while maintaining a quieter, inland feel. With a revitalized downtown, new development projects, and scenic spots like Shallotte Riverwalk and Mulberry Park, it's become a desirable place to live, work, and visit.

The economy in Shallotte is anchored by retail, healthcare, hospitality, and service industries, with continued growth driven by the area's rising popularity. National retailers and local businesses line Main Street and the Shallotte Crossing Shopping Center, supporting both residents and seasonal visitors. Education is served by the Brunswick County Schools system, and new residential communities continue to emerge to meet increasing demand. Its location, community spirit, and access to natural beauty make Shallotte a key player in southeastern North Carolina's development.



SHALLOTTE, NC

US-17 & OLD SHALLOTTE RD NW

MULTIPLE OUTPARCELS AVAILABLE FOR LEASE

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