



DUNES BLVD SW & BEACH DR SW

OCEAN ISLE BEACH, NC

MULTI-TENANT RETAIL BUILDING & 0.71 AC PAD AVAILABLE FOR LEASE OR BTS



PROJECT DETAILS

OCEAN ISLE BEACH, NC • MULTI-TENANT RETAIL BUILDING & 0.71 AC PAD AVAILABLE • FOR LEASE OR BTS

AVAILABLE SPACE

Retail - 4,353 SF (Subdividable)
QSR - 1,933 SF (LOI)
Pad - 0.71 AC (For Lease or BTS)

TRAFFIC COUNTS

13,500 ADT on Beach Blvd SW

PROPERTY HIGHLIGHTS

- Multi-tenant retail building planned on outparcel to the 53,203 SF Lowe's Foods anchored Landing at Ocean Isle Beach
- Strong residential growth in the immediate trade area
- Up to 4,353 SF available (subdividable)
- 0.71 AC pad available for lease or BTS
- Strong visibility and frontage to Beach Dr SW (13,500 ADT)

LEASE RATE

Contact Broker

COUNTY

Brunswick County

MARKET

Wilmington

1 MILE

3 MILE

5 MILE



POPULATION

2,108

9,413

19,663



DAYTIME POPULATION

2,501

9,723

19,683

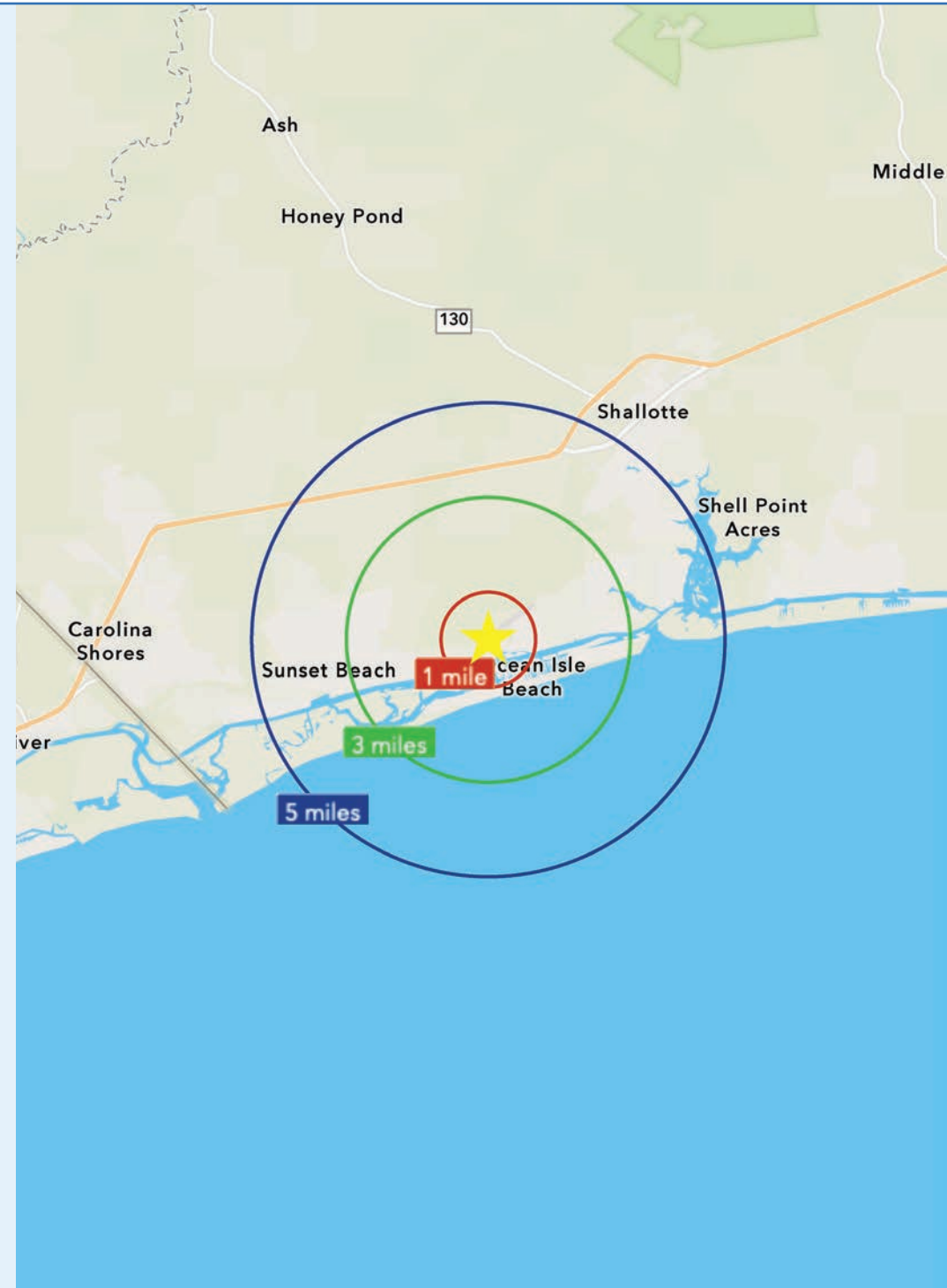


MEDIAN HH INCOME

\$87,573

\$85,253

\$86,634



SITE
AERIAL

OCEAN ISLE BEACH, NC • MULTI-TENANT RETAIL BUILDING & 0.71 AC PAD AVAILABLE • FOR LEASE OR BTS

CAROLINA
QuickCare

FIRST BANK

SITE

13,500 ADT

Dune Blvd SW

Beach Dr SW

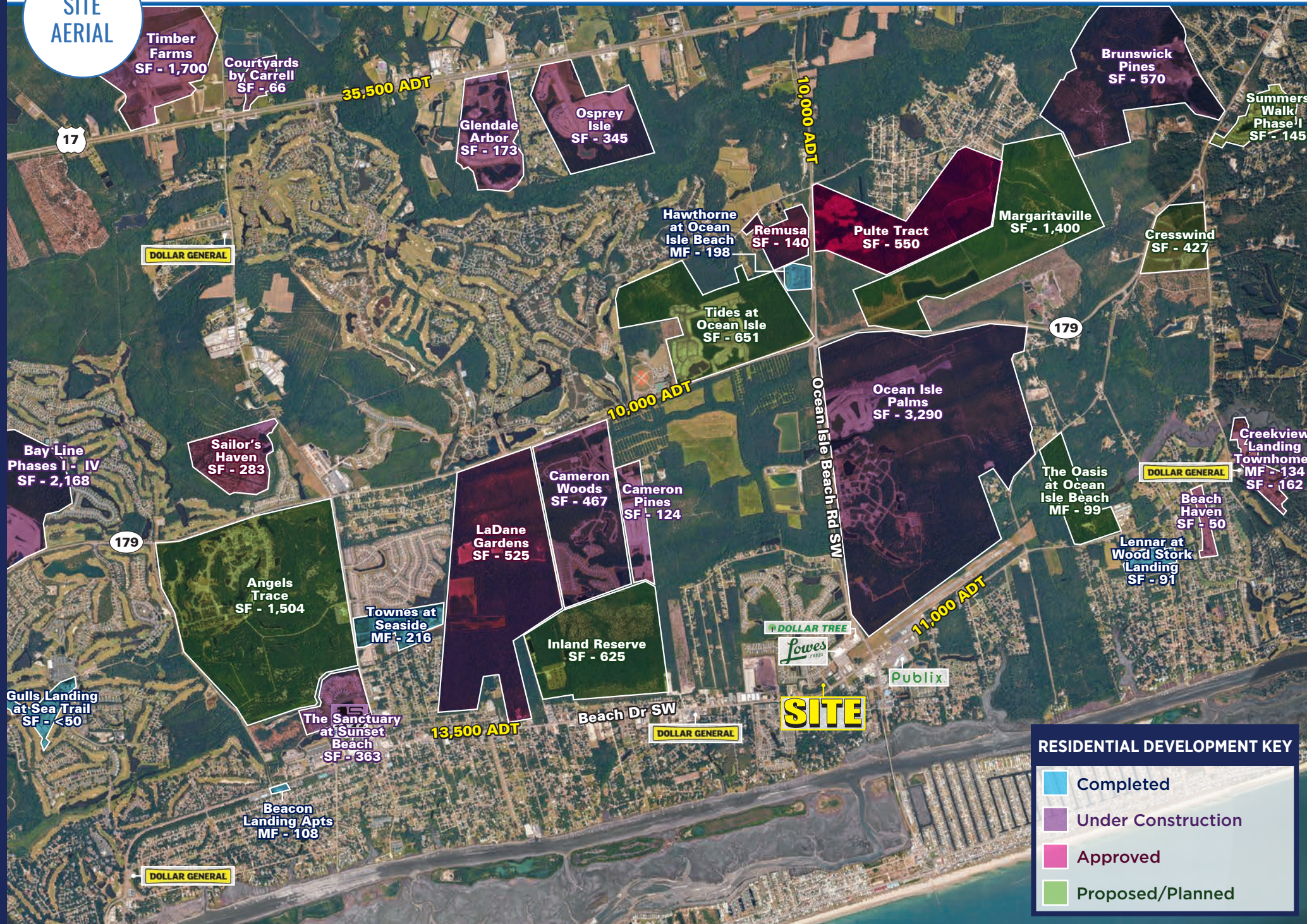
LOI

RETAIL 2,420 SF

RETAIL 1,550 SF

Gas 2,285 SF (21 STALLS)

SITE
AERIAL

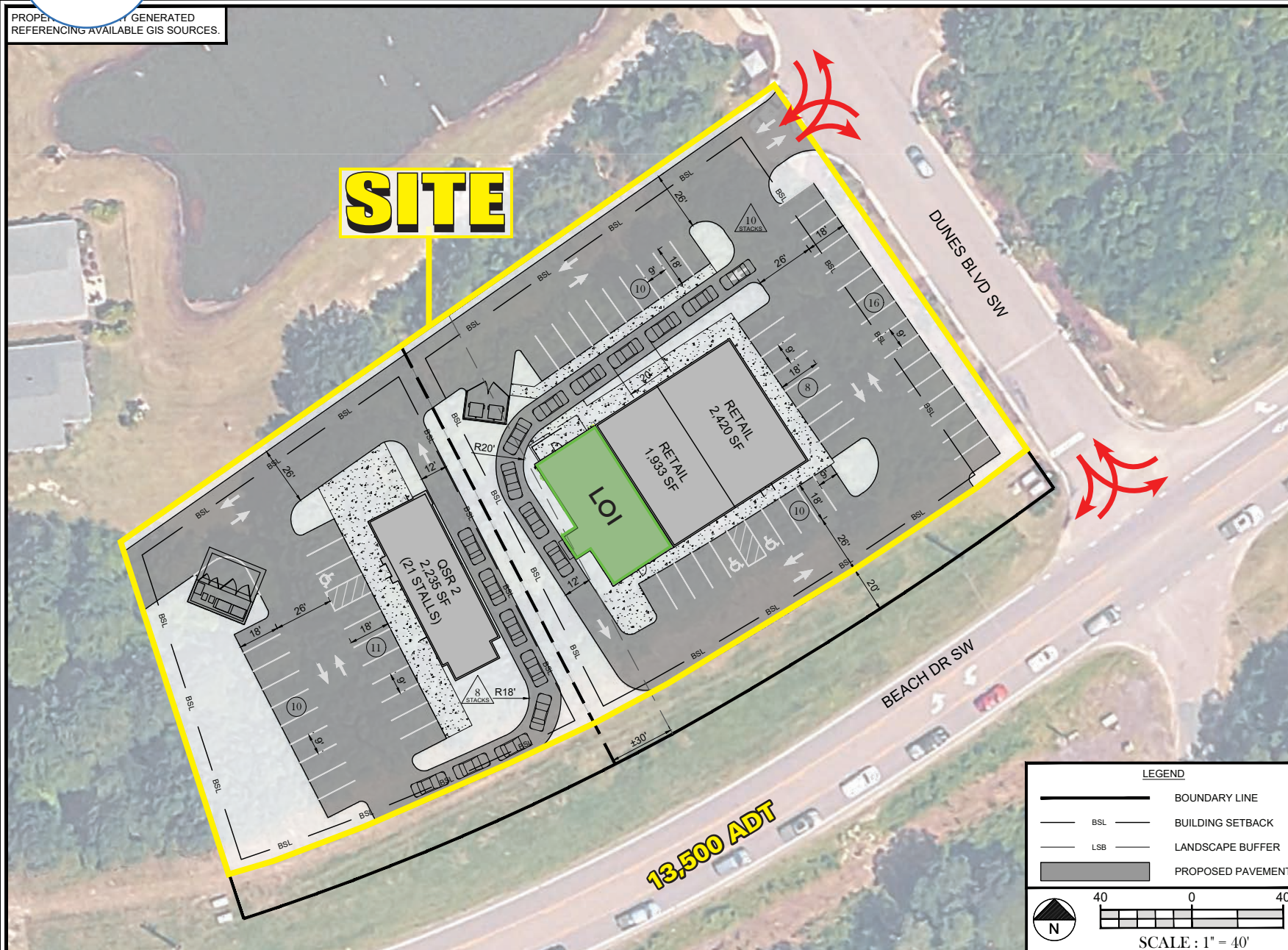


SITE PLAN

OCEAN ISLE BEACH, NC • MULTI-TENANT RETAIL BUILDING & 0.71 AC PAD AVAILABLE • FOR LEASE OR BTS

PROPOSED SITE PLAN GENERATED
REFERENCING AVAILABLE GIS SOURCES.

SITE



QUICK CONCEPTS GROUP

QCG

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PROJECT NAME:
COMMERCIAL DEVELOPMENT
IN OCEAN ISLE BEACH, NC

ADDRESS: 6350 BEACH DR SW
OCEAN ISLE BEACH, NC 28469

JURISDICTION:
TOWN OF OCEAN ISLE BEACH

PARCEL ID #:
2430003008 & 2430003009

PARCEL AREA: ±0.91 AC + ±0.13 AC
= ±1.04 AC & ±0.71 AC (AS SHOWN)

ZONE: C-3
COMMERCIAL HIGHWAY DISTRICT

EXISTING USE:
VACANT

PROPOSED USE:
RETAIL BUSINESSES, RESTAURANT
(PERMITTED USE)

PARKING CALCULATION:
REST.: 1 PER 3 SEATS
RETAIL: 1 PER 300 SF GFA
14' + 7' + 8' = 29 REQUIRED STALLS
QSR 2 = 17' REQUIRED STALLS

PROVIDED PARKING:
2 ADA STALLS
42 STALLS (9' x 18')
44 TOTAL STALLS

DRIVE AISLE:
26' TWO-WAY (MIN.)

SETBACKS
FRONT: 25'
SIDE: 7'
REAR: 10'
BUFFERS: NOT FOUND**

FLOOD ZONE: X
FEMA MAP: 3720106500K
DATED: 08/28/2018

SITE SPECIFIC NOTES:
* ASSUMES QSR 1 42 SEATS & QSR 2
50 SEATS TO BE CONFIRMED BY
TENANT.

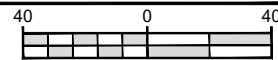
**BUFFERS MENTIONED IN CODE
BUT WIDTHS NOT FOUND.
JURISDICTION TO DETERMINE.

DRAWING DATA
DATE: 8/13/2026
PROJECT NO.: 26.1498 / CONCEPT 6

DISCLAIMER: THE CONCEPT REPRESENTED
HEREIN IS FOR CONCEPTUAL PURPOSES ONLY.
INFORMATION SHOWN HEREIN WAS BASED ON
PROVIDED INFORMATION BY THE CLIENT AND
PRELIMINARY CODE RESEARCH WITH THE
SUBJECT JURISDICTION. INFORMATION SHOWN
HEREIN SHALL BE CONFIRMED BY SUBJECT
JURISDICTION AND MAY BE SUBJECT TO
CHANGE. A SURVEY IS RECOMMENDED TO
DETERMINE THE PROPERTY BOUNDARIES AND
RESTRICTIONS.

LEGEND

- BOUNDARY LINE
- BSL — BUILDING SETBACK
- LSB — LANDSCAPE BUFFER
- PROPOSED PAVEMENT



SCALE: 1" = 40'



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