



2556 OCEAN HIGHWAY WEST, SHALLOTTE

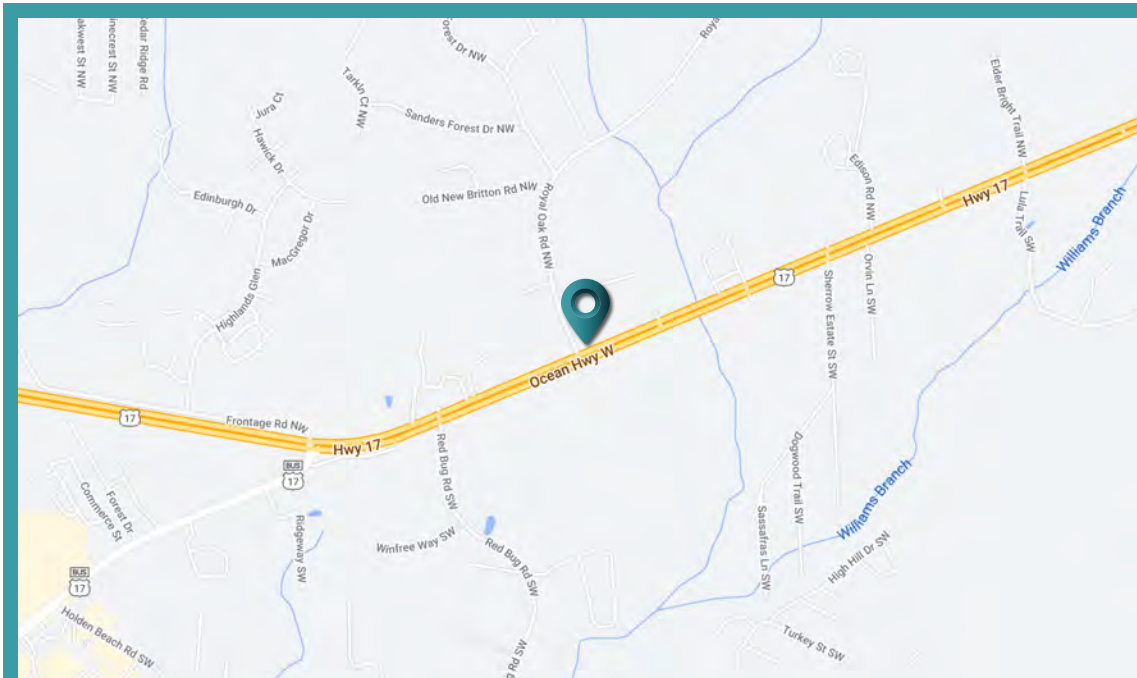
DAVID SUMMERLIN, III  
WILLIAM HIGH

# SPECIALTY SALE

**SUN COAST PARTNERS COMMERCIAL**  
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## 2556 Ocean Highway West Shallotte, NC 28470

ACREAGE*	1.36 Acres
SALE PRICE	\$850,000
PRIMARY USE	Specialty
BUILDING SF*	2,304 SF
FLOORS	1 + Loft
DOORS	Two
MOBILE HOME	1,865 SF
ZONING	CO-CLD
PARCEL ID	1820009804, 1820009800

\*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.

1.36 ± Acre corner property at HWY 17/Royal Oak Rd in Shallotte, NC. There is a solid 2,304± SF two-bay 1820009804 block building that faces HWY 17. SF includes second story loft. Very well-maintained building that previously served as an automotive electrical services business. There is also a two-piece 1,865± SF mobile home on the property that is in great condition, as well as a separate guest structure. Mobile home SF includes a Florida Room. The modular home can serve as office space or be removed.

This section of HWY 17 sees over 35K vehicles per day. There is a newly improved U-turn directly in front of this property, providing easy access to from either direction of HWY 17. Property has nearly 500 ft of frontage on HWY 17 and nearly 200 ft of frontage on Royal Oak Rd. Property currently has two access driveways on HWY 17 and one access driveway on Royal Oak Rd. Property is zoned CO-CLD, offering the ease of county zoning with Shallotte access.

This property is just over a half mile north of the HWY 17/Main St intersection in Shallotte. Property is currently served by county water and a septic system. A county sewer force main does run along HWY 17 in front of this property. There is a billboard on the property that is owned by The Sign Shoppe. Great opportunity to go into an established building on HWY 17 in Shallotte.

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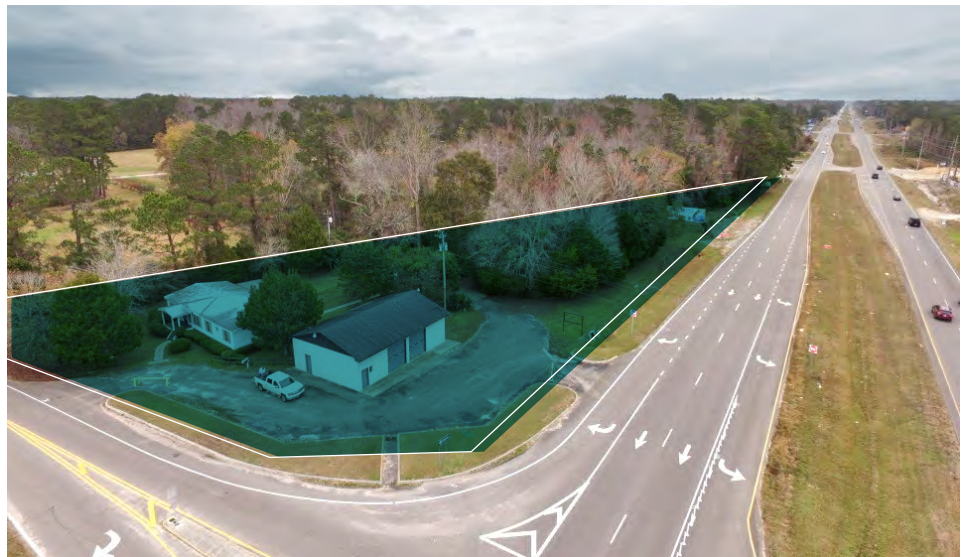
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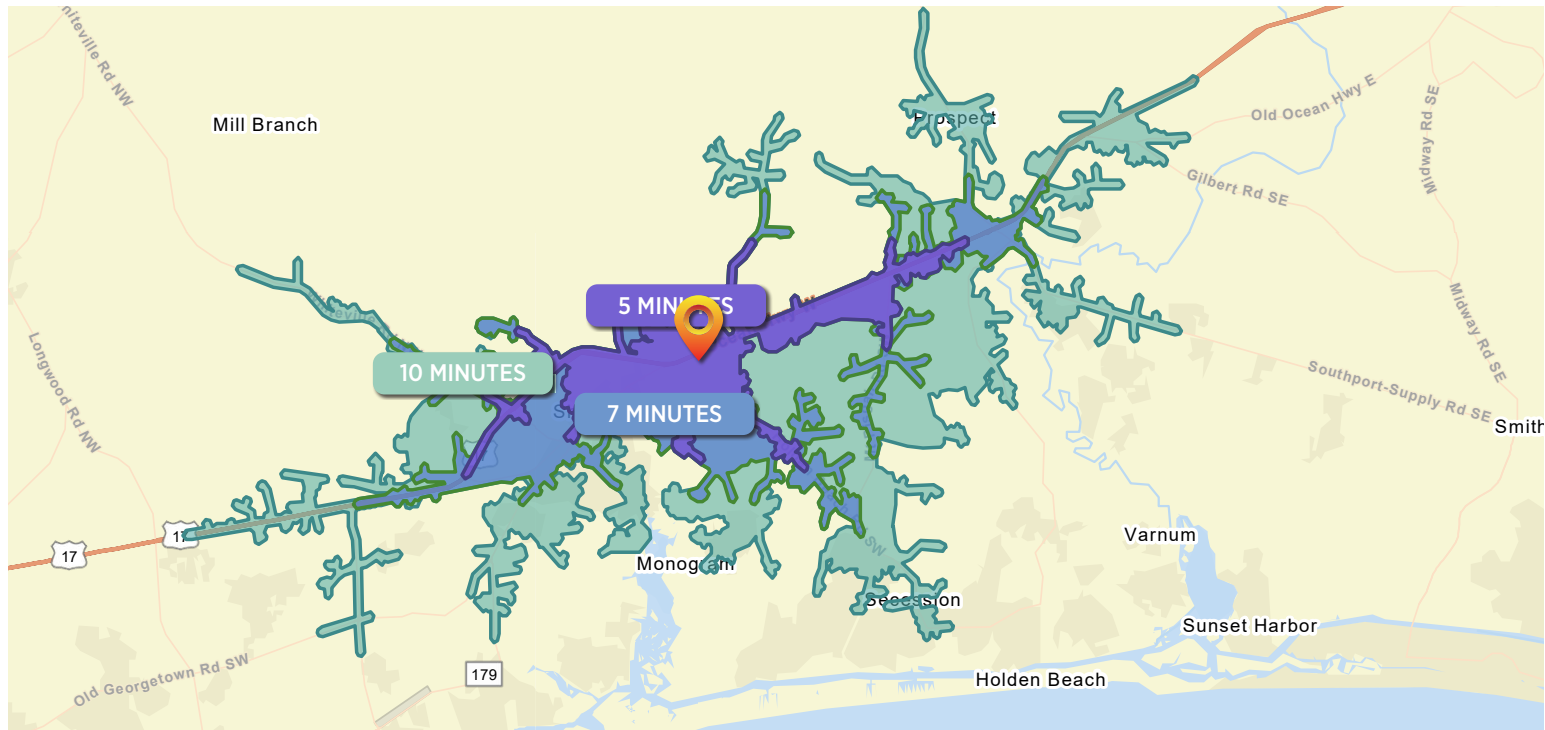


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DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	2,320	4,051	10,624
Average Age	41.5	42.5	45.6
Households	1,014	1,620	4,322
Average HH Size	2.22	2.44	2.43
Median HH Income	\$53,011	\$54,141	\$54,762
Average HH Income	\$74,123	\$72,490	\$72,947
Per Capita Income	\$29,468	\$29,840	\$30,601

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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