



6270 BEACH DR SW | OCEAN ISLE BEACH, NC

# LANDING AT OCEAN ISLE BEACH

1,400 SF AVAILABLE FOR LEASE





OCEAN ISLE BEACH, NORTH CAROLINA

# LANDING AT OCEAN ISLE BEACH

The Landing at Ocean Isle Beach is a retail shopping center located at 6308 Beach Drive SW, Ocean Isle Beach, North Carolina. Acquired by Inland Real Estate Income Trust, Inc. on November 21, 2014, the center offers approximately 53,220 square feet of leasable space. Anchored by a Lowe's Foods grocery store, it serves as the closest full-service grocery option for residents and visitors of Ocean Isle Beach.

Strategically situated at the prominent intersection of Beach Drive and Ocean Isle Beach Road, The Landing provides excellent access to major thoroughfares in the area. This prime location enhances its convenience for shoppers and contributes to its role as a key retail destination within the community.



1,400 SF  
AVAILABLE



FLEXIBLE  
CONFIGURATION



53,220 SF  
CENTER SIZE



## PROJECT DETAILS

OCEAN ISLE BEACH MARKETPLACE • 1,400 SF AVAILABLE FOR LEASE • RETAIL

### AVAILABLE SPACE

1,400 SF

### TRAFFIC COUNTS

12,000 ADT on Beach Dr SW

### PROPERTY HIGHLIGHTS

- Located at the prominent intersection of Beach Dr & Ocean Isle Beach Rd
- The center has great access to both major thoroughfares

### CO-TENANTS

Lowes Foods, Domino's Pizza, Benchmark Physical Therapy, Jersey Mike's, OIB Surf & Java, and others

### COUNTY

Brunswick

### MARKET

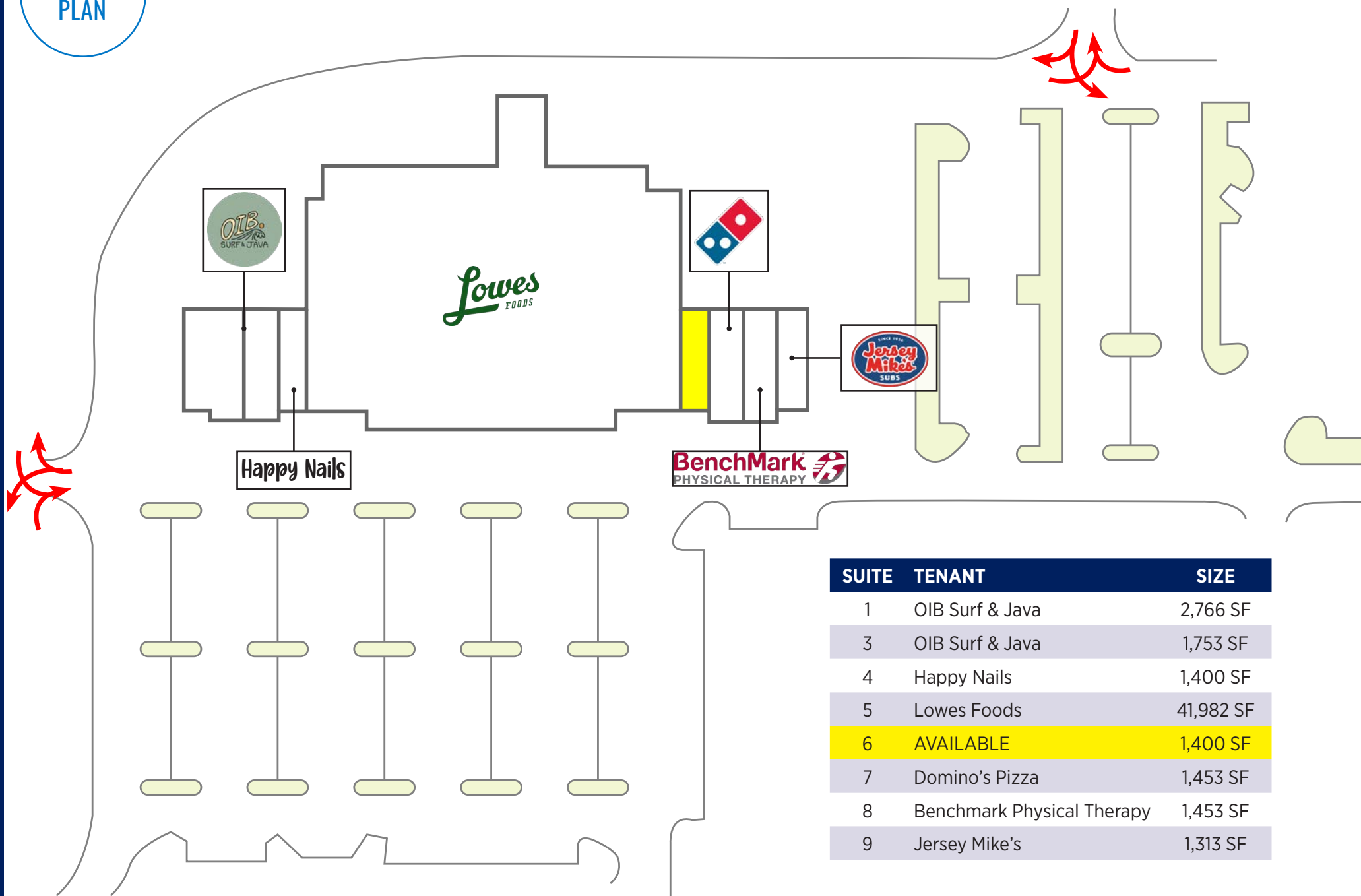
Ocean Isle Beach

	1 MILE	3 MILE	5 MILE
 POPULATION	1,673	8,517	19,281
 DAYTIME POPULATION	1,976	8,574	18,771
 MEDIAN HH INCOME	\$82,205	\$84,323	\$83,425



# SITE PLAN

OCEAN ISLE BEACH MARKETPLACE • 1,400 SF AVAILABLE FOR LEASE • RETAIL



SUITE	TENANT	SIZE
1	OIB Surf & Java	2,766 SF
3	OIB Surf & Java	1,753 SF
4	Happy Nails	1,400 SF
5	Lowes Foods	41,982 SF
6	AVAILABLE	1,400 SF
7	Domino's Pizza	1,453 SF
8	Benchmark Physical Therapy	1,453 SF
9	Jersey Mike's	1,313 SF



AERIAL



RESIDENTIAL DEVELOPMENT KEY	
<span style="color: #00AEEF;">■</span>	Completed
<span style="color: #800080;">■</span>	Under Construction
<span style="color: #FF00FF;">■</span>	Approved
<span style="color: #00FF00;">■</span>	Proposed/Planned





NORTH CAROLINA

# OCEAN ISLE BEACH

Ocean Isle Beach, North Carolina, is a picturesque barrier island town located in Brunswick County along the southeastern coast of the state. Known for its tranquil beaches and family-friendly atmosphere, Ocean Isle Beach offers a peaceful alternative to busier coastal destinations. The island stretches for seven miles, featuring soft, sandy shores perfect for sunbathing, shell collecting, and water activities such as kayaking, paddleboarding, and fishing. The Ocean Isle Beach Pier is a beloved landmark, offering stunning ocean views, fishing opportunities, and a glimpse into the town's relaxed coastal lifestyle.

Beyond the beach, Ocean Isle Beach has a rich history and a strong connection to nature. The Museum of Coastal Carolina provides educational exhibits about local marine life, coastal ecosystems, and regional history, making it a popular attraction for families and visitors. The area is also home to several golf courses, nature trails, and scenic waterways that highlight the natural beauty of the North Carolina coast. With a welcoming community, charming local shops, and fresh seafood restaurants, Ocean Isle Beach continues to be a favorite destination for those seeking a quiet yet vibrant coastal retreat.



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### ATLANTA

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