



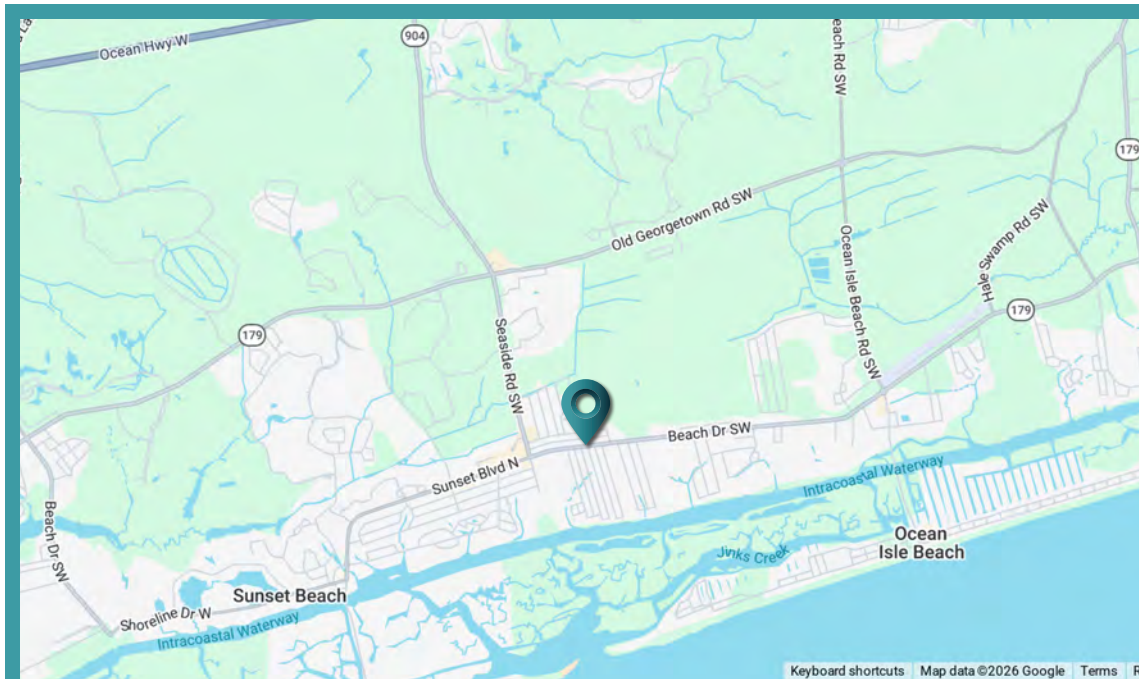
PRIME OFFICE INVESTMENT OCEAN ISLE BEACH | 7122 BEACH DRIVE, SW

FOR SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpccommercial.com



**Sun Coast
Partners**
COMMERCIAL



7122 Beach Drive, SW
Ocean Isle Beach, NC 28469

AVAILABLE SPACE*	1,224 SF
SALE PRICE	\$395,000
PRIMARY USE	Office
SECONDARY USE	Retail
ZONING	CLD

*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.

Located on Beach Drive SW in the heart of Ocean Isle Beach, this freestanding office property offers a rare opportunity to acquire a highly visible commercial asset along one of the area's most active corridors. The site captures steady traffic from both the established local population and the consistent flow of seasonal visitors drawn to this growing coastal market.

The building is configured with multiple private offices, a reception area, conference room, and kitchenette, providing a strong foundation for continued office use. On-site parking in both the front and rear of the property supports convenient access for employees and clients alike. In addition, an outside storage building with electricity is located at the rear of the property, offering valuable space for additional storage, equipment, or other supplemental uses.

Ocean Isle Beach continues to experience sustained growth as both a residential community and coastal destination, driving demand for well-located commercial properties. With a tenant already in place, this asset offers immediate income potential combined with long-term upside in a high-demand coastal market.

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PHILLIP WINSOR
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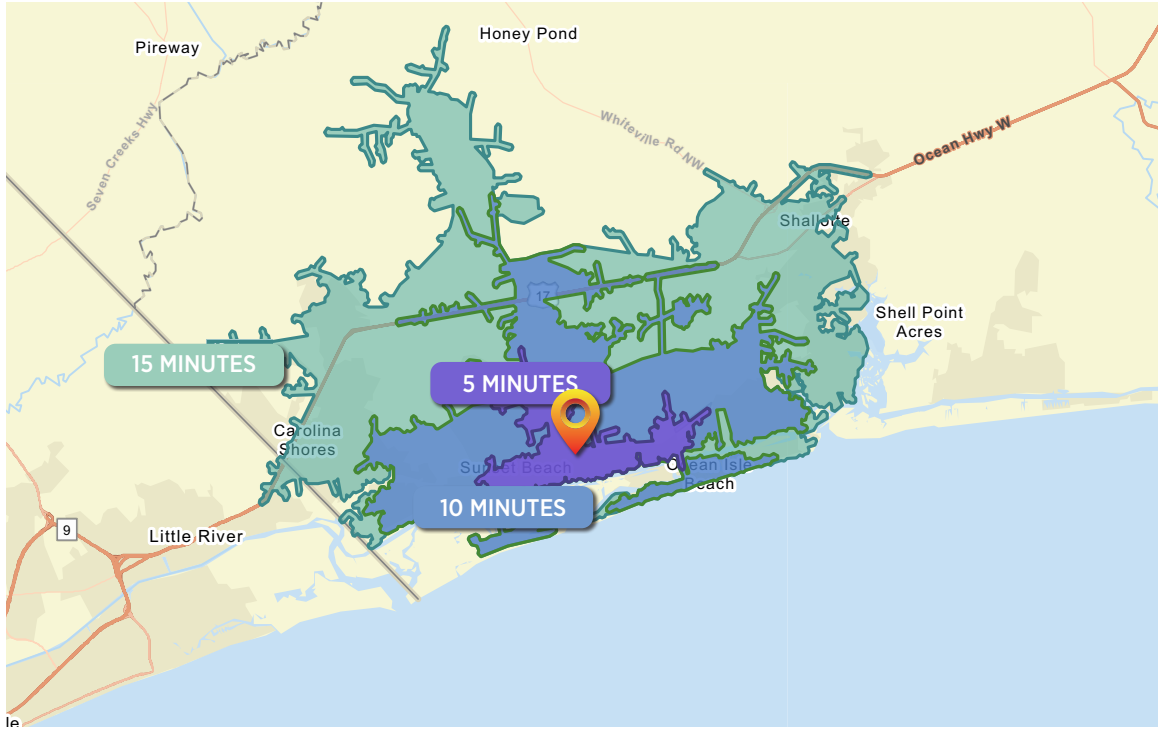
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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	4,332	15,557	33,603
Average Age	63.6	65.4	64.1
Households	2,197	7,715	16,263
Average HH Size	1.97	2	2.06
Median HH Income	\$77,197	\$84,251	\$80,415
Average HH Income	\$94,864	\$108,501	\$101,724
Per Capita Income	\$47,858	\$53,860	\$49,455

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data © 2026 Esri

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