

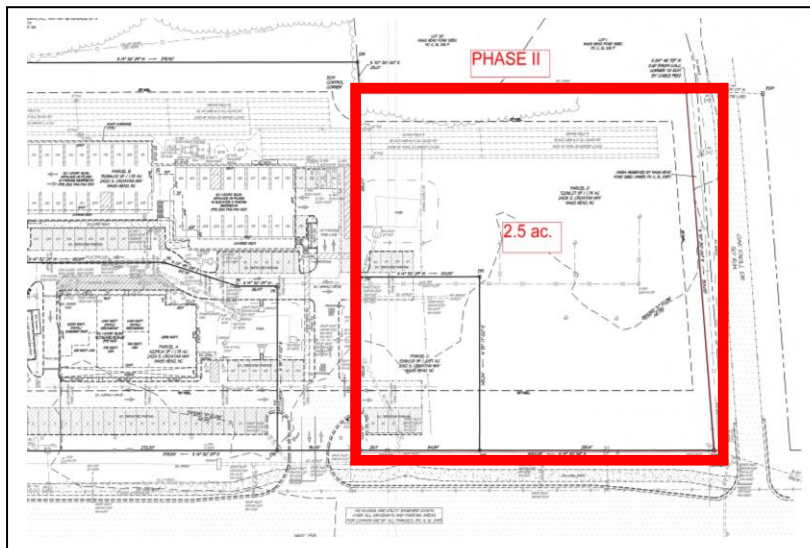


South Beach Plaza Nags Head NC PHASE II

2.3+/- Acres available Zoned C2

Water & Sewer In Place

2406 S. Croatan Hwy, Nags Head NC



Property Features:

- Suitable for Hotel, Multifamily, Restaurant
or Anchor Retail
- Water & Sewer In Place
- Shared Entrance and Turn Lane in Place
- Some BMP Infrastructure Installed With
Cross Parking in Place
- Existing Elevation 12' – Limited to no Fill Needed
- 37500 VPD (2019)
- Subdivision Considered

Contact:

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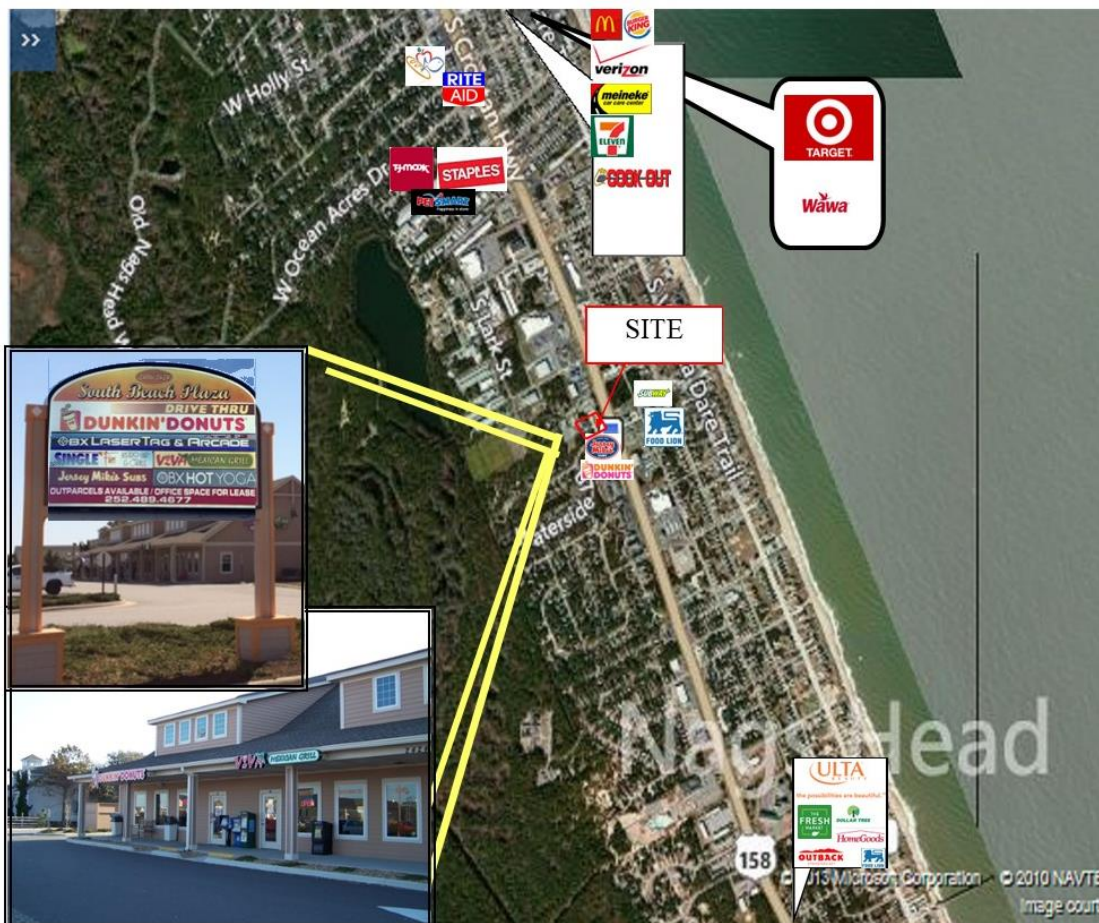
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South Beach Plaza is located on the Northern edge of Nags Head North Carolina and is centrally located in the heart of the Outer Banks. The Outer Banks enjoys up to 4 million visitors during the summer months and another 2 to 3 million visitors in the offseason. 95% of the visitors stay for a minimum of a week and come here to enjoy the unspoiled beaches, world class fishing, golfing, national historic sites and unparalleled family friendly atmosphere. There are over 15,000 weekly vacation rental homes as well as numerous hotels and bed and breakfasts.

National retailers and food service companies have been attracted to the area for access to this captive audience and many national retailers have some of their highest grossing and most profitable locations in the Outer Banks.

South Beach Plaza offers an ample onsite waste water treatment facility, turn lane, grading and elevations are above base flood and are ready for development and an abundance of parking. Phase I is 100% occupied with a strong mix of local and national tenants including: Dunkin' Donuts, Jersey Mikes, Viva Mexican Grill, Single Fin Asian Bistro, OBX Hot Yoga, OBX Laser Tag and Fun Center and several large office users. Phase II is being offered in whole or in part.



For Information Please contact Gregory E. Nigro
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Potential Layouts

