



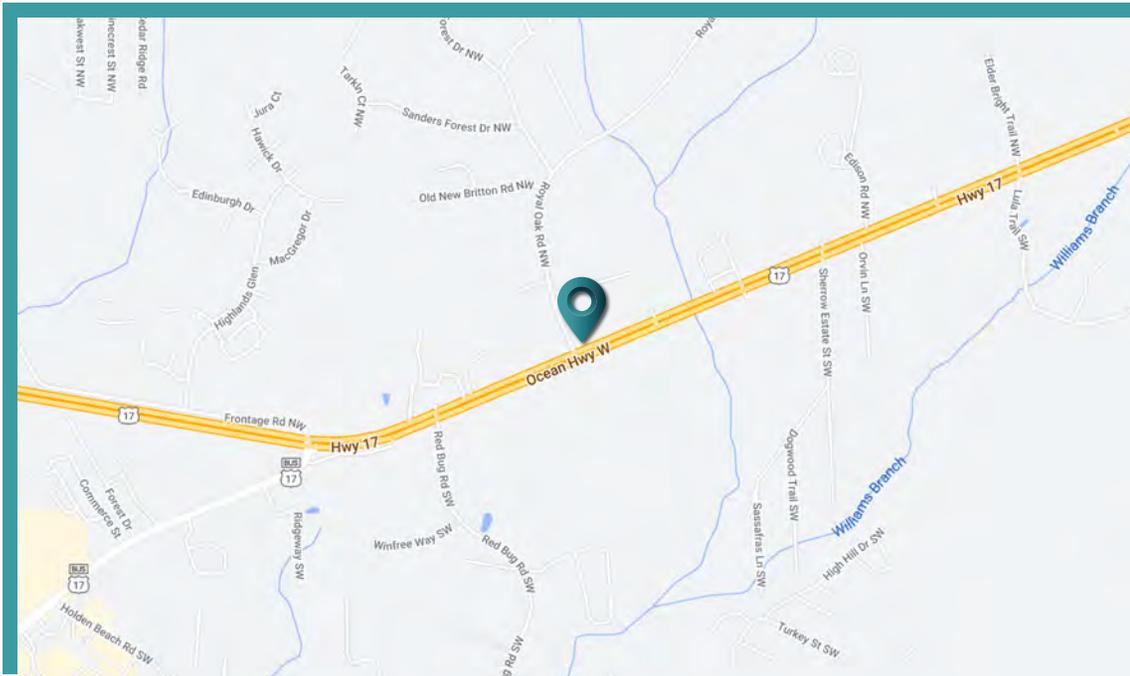
PRIME HWY. 17 SITE WITH MULTIPLE ACCESS POINTS | 2556 OCEAN HIGHWAY WEST, SHALLOTTE

FOR SALE

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



**Sun Coast
Partners**
COMMERCIAL



2556 Ocean Highway West Shallotte, NC 28470

ACREAGE*	1.36 Acres
SALE PRICE	\$850,000
PRIMARY USE	Industrial
BUILDING SF*	2,304 SF
FLOORS	1 + Loft
DOORS	Two
MOBILE HOME*	1,865 SF
ZONING	CO-CLD
PARCEL ID	1820009804, 1820009809

This prime 1.36± acre corner site along Highway 17 offers exceptional visibility, access, and exposure along one of the region's most heavily traveled coastal corridors. Located near the HWY 17/Main Street intersection in Shallotte, the property benefits from over 35,000 vehicles per day, capturing consistent commuter, local, and tourist traffic.

The site features approximately 500 feet of frontage on Highway 17 and an additional 200 feet of frontage on Royal Oak Road, providing outstanding branding opportunities and multiple access points. Two curb cuts on Highway 17 and one on Royal Oak Road allow for excellent circulation, ease of ingress and egress, and flexible site functionality key advantages for high traffic commercial uses.

Improvements include a 2,304± SF two bay commercial building, a 1,865± SF mobile home in excellent condition, and a separate garage, allowing for immediate occupancy or income generation while preserving long term redevelopment optionality. The existing layout supports a variety of configurations, making the property adaptable to both current use and future repositioning.

Zoned CO-CLD, the site is well suited for a broad range of uses including but not limited to retail, service commercial, medical or professional office, automotive oriented uses, contractor services, showroom, mixed use concepts, or redevelopment for higher intensity commercial applications. The corner configuration, strong frontage, and traffic counts make it particularly attractive for users requiring maximum visibility and signage exposure.

The surrounding trade area continues to experience steady growth driven by residential expansion and sustained coastal demand, further reinforcing the long term value of well located Highway 17 assets. Corner sites with this level of frontage, access, and traffic exposure are increasingly rare along the corridor.

Ideal for owner users, investors, developers, or users seeking a flagship presence, this offering combines corner positioning, scale, improvements, zoning flexibility, and irreplaceable Highway 17 exposure, making it a compelling opportunity with both immediate utility and long term upside.

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*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.

ANNE ADAMS

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SURROUNDING DEVELOPMENT

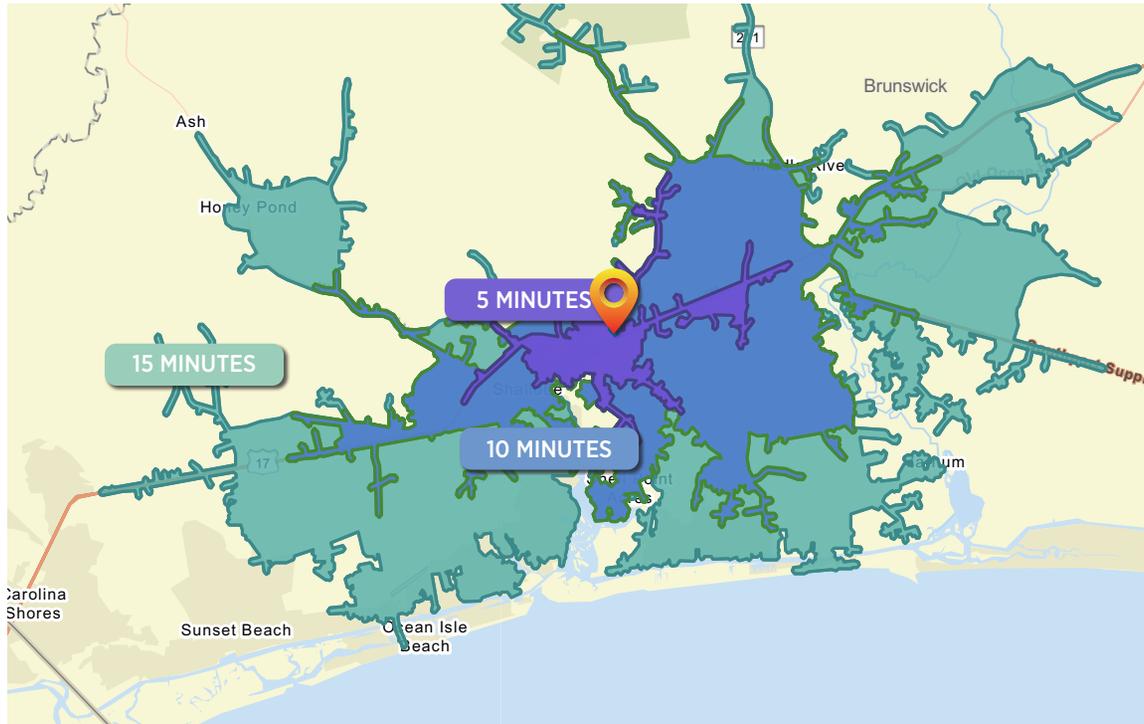


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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	2,216	12,839	34,679
Average Age	44.1	46.7	54.2
Households	964	5,203	15,137
Average HH Size	2.25	2.45	2.27
Median HH Income	\$61,835	\$57,903	\$68,009
Average HH Income	\$76,053	\$77,180	\$89,867
Per Capita Income	\$31,633	\$32,238	\$39,318

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

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