



Offering Memorandum

Rare North Topsail Beach Ocean View Convenience Store and Tiki Bar Opportunity

2181 NEW RIVER INLET ROAD, NORTH TOPSAIL BEACH,
NC 28460

PRESENTED BY:

ANDREW NORRIS
O: 910.769.1915
andrew.norris@svn.com

FRANK EFIRD JR
O: 910.200.0037
frank.efird@svn.com
NC #106541

PROPERTY SUMMARY

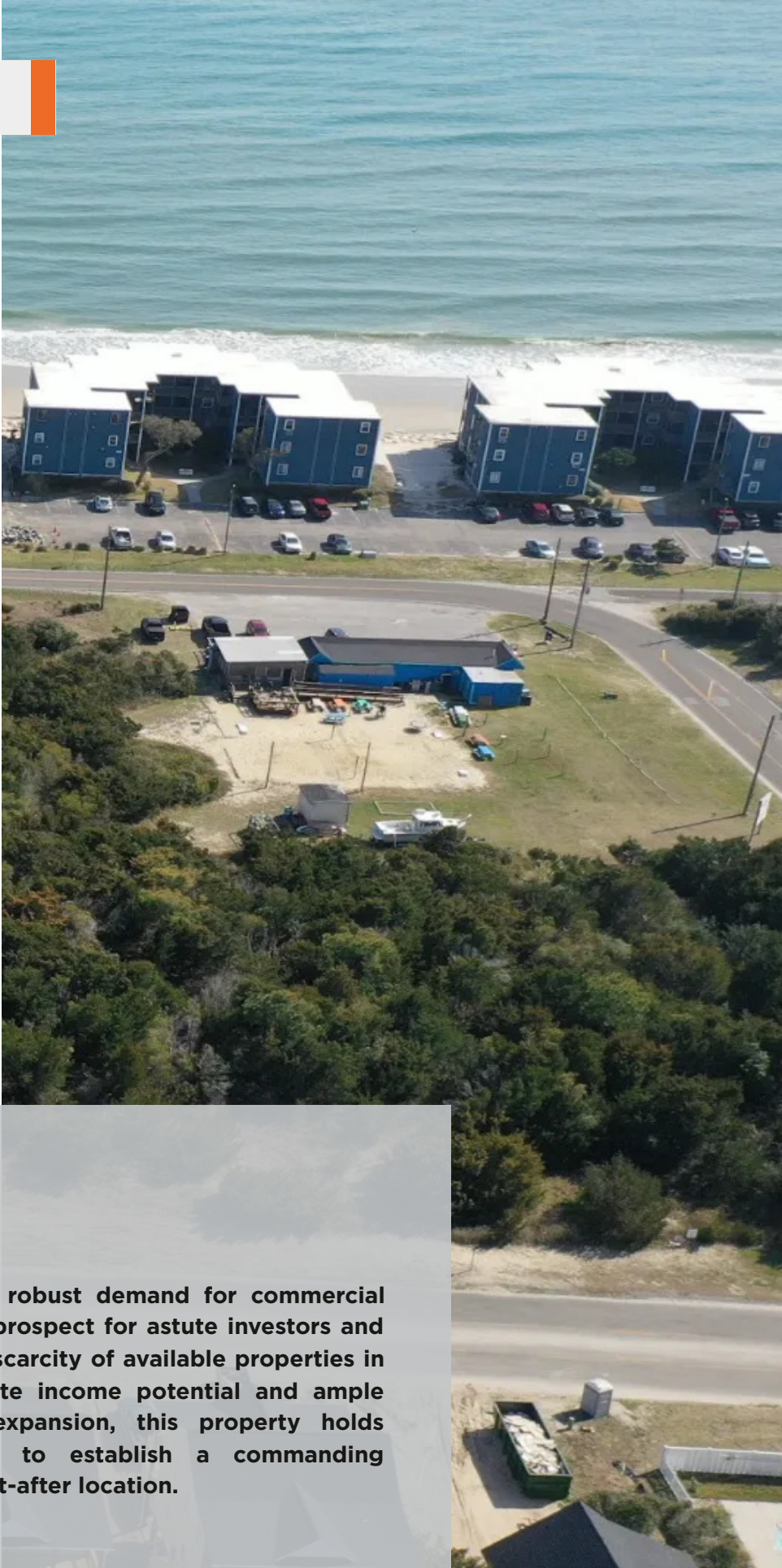
NORTH TOPSAIL BEACH COMMERCIAL INVESTMENT OPPORTUNITY

2181 NEW RIVER INLET ROAD
NORTH TOPSAIL BEACH, NC
28460

OFFERING SUMMARY	
SALE PRICE:	\$1,950,000
BUILDING SIZE:	840 SF
LOT SIZE:	0.628 Acres
ZONING:	Commercial
UTILITIES	Water, Sewer, Power
BUSINESSES INCLUDED	Convenience Store and Tiki Bar
EQUIPMENT INCLUDED	Contact Broker

PROPERTY SUMMARY

The property's prime location and the robust demand for commercial space in the area make it an appealing prospect for astute investors and developers seeking to capitalize on the scarcity of available properties in North Topsail Beach. Offering immediate income potential and ample opportunities for redevelopment or expansion, this property holds significant appeal for those looking to establish a commanding commercial presence in this highly sought-after location.



PROPERTY HIGHLIGHTS

- **Prominent frontage on New River Inlet Road enhances visibility**
- **Dedicated parking supports high customer convenience**
- **Signage opportunities maximize brand exposure along primary corridor**
- **Efficient access from nearby thoroughfares streamlines deliveries**



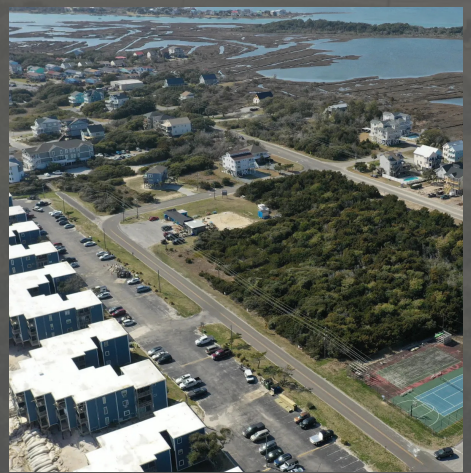
500' from the beach



Business and Real Estate Included



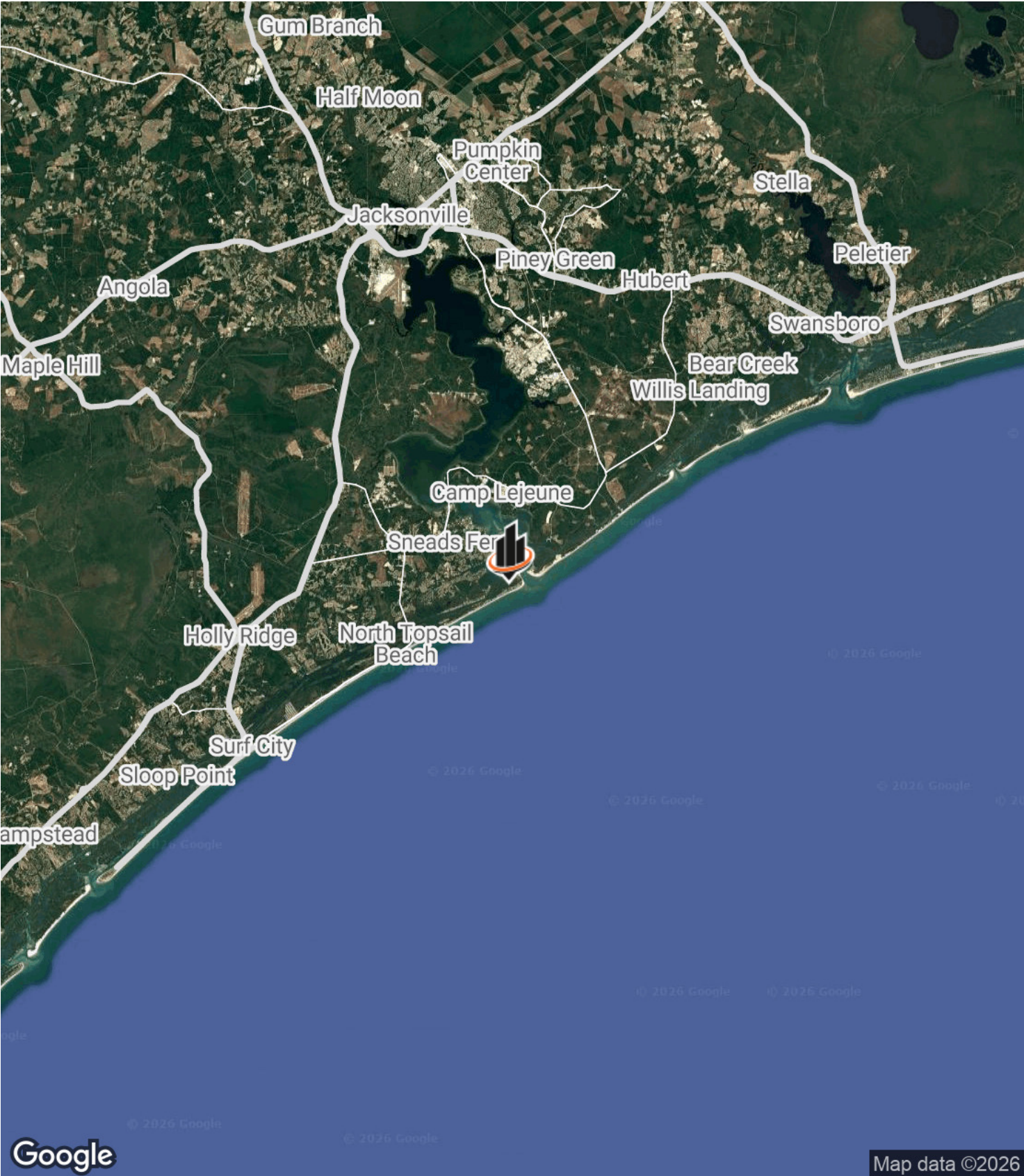
50,000+ Seasonal Visitors



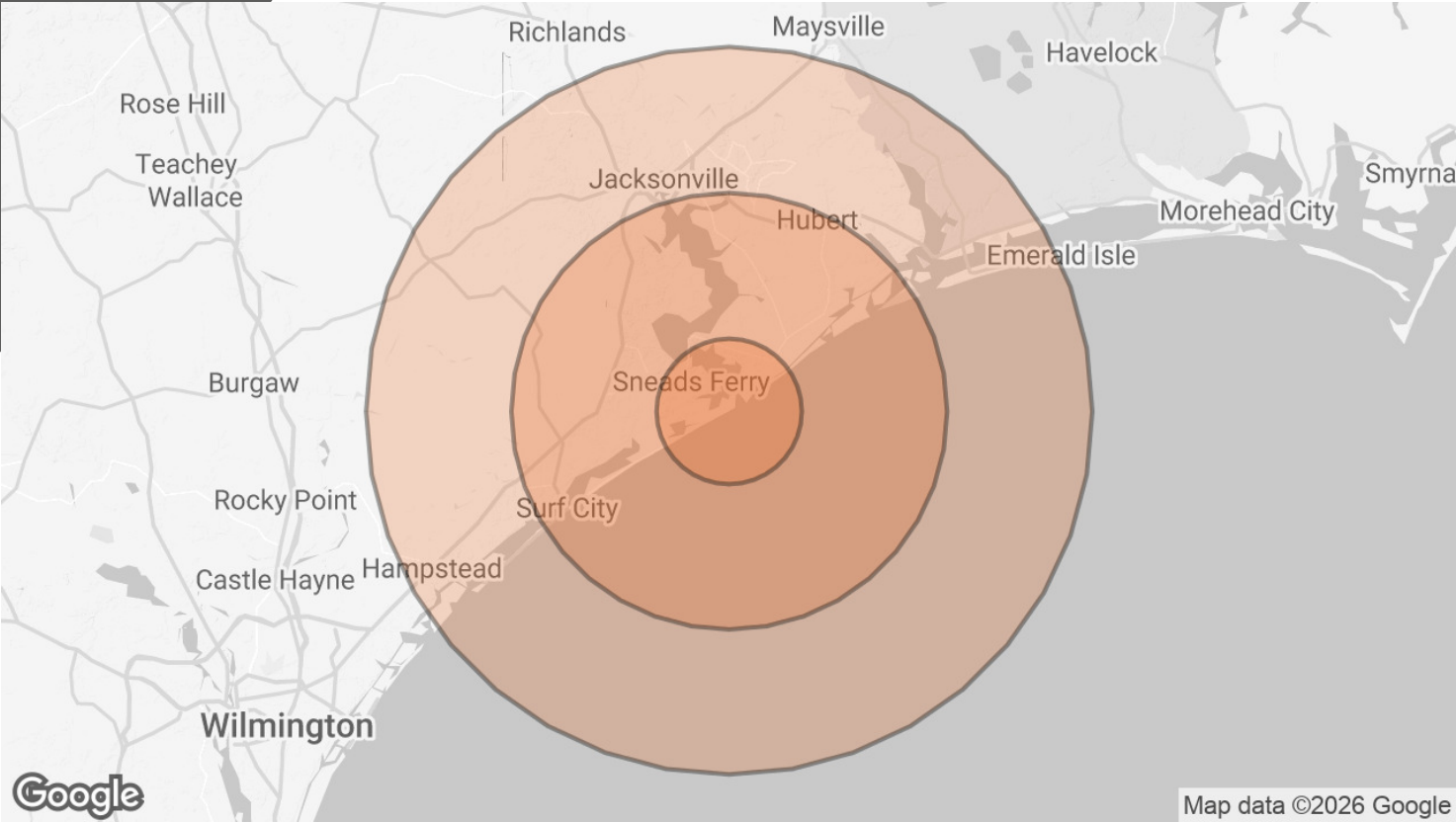


LOCATION DESCRIPTION

The property's strategic location in North Topsail Beach, coupled with the high demand for commercial space, creates an exceptional opportunity for savvy investors and developers. Boasting immediate income potential and numerous possibilities for redevelopment or expansion, this property provides the chance to establish a prominent commercial presence in an area where available properties are scarce. This prime location, along with the area's natural allure and thriving local appeal, positions this property as an attractive prospect for investors looking to capitalize on the area's unique market dynamics and potential for growth.



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	9,438	74,006	232,852
AVERAGE AGE	33.1	28.8	33
AVERAGE AGE (MALE)	32.7	27.5	31.4
AVERAGE AGE (FEMALE)	35.6	29.9	34.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,018	22,172	83,240
# OF PERSONS PER HH	2.3	3.3	2.8
AVERAGE HH INCOME	\$100,877	\$84,484	\$86,711
AVERAGE HOUSE VALUE	\$328,016	\$283,134	\$282,470

2023 American Community Survey (ACS)



ANDREW NORRIS

Advisor

andrew.norris@svn.com

Direct: **910.769.1915** | Cell: **910.471.6615**

SVN | Efid Commercial Real Estate

6 Market Street
Wilmington, NC 28401



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6 MARKET STREET
WILMINGTON, NC
28401



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