

±1.00 ACRE

LAND AVAILABLE FOR GROUND LEASE

WILMINGTON, NC MSA | 2795 Ocean Hwy West, Shallotte, NC 28470



PROPERTY FEATURES

- Future pad site adjacent to new Royal Farms
- Excellent visibility on Highway 17
- High traffic volume (Highway 17: 39,948 VPD, Main Street: 24,294 VPD)
- Access to Highway 17 and Main Street
- Nearby retailers: Chick-fil-a, Royal Farms, Hardee's, Dunkin', Cookout, Taco Bell, Walmart
- Available for ground lease
- Contact brokers for pricing

AREA RETAILERS AND BUSINESS DRIVERS



For more information, contact:

NICKI JASSY | BROKER IN CHARGE

843 973 8235

nicki@twinriverscap.com

TWIN RIVERS CAPITAL

656 Ellis Oak Avenue, Suite 201

Charleston, SC 29412

twinriverscap.com

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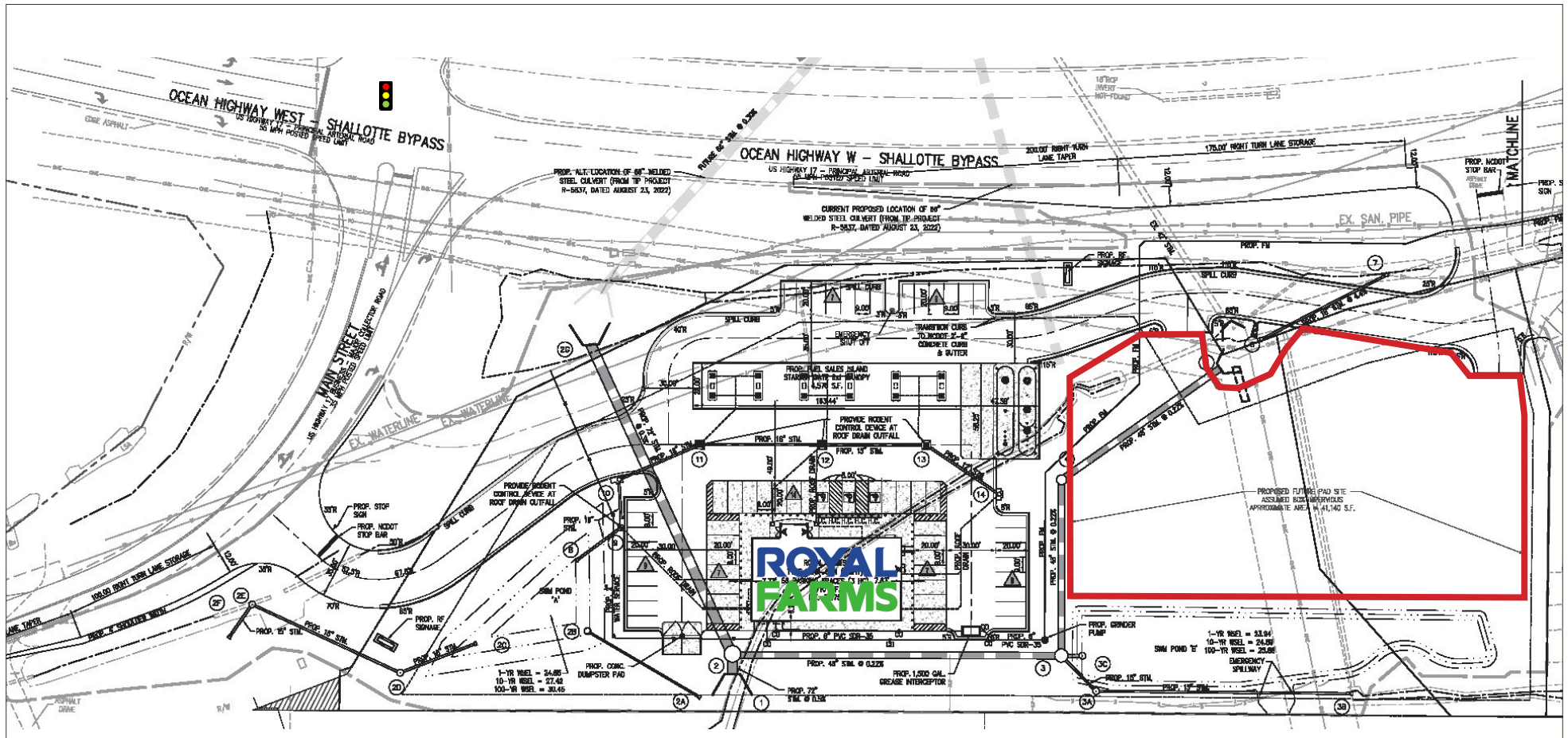
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SITE PLAN



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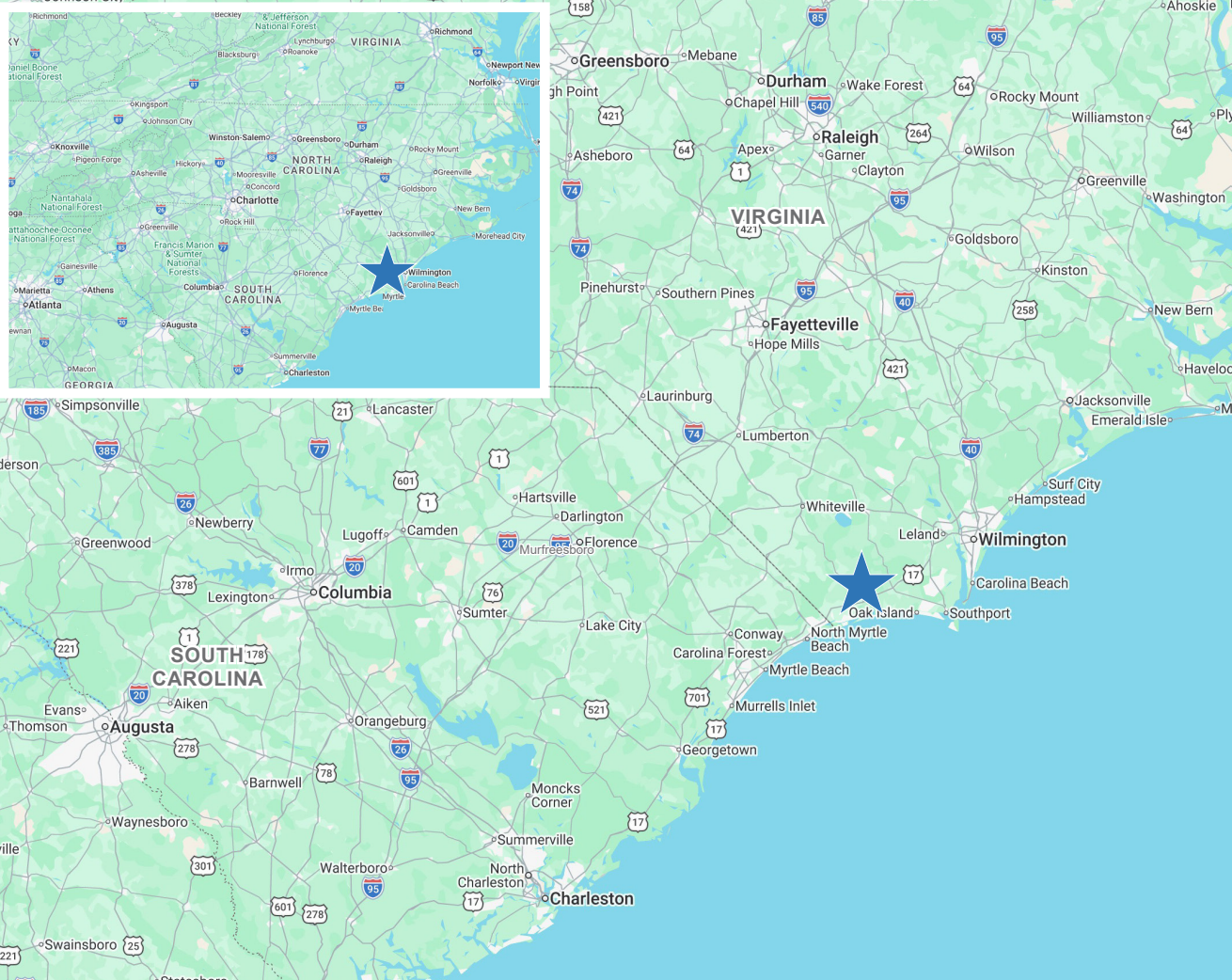
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DEMOGRAPHICS (2026)

	3 Mile	5 Miles	10 Miles
Population	1,875	8,655	18,776
No. of Households	894	3,698	8,234
Avg. HH Income	\$68,410	\$71,962	\$66,693
Median HH Income	\$82,648	\$90,811	\$86,071

TRAFFIC COUNTS

	VPD
Highway 17	39,948
Main Street	24,294

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