

**±1.18 ACRES
FOR GL, BTS OR SALE**



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Proposed Site:
±1.18 Acres on NC Hwy 50
Surf City, NC 28445

 **BUTLER**
PROPERTIES & DEVELOPMENT, LLC
(706) 521-6250

PROPERTY SUMMARY

Property Highlights

- Retail Pad available for GL, BTS, or Sale
- Excellent retail development opportunity for a QSR, Bank, Automotive use, Medical, Car Wash, and many more.
- Located on Hwy 50/Roland Ave in Surf City's fastest growing retail corridor.
- Excellent visibility with over 150 feet of frontage
- Full Signalized Access across from the main entrance to Food Lion.
- Surrounding retailers include: Publix, Walmart Neighborhood Market, Food Lion, Petco, Starbucks, Tidal Wave Auto Spa, Mavis, McDonald's, CVS, Dunkin, Jersey Mike's, and more.
- ± 24,000 VPD on NC Hwy 50
- **Price: Contact Broker for Details.**



Demographics

	Population	Median Income
1 Mile	1,152	\$85,220
3 Mile	6,823	\$97,580
5 Mile	16,697	\$108,929

REGIONAL OVERVIEW



- A part of both Pender and Onslow Counties
- Suburb of both Wilmington and Jacksonville
- Known for its great beaches and close drive from many major cities
- With warm weather year-round, Surf City is home to many popular golf courses
- Major employers include Pender County Board of Education, Carolina's Blueberries LLC, and Gomez Harvesting LLC



BIG BOX AERIAL

Hwy 50 / Roland Ave | Surf City, NC



Interstate 40



US-210



NC-50



US-17



Publix



Surf City

US-17



Hampstead



MARKET AERIAL

Hwy 50 / Roland Ave | Surf City, NC



NC Hwy 210 E
18,500 VPD

NC Hwy 50 E
24,000 VPD

Publix

SUPERCUTS

ups

TIDAL WAVE
AUTO SPA

bp

petco

Starbucks

SHUCKIN'
SHACK
OYSTER BAR

MAVIS
DISCOUNT
TIRE

Godfather's
Pizza

Jersey
Mike's
SUBS

CVS
pharmacy

SHERWIN
WILLIAMS

HandyMart

DUNKIN'
DONUTS

McDonald's

Surf City
333

FANTASTIC SAMS
CUT & COLOR

Walmart
Market

TSUNAMI
SURF SHOP

MAVI SALON

BEACHSIDE
CUSTOM KINGS

WATKINS
FLOOR COVERING

Star

go
gas

FOOD LION

BEACHWEAR

LOW TIDE



SITE AERIAL

Hwy 50 / Roland Ave | Surf City, NC



NC Hwy 210 E
18,500 VPD



FANTASTIC SAM'S
CUT & COLOR



NC Hwy 50 E - 24,000 VPD



MAVI SALON

