



## Small Shop Space For Lease

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## Route 168/Caratoke Highway & Baxter Lane Moyock, NC New Site Plan!

8,425 SF of small shop space available

- Small shop space for lease adjacent to Starbucks
- Adjacent to new 7-Eleven

Accelerating success.

Description	This strip center is located on Route 168/Caratoke Highway at Baxter Lane in Moyock, NC. Along with domestic traffic, this roadway sees massive amounts of tourist traffic heading to or from the Outer Banks, as well as commuter traffic, made simpler by the Great Bridge Bypass.
Address	Route 168/Caratoke Highway and Baxter Lane, Moyock, NC Less than one mile from the VA/NC line.
Area Traffic Generators:	Along this corridor, in a 3-mile line, are Food Lion, Taylor's Do It Center, Towne Bank, Hardees, Wendy's, Sonic, Navy Federal Credit Union, Burger King, Dollar Tree, Advance Auto, Border Station, Southland, ABC Store, Dollar General, Care-a-Lot Pet Supplies, Atlantic Union Bank, ABNB Credit Union, Dunkin' Donuts, Little Ceasars, Great Clips and many more.
Shop Availability:	Two Buildings: 4,625 sf & 3,800 sf (can be subdivided)
Lease Rate:	See Agent for rental rate
Zoning:	GB (General Business)
Traffic Counts:	34,000 VPD (non-peak months)
Other:	Buildings will have cross access to Baxter Lane.
Demographics:	

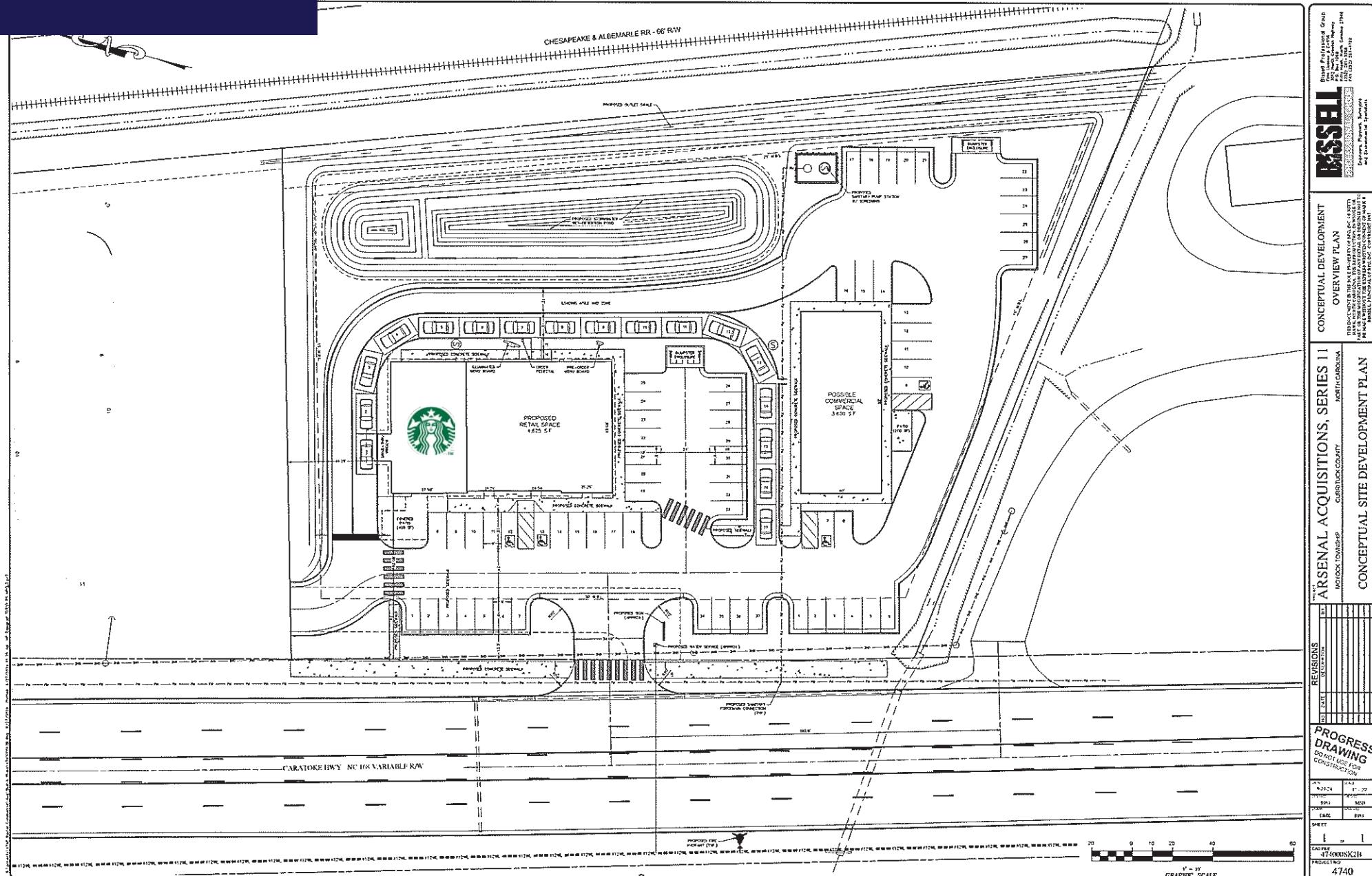
	10 Minutes	20 Minutes	30 Minutes
Population	8,613	73,708	366,195
Daytime Population	5,653	65,200	348,641
Average Household Income	\$100,532	\$104,342	\$80,281

"Moyock, NC is on the rise. Between 2017 and 2020, the border community's population grew a staggering 45%. Growth is expected to continue and for good reason – lower property taxes, lower cost of living and close proximity to nearby cities are transforming this pass-through town into a developing destination."

-Thomas McCoy MAI Commercial Appraiser

## Property Overview

# Site Plan



# Moyock Comp Map

New Homes -



# Submarket Aerial



# Aerial View Northbound



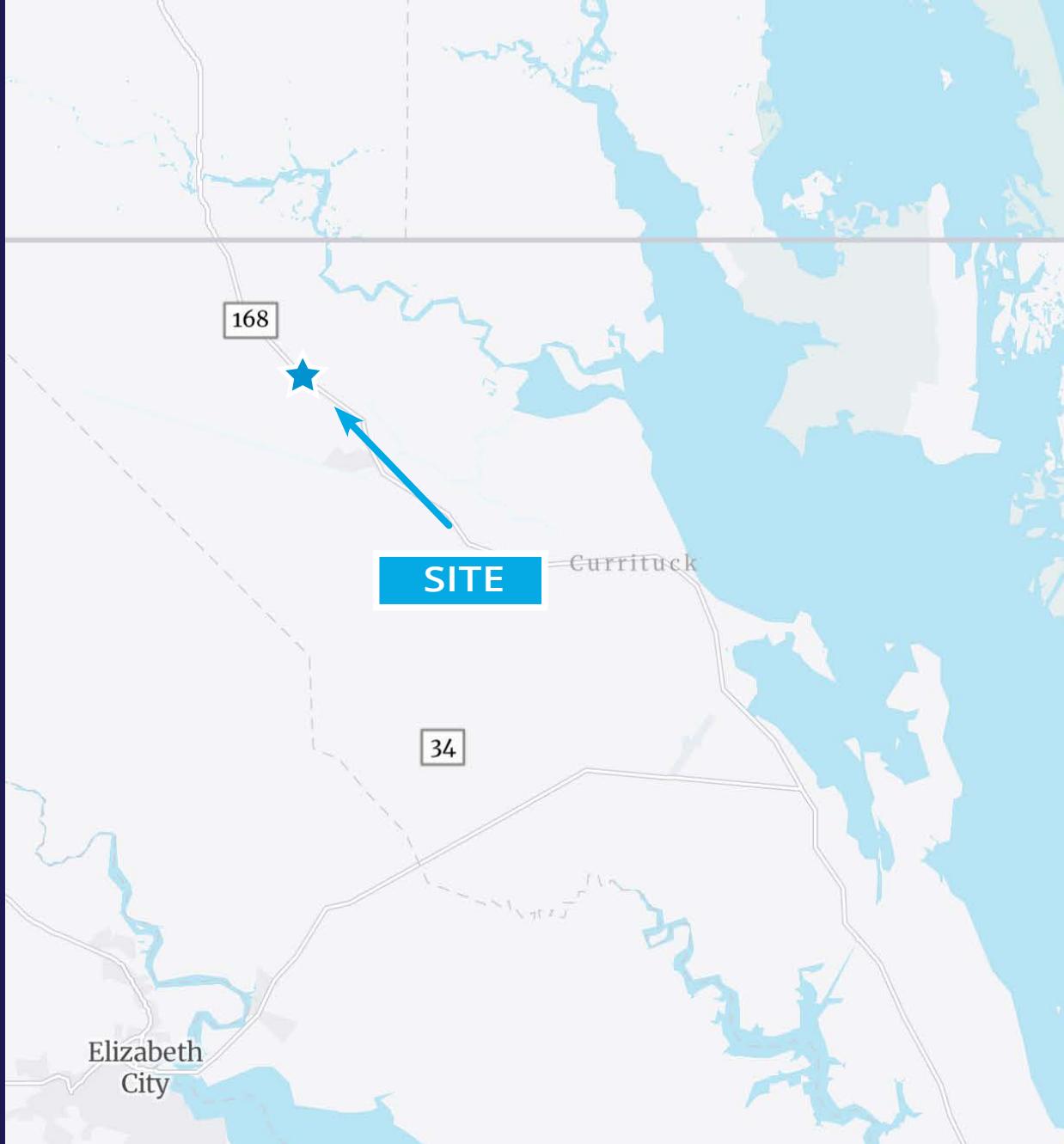
# Aerial View Southbound



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