

PREMIUM RESIDENTIAL & RETAIL DEVELOPMENT SITES IN THE VILLAGE AT SUNSET BEACH



85-ACRE MASTER-PLANNED, MIXED-USE DEVELOPMENT OFFERING SPECIALTY RETAIL, MEDICAL, OFFICE, SERVICE, RESTAURANT, HOTEL AND RESIDENTIAL DEVELOPMENT OPPORTUNITIES

Located 1.5 miles from the bridge to the island of Sunset Beach, three miles to Causeway Drive Ocean Isle Beach, three miles south of US Highway 17 connecting Wilmington, NC to the Myrtle Beach, SC Grand Strand 15 miles to southwest

SERVING THE RAPIDLY-GROWING HIGH NET WORTH YEAR-ROUND RESIDENTS AND EXTENDED SEASON VISITORS OF THE SOUTH BRUNSWICK ISLANDS OF NORTH CAROLINA

Presented By:

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Carolinas Commercial

RETAIL • OFFICE • INDUSTRIAL • LAND



**Sun Coast
Partners**
COMMERCIAL



THE PREMIERE BUSINESS ADDRESS IN SUNSET BEACH, NC

The Village at Sunset Beach is an 85-acre master-planned mixed-use development serving the permanent residents and resort visitors to the Sunset Beach, Ocean Isle Beach and Calabash North Carolina area. Anchored by Food Lion, Bank of America and Walgreen's, this town center development offers specialty retail stores, medical, office, professional services and restaurants with hotel, commercial and residential development opportunities. The Ingram Planetarium, a unique educational facility with state-of-the-art astronomy simulations, sits between the shopping center, mixed-use and residential developments.

Located within The Village at Sunset Beach, Dock Street Live-Work Townhomes, Village Park Condominiums, newly constructed Artesa Village Apartments and connected 'The Sanctuary' 360+ new homes development offer the opportunity to live in a traditional neighborhood development with direct pedestrian, bike, golf cart and vehicle access to restaurants, retail, medical and professional offices. Adjacent Sea Trail Plantation is home to more than 2,000 acres of winding creeks, lakes, lush woodlands and four distinctly different golf courses available for play by homeowners and visitors to the South Brunswick Islands.



CAROLINAS COMMERCIAL WITH SUN COAST PARTNERS COMMERCIAL

Specializing in Marketing and Managing Commercial Real Estate from Wilmington, NC to Myrtle Beach, SC



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**2.01 - 17.25 ACRES ZONED SB-MB-2 ON SUNSET BLVD N
RESIDENTIAL & RETAIL DEVELOPMENT SITES ADJACENT THE VILLAGE AT SUNSET BEACH
& ACROSS FROM SEA TRAIL PLANTATION & GOLF RESORT**



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ARE YOU READY TO BRING YOUR BUSINESS TO THE BEACH?

The Village at Sunset Beach Town Center Development offers specialty retail, medical, office, service, restaurant, hotel and residential real estate development opportunities.

DINING & ENTERTAINMENT

- Aroma's of Peru Restaurant
- Fibber McGee's
- Host & Graze Charcuterie
- La Cucina Italian Grill
- Las Palmeras Mexican Restaurant
- Subway
- Ingram Planetarium

FESTIVALS & EVENTS

- Sunset Beach Concert Series
- Sunset at Sunset Community Festival
- Trunk or Treat
- Run Sunset Beach Half Marathon
- SBI Three Bridges Tour Bike Ride

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RETAIL & PROFESSIONAL SERVICES

- ABC Store
- AP Beach Boutique
- Bank of America
- Bleu Boutique
- Curiosities Apparel & Gifts
- Communities in Schools Thrift
- Emerald Grace Boutique
- European Skin Center Salon
- Focus Broadband
- Food Lion Grocery Store
- Hair Du
- J. Huffman's Clothing Store
- Marvelous Issues Comics
- Ocean Presence Gifts
- Opal Salon & Spa
- Pelican Bookstore
- Refreshed Rx MedSpa
- Sunset Nail Spa
- The Olive Press

MEDICAL SERVICES

- Alps Mtn Hearing Aid Center
- Brunswick Physical Therapy
- Coastal Comprehensive Care
- Dona Caine Francis Counseling
- Dr. Alex Rakos, DDS, PA
- EmergeOrtho
- McLeod Internal & Specialty Medicine
- Sunset Dental





KEY DEMOGRAPHICS WITHIN 15 MINUTE DRIVETIME OF THE VILLAGE AT SUNSET BEACH SHOPPING CENTER, SUNSET BEACH, NC





Silver & Gold
Dominant Tapestry Segment


63.9
Median Age

KEY FACTS

 36,333 Total Population	 \$347,931 Median Home Value
 1,419 Businesses	 36,167 Daytime Population

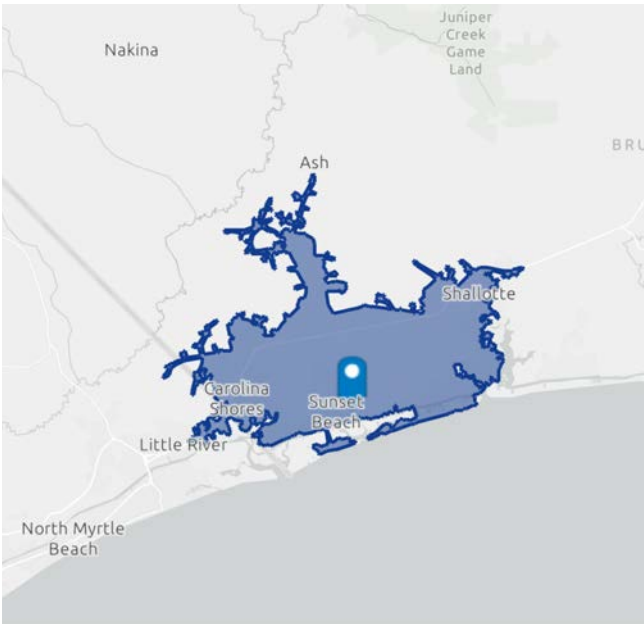

3.37%
2024-2029
Pop Growth Rate


\$50,200
Per Capita Income


2.0
Avg Household Size


\$77,850
Median Household Income

POPULATION TRENDS AND KEY INDICATORS IN 15 MINUTE DRIVETIME FROM THE SITE



36,333	17,781	2.04
Population	Households	Avg Size Household
63.9	\$77,850	\$347,931
Median Age	Median Household Income	Median Home Value
119	92	31
Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$12,808

Avg Spent on Mortgage & Basics



28.0%

Percent of Income for Mortgage

POPULATION BY GENERATION



10.1%

Greatest Gen: Born 1945/Earlier



48.4%

Baby Boomer: Born 1946 to 1964



15.8%

Generation X: Born 1965 to 1980



11.2%

Millennial: Born 1981 to 1998



10.4%

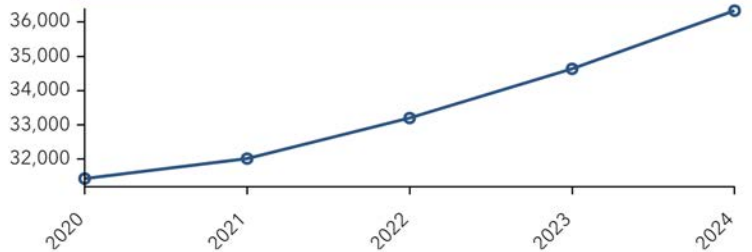
Generation Z: Born 1999 to 2016



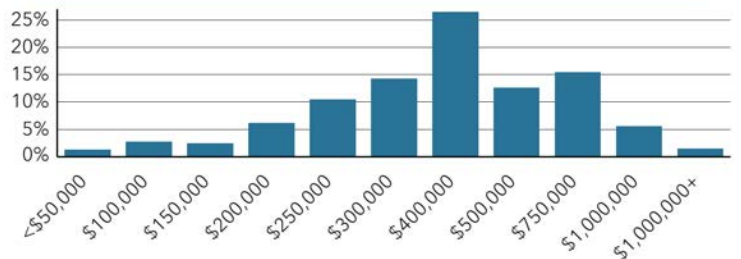
4.1%

Alpha: Born 2017 to Present

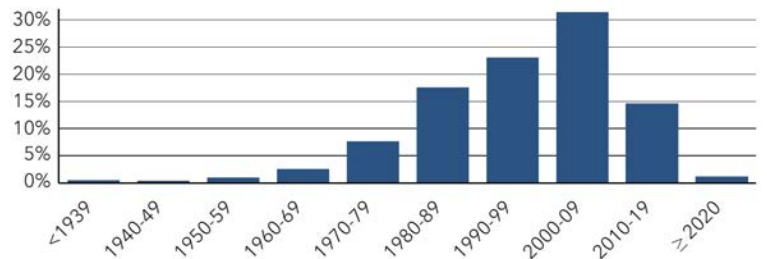
Historical Trends: Population



Home Value



Housing: Year Built



Property Ranking

May 1, 2023 - Apr 30, 2024

Ranking Overview

Food Lion Grocery Store
1775 Clippers Way SW, # 1593

Nationwide

7 / 1,109

99%

North Carolina

2 / 505

99%

15mi

1 / 7

100%

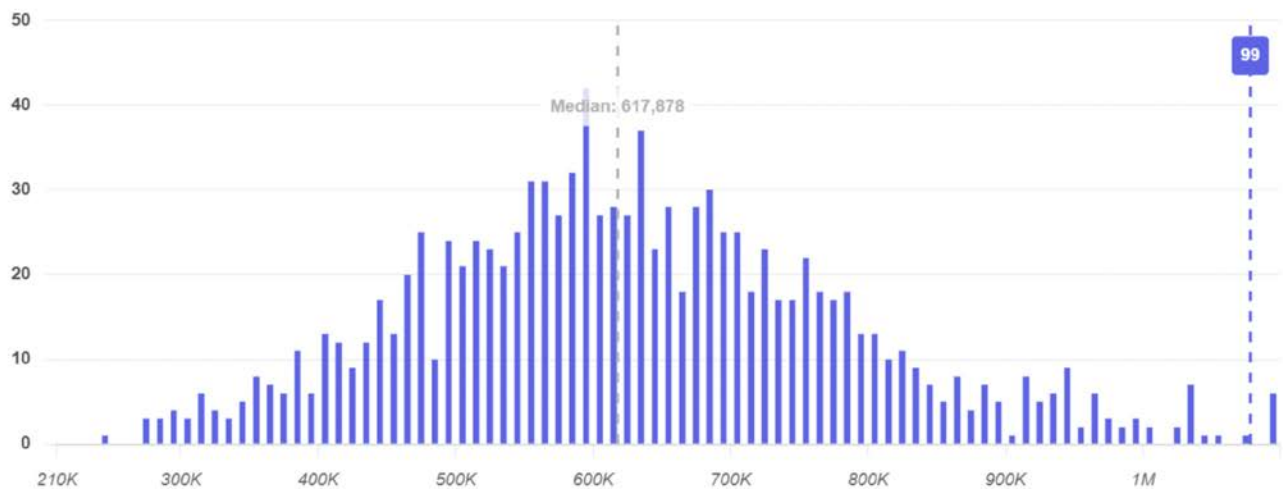
Chain: Food Lion Grocery Store | Visits | May 1st, 2023 - Apr 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Percentile Rank

Food Lion Grocery Store
1775 Clippers Way SW, Sunset Beach, NC 28468 # 1593

of Properties: 1,109 Coverage: 100%

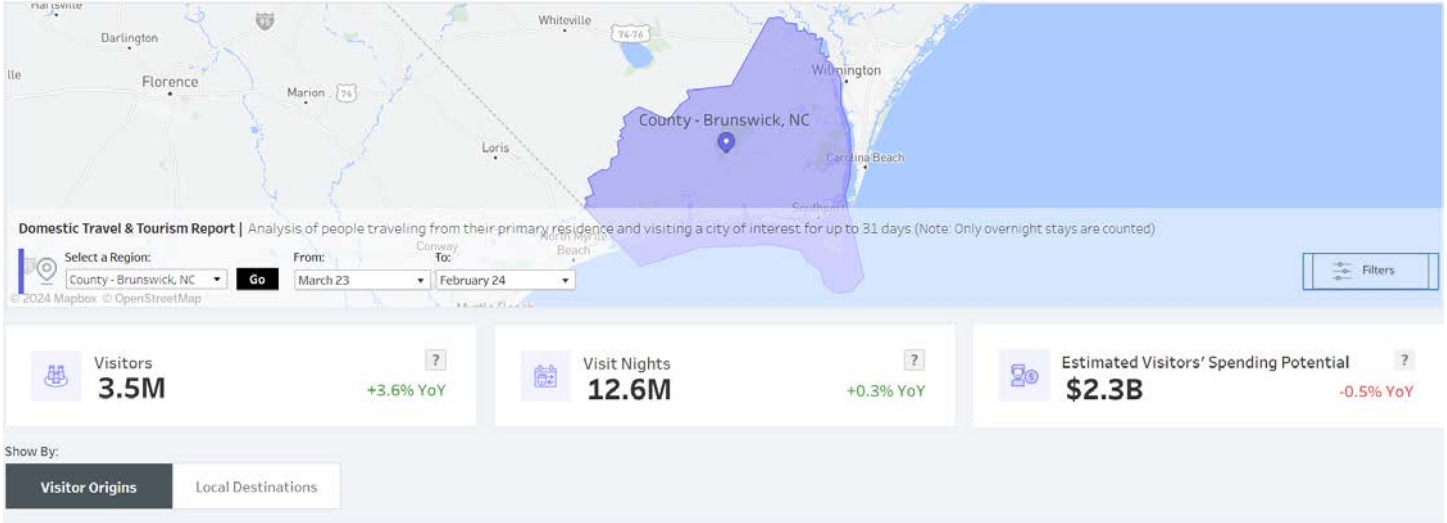


Chain: Food Lion Grocery Store | Nationwide | Visits | May 1st, 2023 - Apr 30th, 2024
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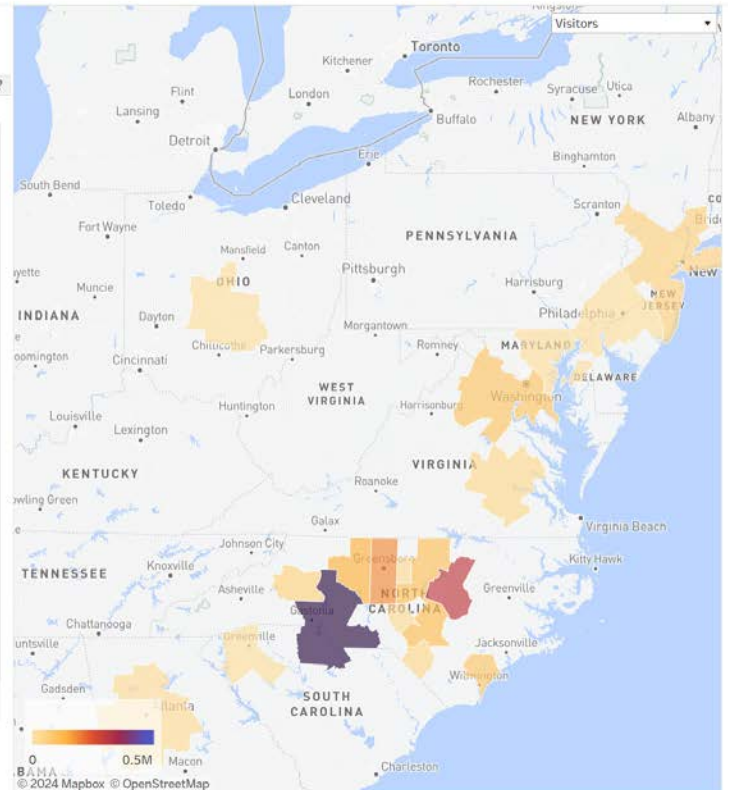
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Visitors Origins

By CBSA: Show Top 20:

CBSA	Visitors		Visit Nights		Median Daily Disposable Income
	OK	200K	0M	1M	
Charlotte-Concord-Gastonia, NC	538.0K	1.9M	\$196.8	\$222.7	
Raleigh-Cary, NC	348.7K	1.1M	\$158.3	\$152.9	
Greensboro-High Point, NC	206.7K	725.4K	\$423.9K	\$292.4	
Winston-Salem, NC	156.6K	567.7K	\$400.5K	\$187.7	
Washington-Arlington-Alexandria, VA	104.2K	423.9K	\$374.9K	\$137.2	
Durham-Chapel Hill, NC	121.1K	400.5K	\$296.2K	\$263.2	
Fayetteville, NC	128.0K	374.9K	\$281.9K	\$164.0	
New York-Newark-Jersey City, NY-NJ	71.2K	296.2K	\$269.2K	\$137.4	
Wilmington, NC	101.9K	281.9K	\$199.2K	\$233.9	
Hickory-Lenoir-Morganton, NC	69.0K	269.2K	\$164.2K	\$101.0	
Richmond, VA	48.7K	199.2K	\$157.6K	\$144.4	
Lumberton, NC	54.1K	164.2K	\$147.3K	\$223.1	
Burlington, NC	44.1K	157.6K	\$137.6K	\$249.8	
Atlanta-Sandy Springs-Alpharetta, GA	37.5K	147.3K	\$137.5K	\$207.8	
Baltimore-Columbia-Towson, MD	32.3K	137.6K	\$125.3K	\$231.4	
Columbus, OH	28.5K	137.5K	\$123.3K	\$164.8	
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	30.9K	125.3K			
Pinehurst-Southern Pines, NC	42.1K	123.3K			



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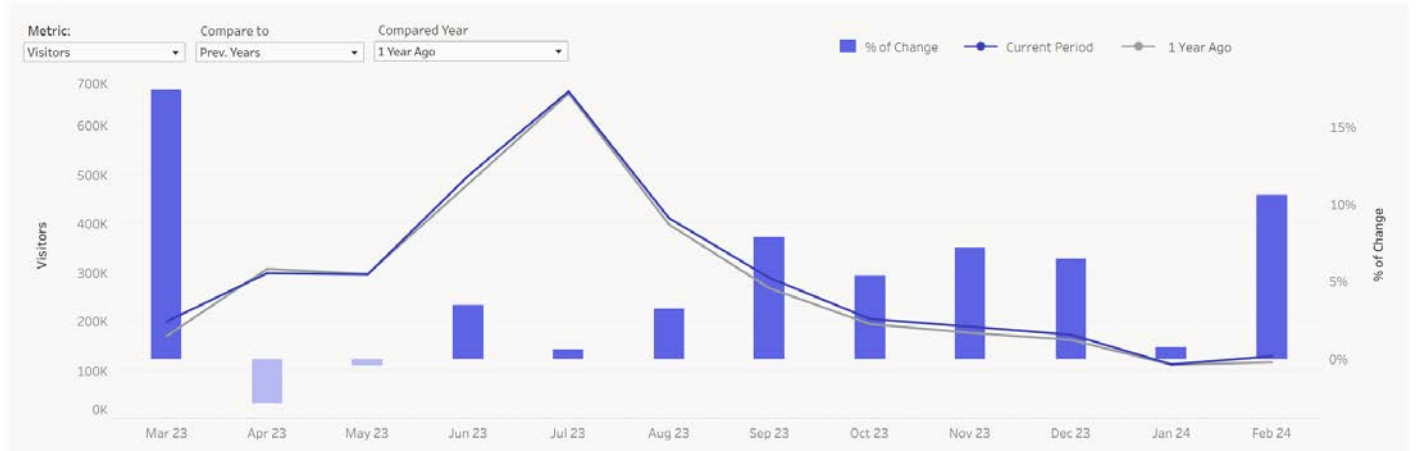
Visitors 3.5M +3.6% YoY	Visit Nights 12.6M +0.3% YoY	Estimated Visitors' Spending Potential \$2.3B -0.5% YoY
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Show By:

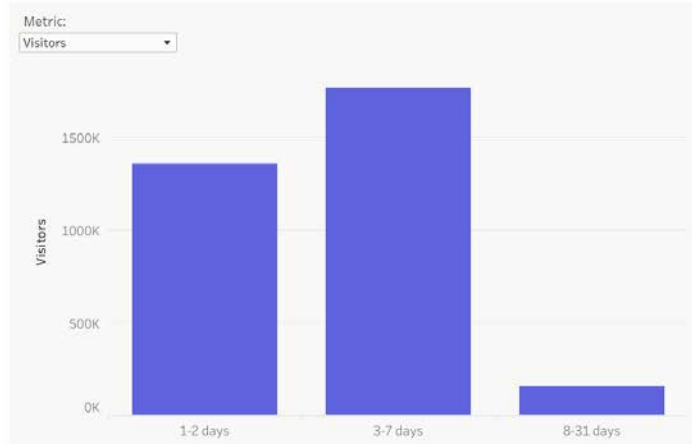
Visitor Origins Local Destinations

Visitor Metrics

Visits Variance



Breakdown By Visit Lengths



Breakdown By Demographics

