



42 SHUCKIN ST, HAMPSTEAD, NC 28443

OYSTER CREEK LANDING

RETAIL/OFFICE FOR LEASE

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PROPERTY DESCRIPTION

Oyster Creek Shopping Center is Hampstead's newest mixed-use retail and office destination, strategically positioned with prime street frontage along highly trafficked Highway 17. This modern development offers excellent visibility and accessibility, supported by strong daily traffic counts that drive consistent consumer exposure.

The center is designed to serve as a vibrant community hub, featuring a dynamic mix of restaurants, fitness concepts, entertainment options, and professional services—all in one convenient location. Ample on-site parking ensures ease of access for both customers and tenants.

Select end-cap spaces include outdoor patio areas, creating unique opportunities for restaurant and lifestyle tenants to enhance the customer experience. With its high-growth location and thoughtfully curated tenant mix, Oyster Creek Shopping Center presents an exceptional opportunity for businesses looking to establish a presence in one of Hampstead's most active commercial corridors.

HIGHLIGHTS

- Prime frontage along Highway 17 offering exceptional visibility
- High daily traffic counts driving strong consumer exposure
- Curated tenant mix including dining, fitness, entertainment, and professional services
- Abundant on-site parking for convenient customer access
- Select end-cap spaces featuring outdoor patio opportunities
- TICAM: \$6.73/SF

BUILDING 1: 44 SHUCKIN ST, HAMPSTEAD, NC

Suite #	Size	Lease Rate	Notes
SUITE 101	±1,729 RSF	\$35/yr/SF (NNN)	2nd generation restaurant

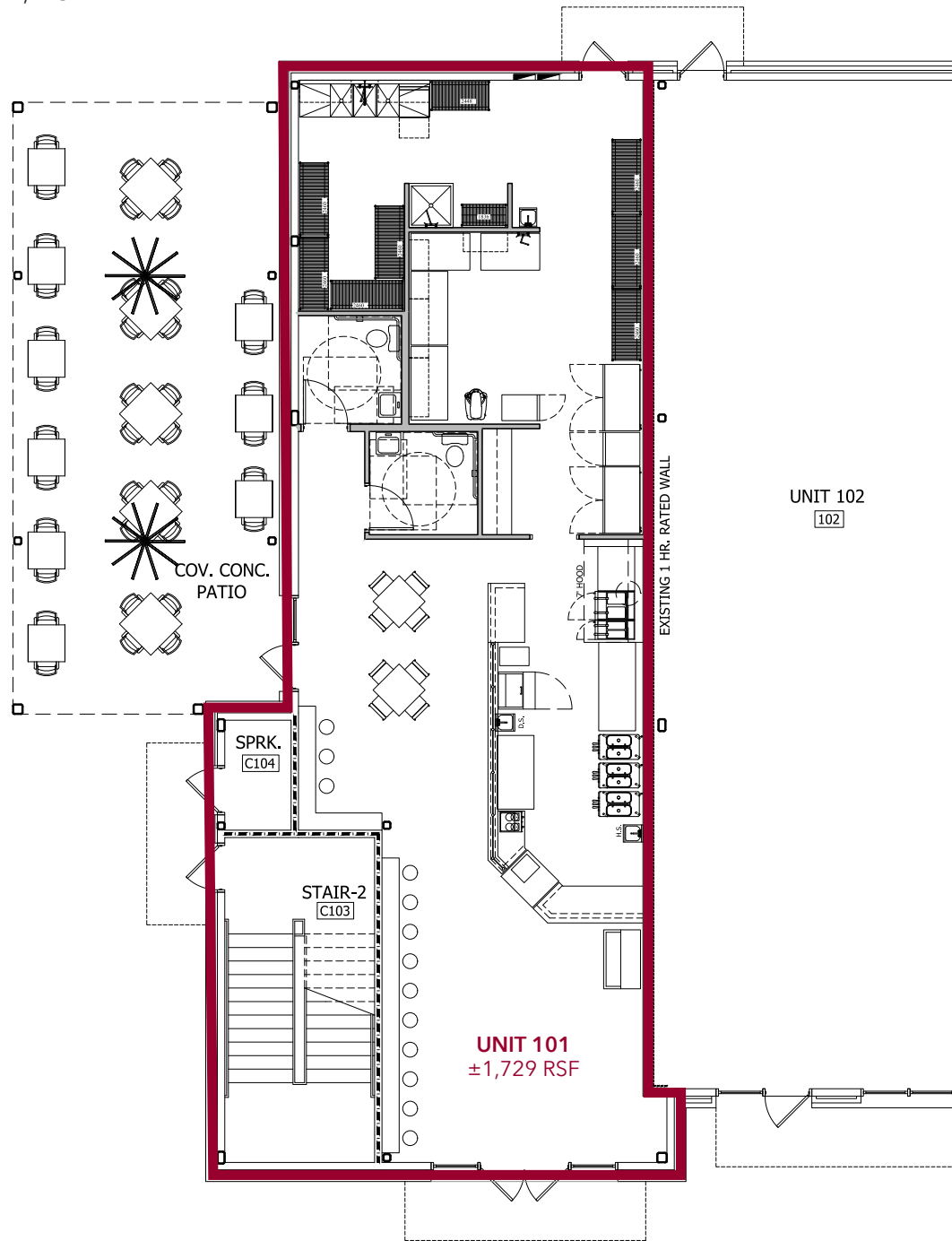
BUILDING 2: 43 SHUCKIN ST, HAMPSTEAD, NC

Suite #	Size	Lease Rate	Notes
SUITE 101/102	±3,657 RSF	\$35/yr/SF (NNN)	End-cap
SUITE 201	1,420 RSF	LEASED	
SUITE 202	±1,523 RSF	\$35/yr/SF (full service)	Move-in ready
SUITE 203	±2,361 RSF	\$35/yr/SF (full service)	Raw unfinished
SUITE 205	5,087 RSF	LEASED	



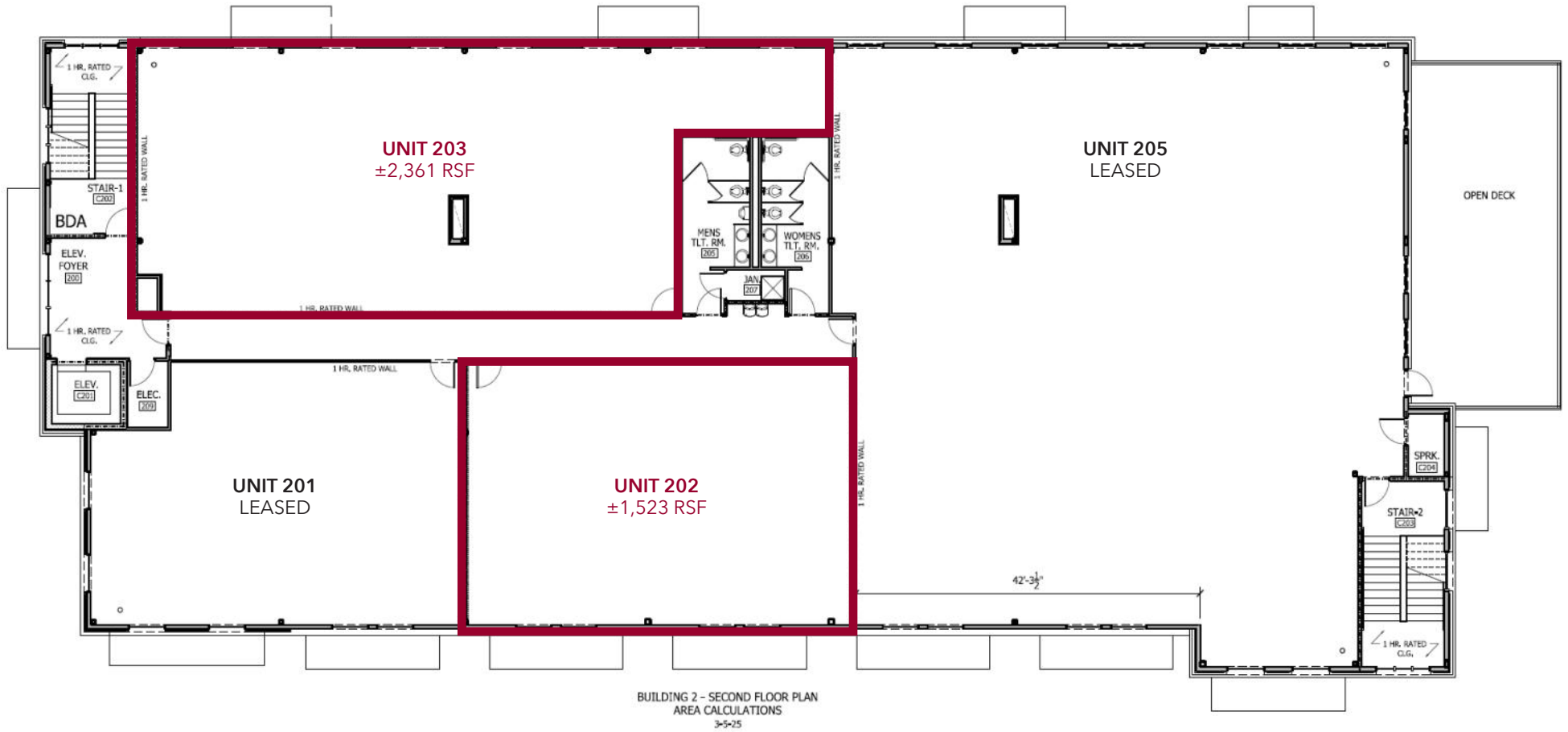
BUILDING 1 FLOOR PLAN

44 SHUCKIN ST, HAMPSTEAD, NC



BUILDING 2 FLOOR PLAN

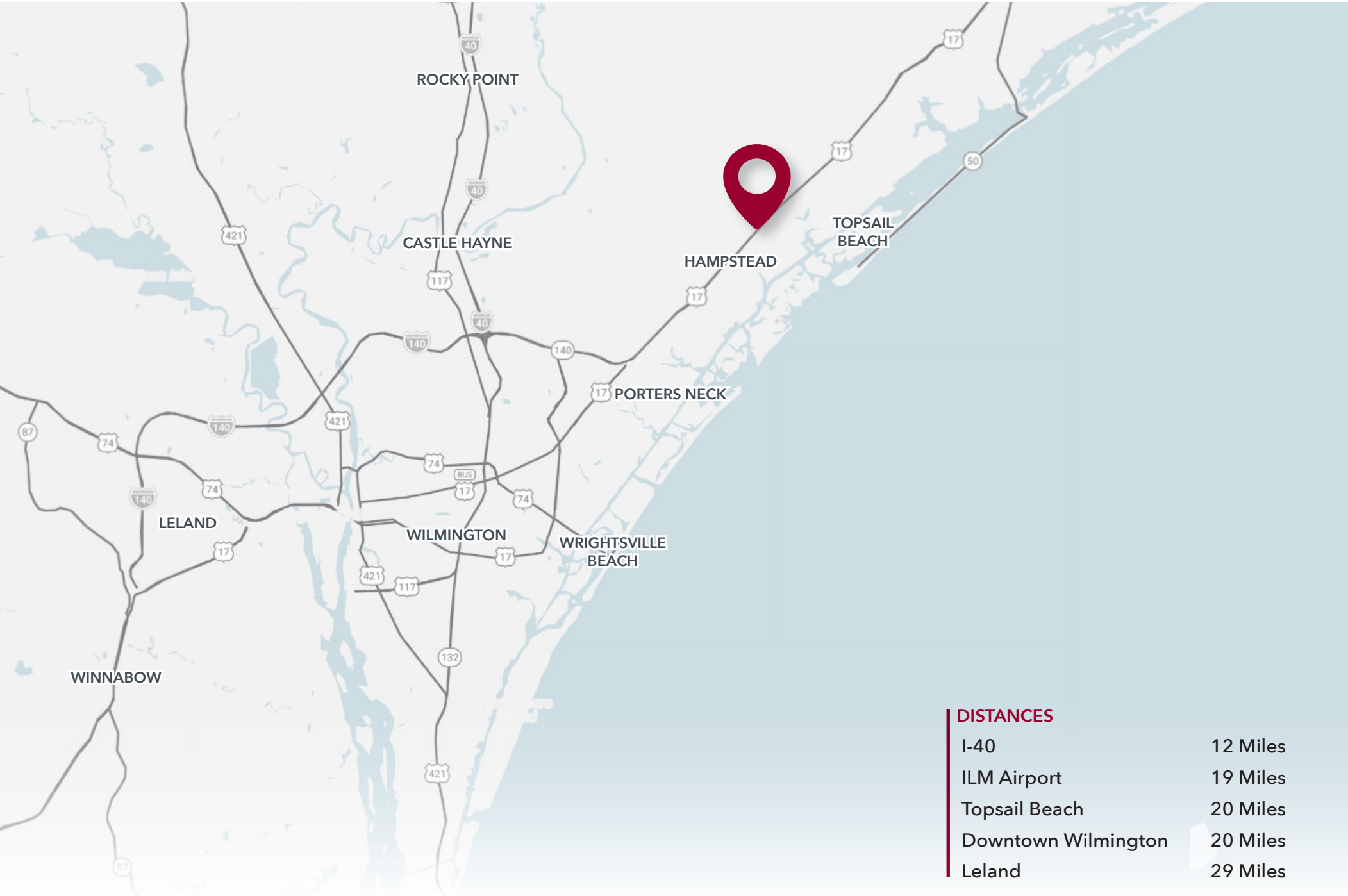
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TENANT OVERVIEW



AREA OVERVIEW

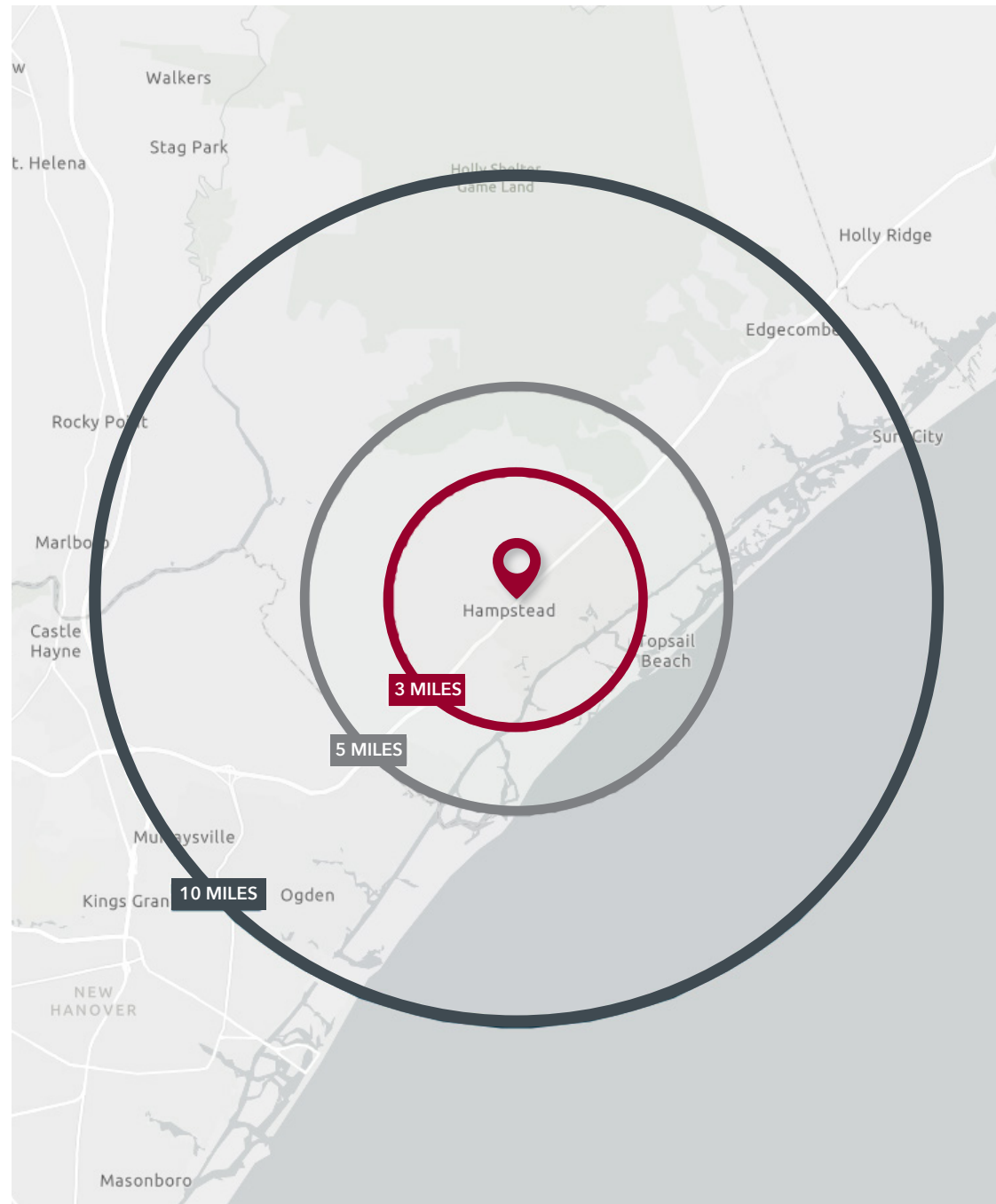


DISTANCES

I-40	12 Miles
ILM Airport	19 Miles
Topsail Beach	20 Miles
Downtown Wilmington	20 Miles
Leland	29 Miles

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION (2025)	13,172	25,101	72,052
DAYTIME POPULATION	11,163	19,533	54,521
MEDIAN AGE	42.6	42.7	43.4
AVERAGE HOUSEHOLD INCOME	\$137,443	\$131,799	\$130,362
AVERAGE HOME VALUE	\$511,720	\$513,813	\$504,135



FOR MORE INFORMATION, CONTACT:

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