



Up to  
6,175 SF  
For Lease

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5539 N Croatan Hwy, Southern Shores, NC 27949

# Marketplace at Southern Shores

Anchored in the Heart of the Famed Outer Banks, North Carolina's Premier Summer Beach Destination

Located just over a mile from the Wright Memorial Bridge, the Marketplace at Southern Shores is strategically positioned as the primary grocery destination for travelers entering the Outer Banks from Virginia. Serving as a vital hub in this high-barrier-to-entry market, the marketplace, anchored by major retailers like Food Lion, Marshalls, and CVS Pharmacy, offers a comprehensive shopping experience amidst an area with limited nearby competition.

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# Property Highlights



Up to 6,175 sf Available For Lease (July 1, 2026)

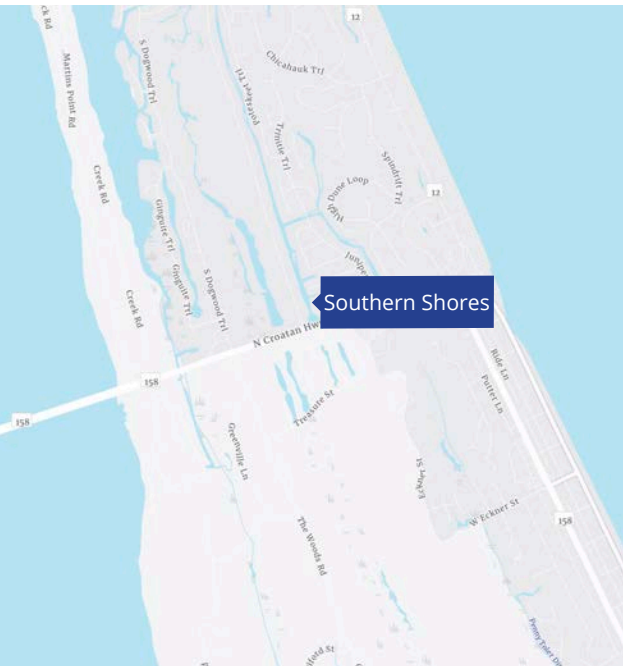


Average daily population swells 6-8x from June-August



Located in the heart of the #1 Summer Destination in the US (Forbes)

## Site Plan



1	Starbucks	1,747 SF	12	OBX McGriff Chiropractic	1,287 SF
2	Jersey Mike's Subs	1,648 SF	13	OBX Optical	3,954 SF
3	Verizon Wireless	1,747 SF	14	Rack Room Shoes	6,000 SF
4	Available (July 1, 2026)	5,100 SF	15	Marshalls	24,000 SF
5	Available (July 1, 2026)	1,075 SF	16	CVS Pharmacy	11,200 SF
6	Island Woodcrafts	1,470 SF	17	Five Below	10,007 SF
7	Cosmo's Pizza	1,393 SF	18	Food Lion	52,265 SF
8	Forefront Dermatology	2,000 SF	19	Shun Xing Chinese	1,177 SF
9	Spectrum	2,040 SF	20	Scott Team Realty	1,177 SF
10	Cosatal Rehabilitation	2,370 SF	21	Outer Banks Health	3,750 SF
11	Sherwin Williams	2,900 SF			



# Retailer Map



Convenient access & close proximity to Wright Memorial Bridge, 1 of 3 bridged access points to the Outer Banks



Nearest grocers to the north of Marketplace at Southern Shores on the Outer Banks are over 16 miles away



# Market Overview

OUTER BANKS, NC



2022 Visitor Spending  
**\$1.2B**



June-August population swells  
**225,000+**



3-Mile Average household income  
**\$150,648**



Total Businesses in 3-Mile Radius  
**564**

Demographics	1 Mile	3 Mile	5 Mile
Total Households	764	3,081	4,830
Total Population	1,878	7,144	11,054
Average Household Income	\$154,336	\$150,648	\$134,647







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