



3.55 ACRES | 4480 MAIN ST | SHALLOTTE

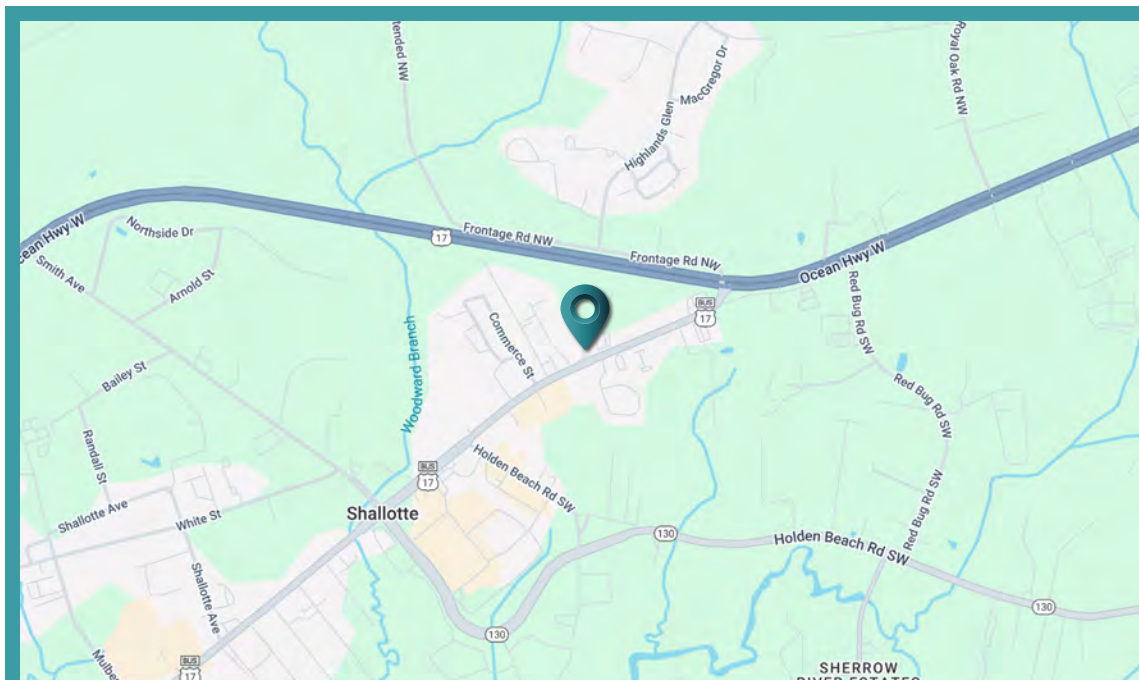
DAVID SUMMERLIN, III
910 444 9012
david.summerlin@scpccommercial.com

FOR SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpccommercial.com



**Sun Coast
Partners**
COMMERCIAL



Very strong site on the north end of Main St. (Hwy 17 Bus) in Shallotte, NC. This site fronts Main St and Hwy 17 bypass at the rear of the property. Traffic counts on Main St average 15,000 vehicles per day. Access will be via Main St. Join many surrounding QSR and retail users. This site is 1/3 of a mile from the signalized intersection of Hwy 17/Main St/Frontage Rd. This site appears to be dry, with the exception of one ditch. Wetlands info will need to be verified by buyer. Building on the site will be sold “as is”. Call broker for showings, pricing and details.

4480 Main Street Shallotte, NC 28740

ACREAGE'	3.55 Acres
SALE PRICE	\$2,250,000
ZONING	Shallotte Highway Business
APN	18200052



*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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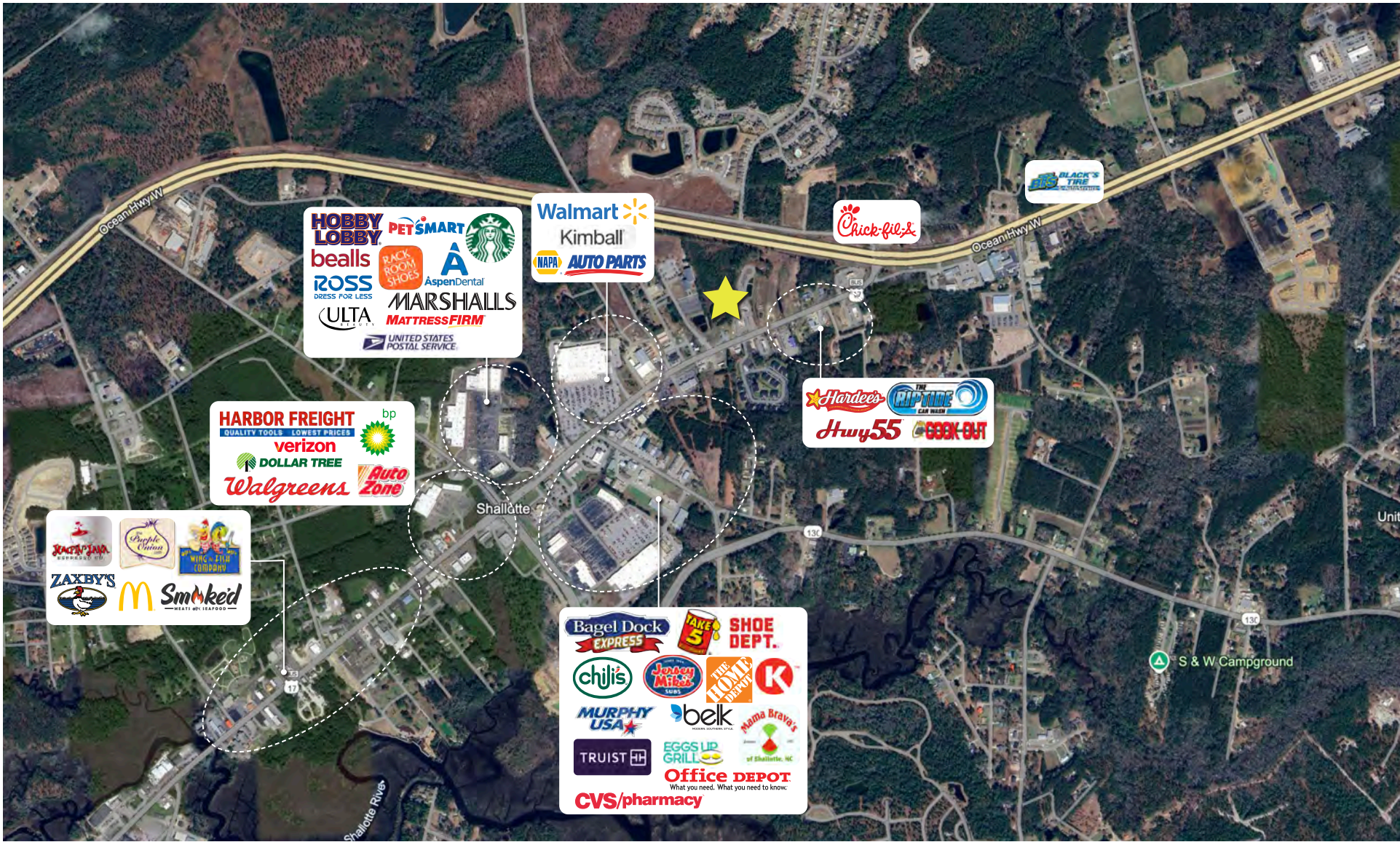


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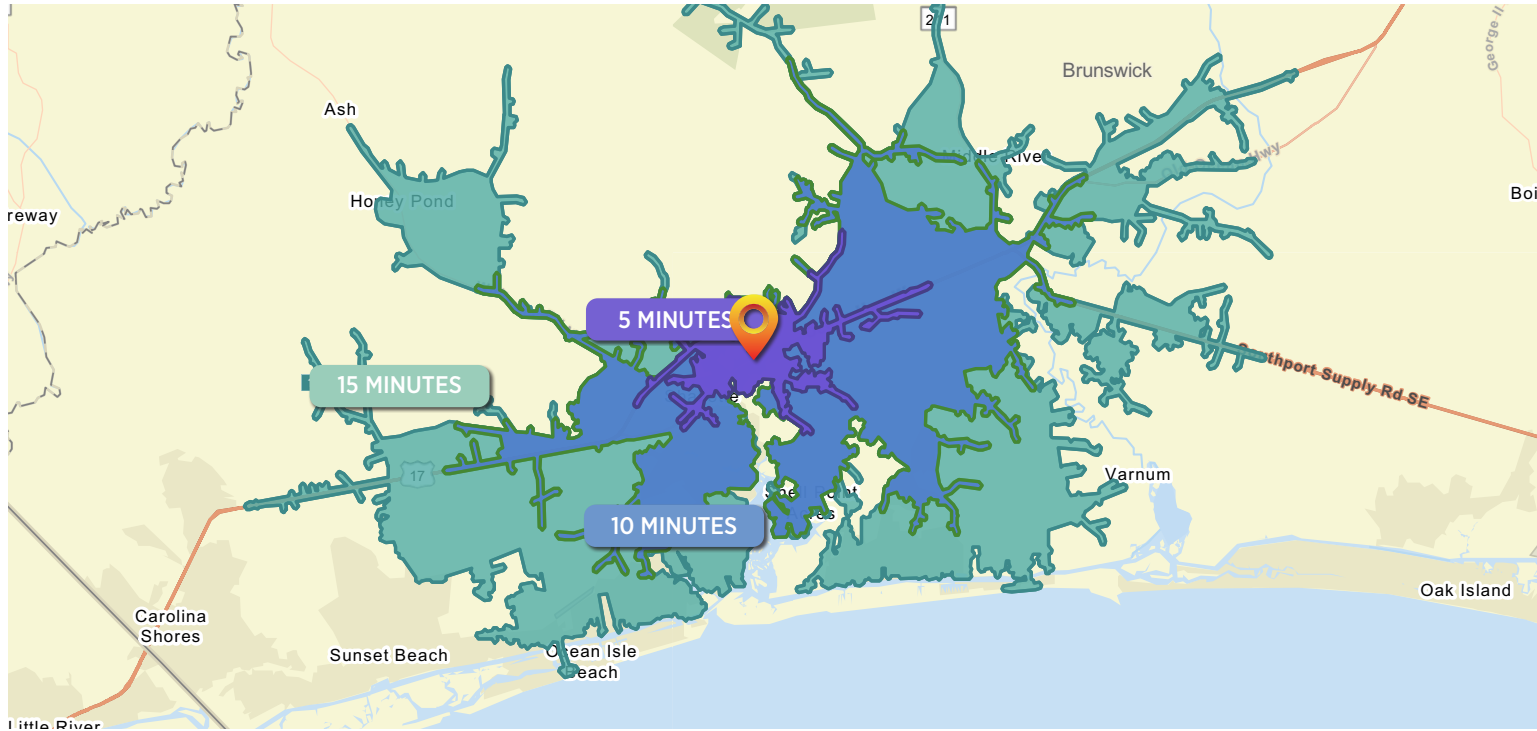


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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	2,487	12,148	30,439
Average Age	45.2	47.9	54.6
Households	1,044	4,989	13,356
Average HH Size	2.33	2.42	2.26
Median HH Income	\$56,587	\$59,081	\$64,796
Average HH Income	\$78,247	\$80,431	\$90,591
Per Capita Income	\$32,732	\$33,770	\$40,042

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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