



15.9 ACRES | 0 OCEAN HIGHWAY WEST, SUPPLY, NC

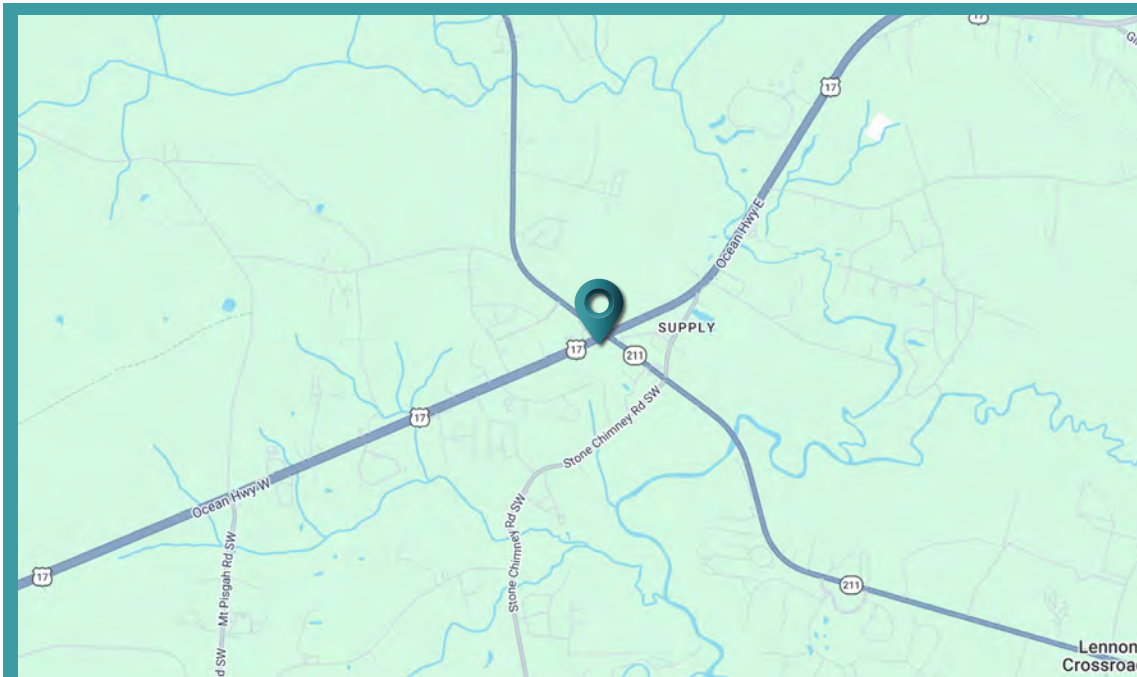
DAVID SUMMERLIN, III
910 444 9012
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FOR SALE

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



**Sun Coast
Partners**
COMMERCIAL



**0 Ocean Highway W.
Supply, NC 28462**

ACREAGE	15.9 Acres
LIST PRICE	\$2,750,000
ZONING	CO-CLD
PARCEL ID	16800024

*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.

Strong site in very close proximity (450ft) to the traffic signal at HWY 17 and HWY 211 in Supply, NC. Subject has over 1,400 ft of frontage along HWY 17. County water and sewer mains are located in the ROW on the same side of the road as subject. CO-CLD zoning allows for a wide variety of commercial uses, as well as a multi-family unit count of up to 13.6 units per acre. Nearby retail users include McDonalds, Circle K, Hardees, Bojangles, Dollar General and Minuteman.

Call broker for details on recent NCDOT acquisitions on an adjacent property. This is one of the last sites of this capacity located at this intersection.



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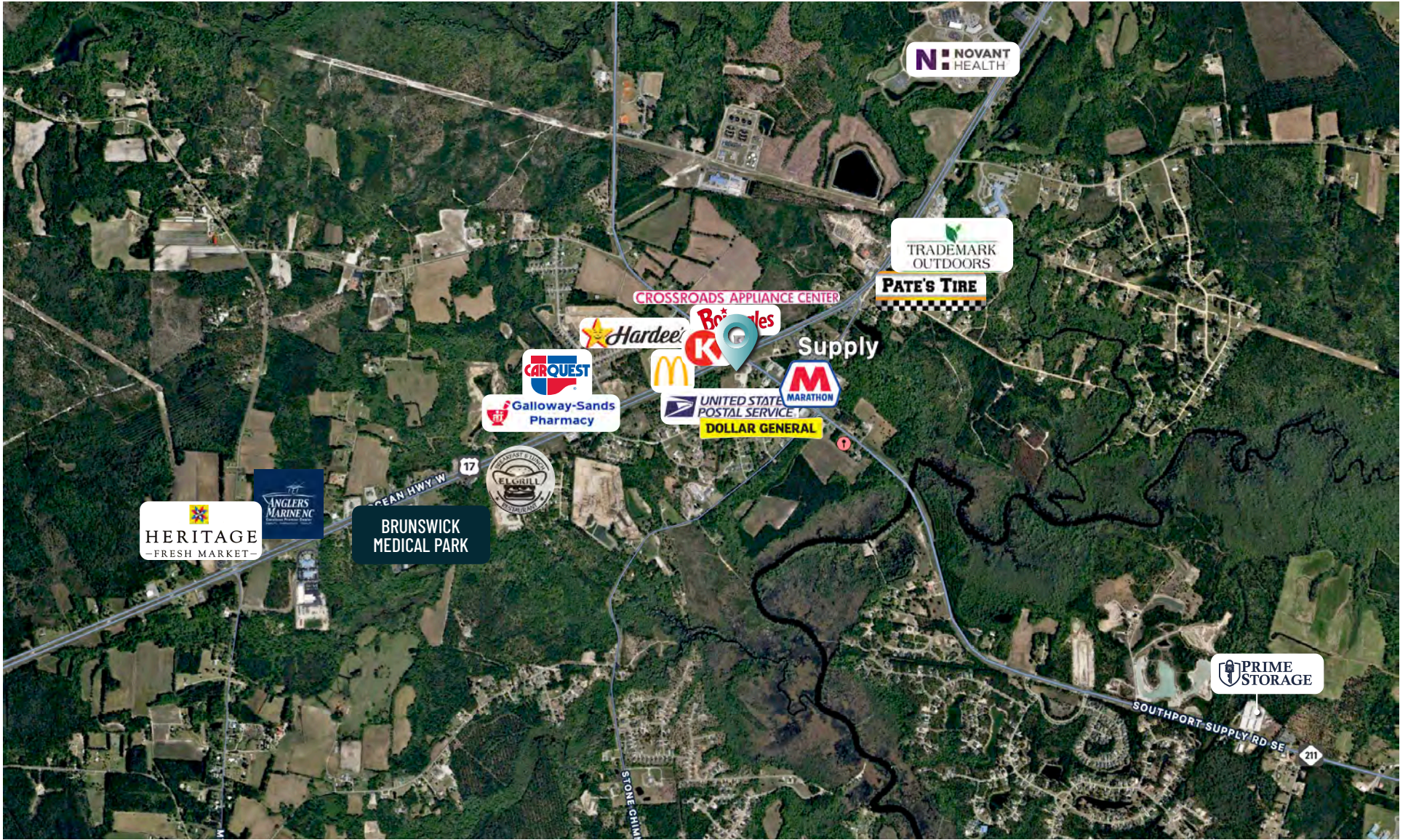


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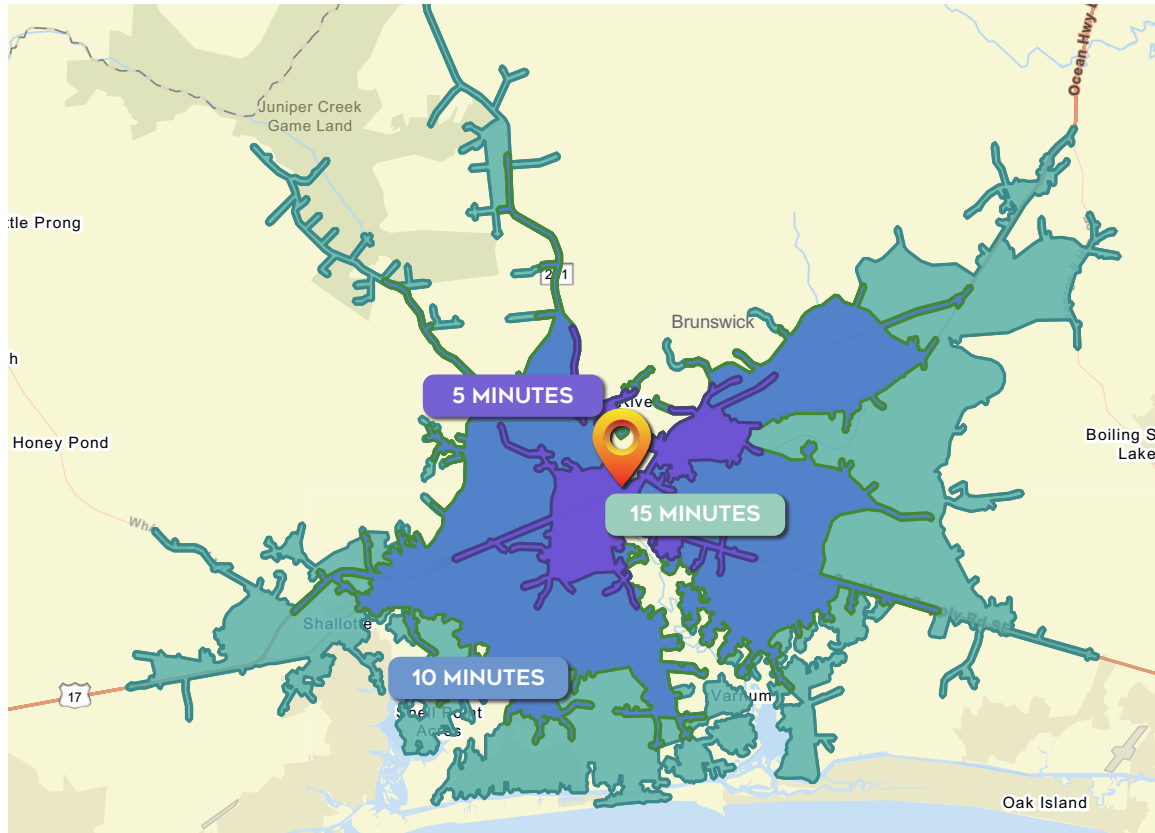


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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	1,681	13,783	29,273
Average Age	48.5	49.5	51.7
Households	583	5,619	12,394
Average HH Size	2.79	2.40	2.33
Median HH Income	\$52,753	\$61,880	\$61,767
Average HH Income	\$73,984	\$83,350	\$83,823
Per Capita Income	\$29,794	\$34,153	\$35,890

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data © 2026 Esri

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