

SWANSBORO, NC

# 1017 W CORBETT AVE

1,199 SF AVAILABLE FOR POTENTIAL MULTI-TENANT DEVELOPMENT



# PROJECT DETAILS

1017 W CORBETT AVE • 1,199 SF AVAILABLE FOR POTENTIAL MULTI-TENANT DEVELOPMENT • RETAIL

**AVAILABLE SPACE** 1,199 SF




**TRAFFIC COUNTS** 29,500 ADT on Hwy 24/W Corbett Ave

- PROPERTY HIGHLIGHTS**
- Site benefits from full access and nearly 30,000 VPD
  - Swansboro benefits from strong residential growth in the recent years due to the continued overall growth in Jacksonville, NC MSA and proximity to several popular NC beach communities.

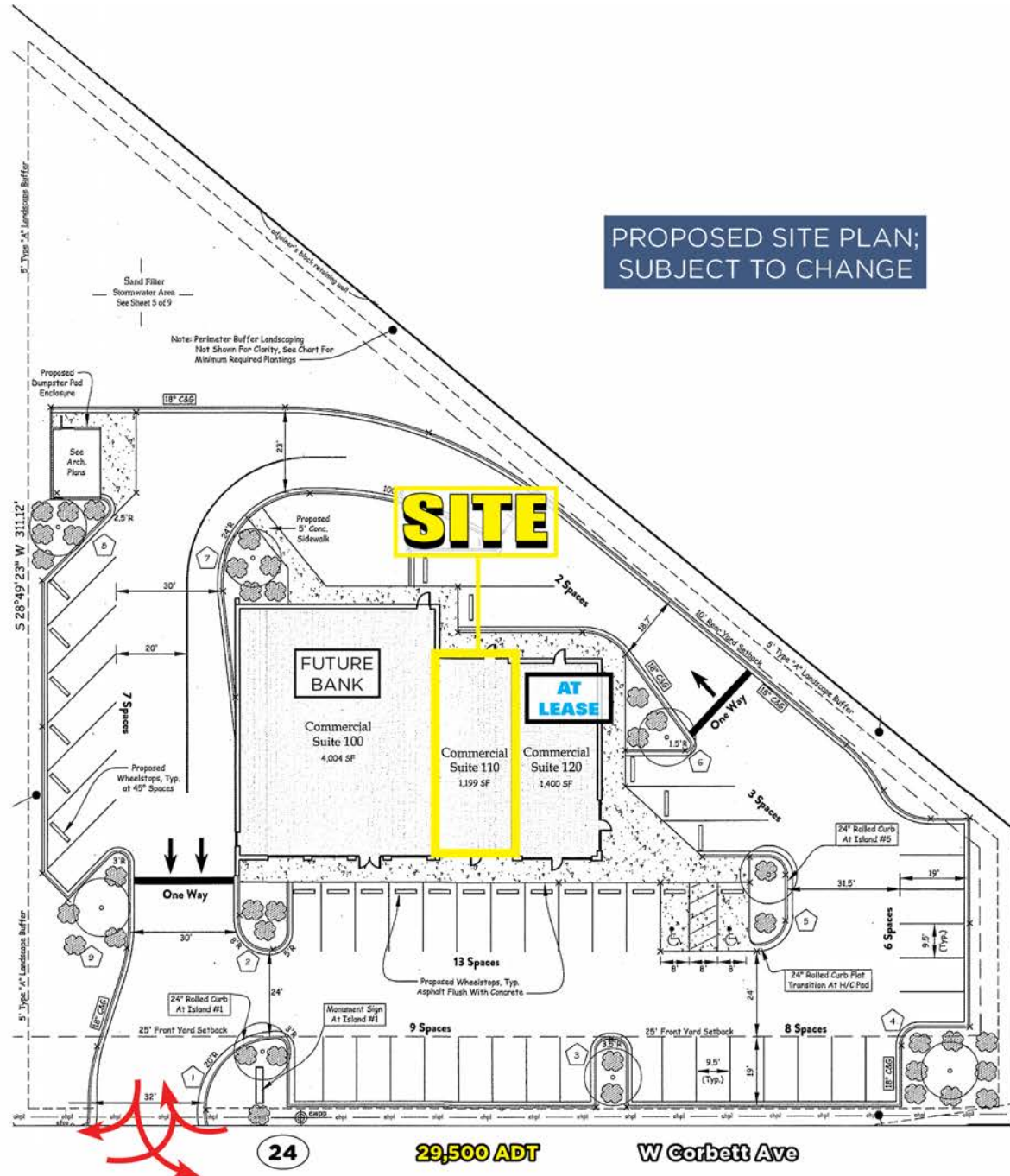
**LEASE RATE** Call to discuss

**COUNTY** Onslow



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 TOTAL HOUSEHOLDS	1,390	4,547	11,519
 TOTAL POPULATION	3,300	10,810	28,180
 MEDIAN HH INCOME	\$87,260	\$84,097	\$77,151

SITE PLAN



AERIAL



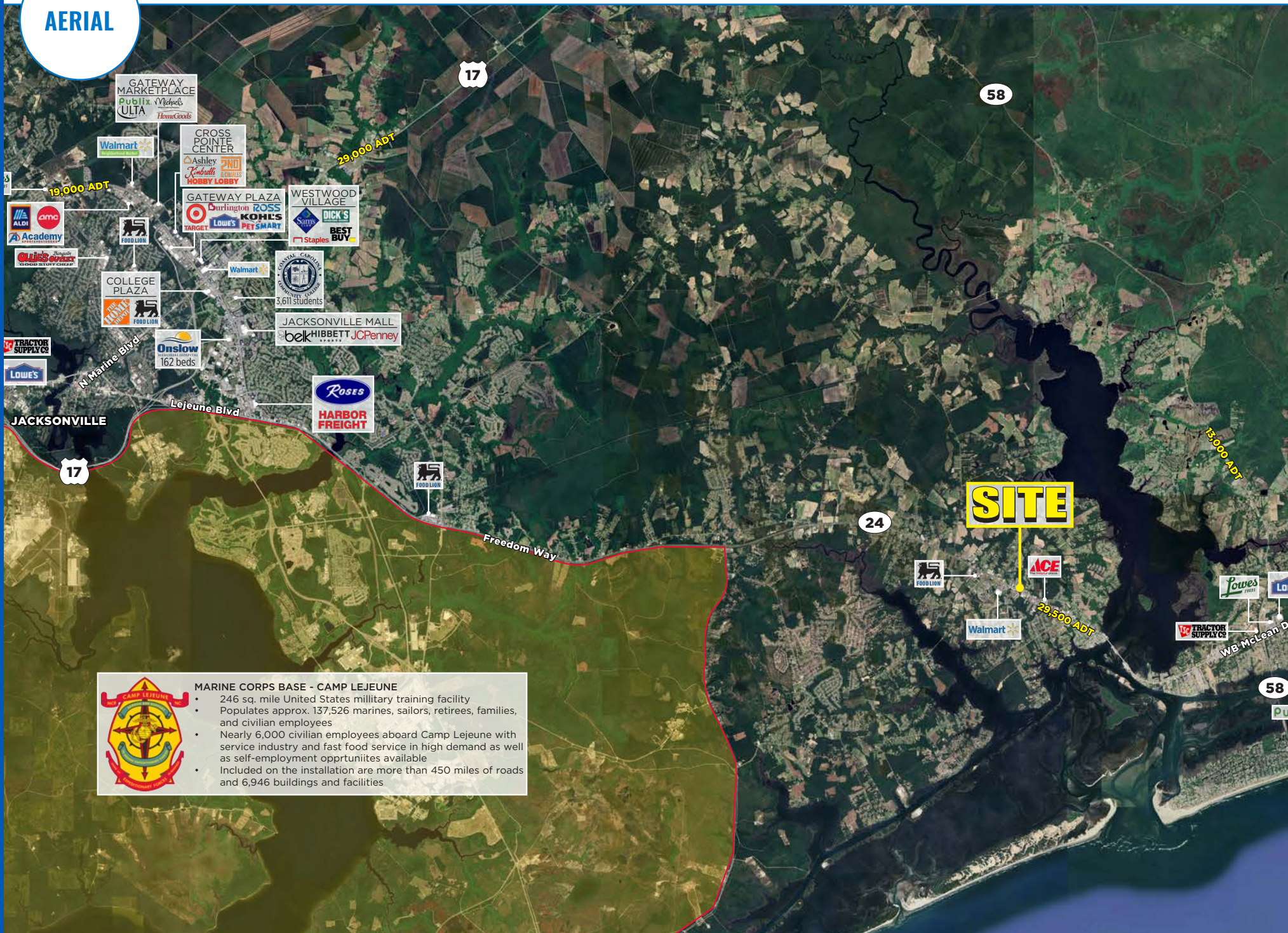
**SITE**

AT LEASE

FUTURE BANK

PROPOSED SITE PLAN;  
SUBJECT TO CHANGE

**AERIAL**



**MARINE CORPS BASE - CAMP LEJEUNE**

- 246 sq. mile United States military training facility
- Populates approx. 137,526 marines, sailors, retirees, families, and civilian employees
- Nearly 6,000 civilian employees aboard Camp Lejeune with service industry and fast food service in high demand as well as self-employment opportunities available
- Included on the installation are more than 450 miles of roads and 6,946 buildings and facilities



NORTH CAROLINA

# SWANSBORO

Swansboro, North Carolina, is a charming coastal town located in Onslow County along the banks of the White Oak River. Known as the “Friendly City by the Sea,” Swansboro is rich in history, dating back to the 18th century when it was a bustling port town. Today, its historic downtown features beautifully preserved buildings, waterfront shops, and seafood restaurants offering fresh catches from local waters. The town’s close-knit community and scenic coastal views make it a popular destination for both visitors and residents seeking a peaceful, small-town atmosphere.

Outdoor enthusiasts are drawn to Swansboro for its easy access to nature and water activities. The town serves as a gateway to Hammocks Beach State Park, a pristine barrier island known for its unspoiled beaches, kayaking trails, and abundant wildlife. Boating, fishing, and paddleboarding are popular pastimes, thanks to the town’s prime location on the Intracoastal Waterway. Throughout the year, Swansboro hosts lively events like the Mullet Festival and Arts by the Sea, celebrating the town’s rich culture and coastal heritage. With its blend of history, natural beauty, and community spirit, Swansboro is a beloved gem along North Carolina’s Crystal Coast.



SWANSBORO, NC

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### REID DILLON

704.954.8929  
RDILLON@ATLANTICRETAIL.COM

### ROBEY SPRATT

704.697.1901  
RSPRATT@ATLANTICRETAIL.COM



[WWW.ATLANTICRETAIL.COM](http://WWW.ATLANTICRETAIL.COM)

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4350 CONGRESS ST, SUITE 575  
CHARLOTTE, NC