

FORMER GROCERY BOX AVAILABLE - SUNSET COMMONS



THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE



925 SEASIDE DR SW | SUNSET BEACH, NC | 28469

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SUNSET COMMONS

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PROPERTY DETAILS

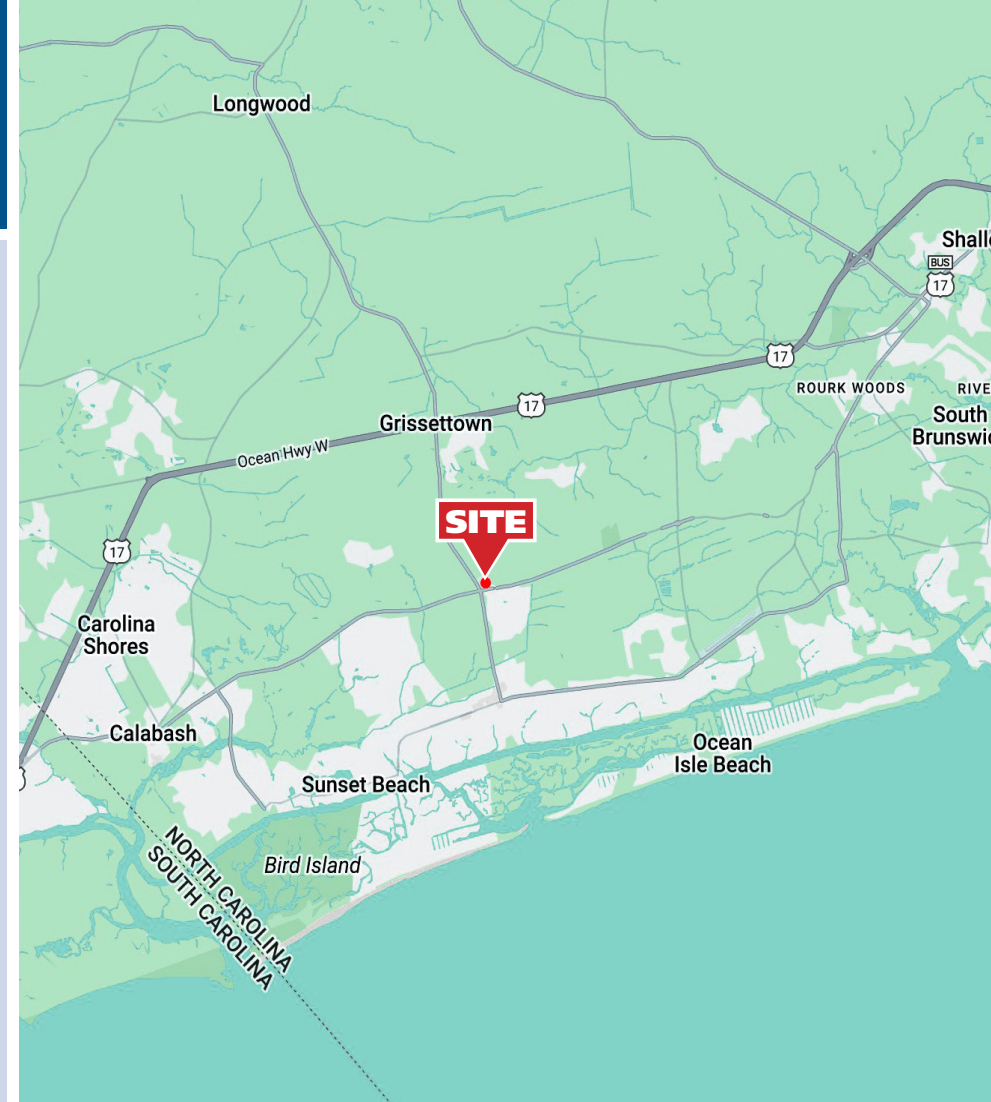
- Available: +/- 37,922 SF (June '26)
- GLA: 67,922 SF
- Year Built: 2006
- Parking Spaces: 312 (4.6 per 1,000 SF)
- Traffic Counts: 13,500 VPD on Seaside Rd SW

PROPERTY HIGHLIGHTS

Highly visible former grocery box at the signalized intersection of Seaside Rd & Old Georgetown Rd which is centrally positioned between Sunset Beach and Ocean Isle Beach, capturing both year-round and seasonal residents.




Explosive growth nearby. Within 3 mi of Sunset Commons there are 8,600 residential units approved / under construction and another 525 in planning.

Brunswick County was the fastest growing county in NC with a 24% increase in population between April 1, 2020 and July 1, 2024.



(2025)

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
 POPULATION	1,663	8,240	12,969	29,186
 AVERAGE HH INCOME	\$118,316	\$112,463	\$113,003	\$111,672
 DAYTIME EMPLOYMENT	146	1,412	2,288	4,215



Unit	Tenant	Square Feet
1-3	Talk of the Town	4,200 SF
4	Rockin Roxies	1,400 SF
5	Edward Jones	1,400 SF
6-7	Nautica Hydration & Rejuvenation Med Spa	2,800 SF
8	Hi Lites Salon	1,400 SF
9	Bagels	1,400 SF
10	LOI	1,400 SF
11	Fantasy Nails	1,600 SF
12	China King	1,440 SF
13	Palm Beach Tan	1,760 SF
14	Doggie Daycare	3,200 SF
15	AVAILABLE	37,922 SF
16	AR Work Shop	2,400 SF
17	Brunswick Care, LLC	2,400 SF
18	Keller Williams	3,200 SF
TOTAL		67,922 SF







Name	Status	# of Units
1 - Timber Farms	Under Construction	2,500
2 - Courtyards by Carrell	15% Complete	66
3 - Seaside Palms	77% Complete	104
4 - Sailor's Haven	Approved	283
5 - Heartsease at Ocean Isle	34% Complete	136
6 - Chatham Glenn	Completed	158
7 - LaDane Gardens	Proposed	525

Name	Status	# of Units
8 - Cameron Woods	58% Complete	467
9 - Cameron Pines	Under Construction	124
10 - Inland Reserve	Under Construction	625
11 - Ocean Isle Palms	Under Construction	3,290
12 - Hawthorne at Ocean Isle	Under Construction	198
13 - Remuda Run	Under Construction	155
14 - Osprey Isle	21% Complete	345
15 - Glendale Arbor	45% Complete	173



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