



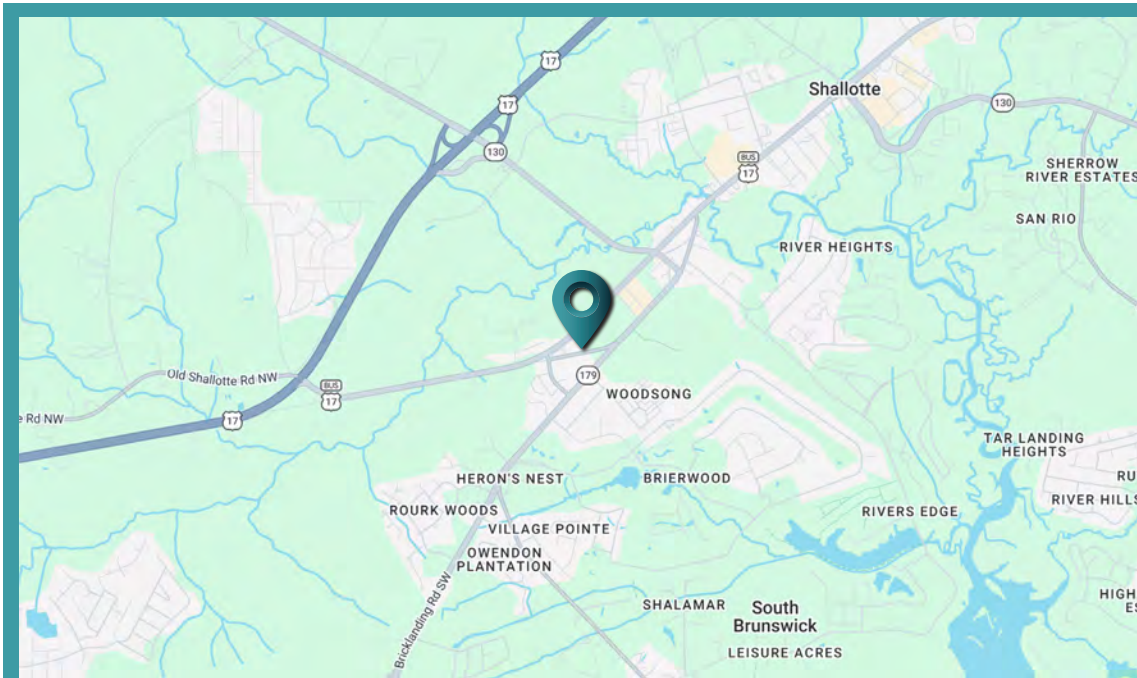
MIXED USE INVESTMENT PROPERTY | 5211 MAIN STREET, SHALLOTTE, NC

MASON WATKINS
704 661 4077
mason.watkins@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



5211 Main Street Shallotte, NC 28470

ACREAGE*	2.34 Acres
SF*	11,172± RSF
SALE PRICE	\$2,800,000
COMMERCIAL TENANTS	Six
RESIDENTIAL TENANTS	Eight

*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.

Mixed-Use Value-Add Investment Opportunity | Aloha Plaza – Shallotte, NC

Aloha Plaza presents a unique mixed-use investment opportunity in the heart of Shallotte, North Carolina, one of the fastest-growing communities in the Southeast. Situated on approximately 2.34 acres, the property encompasses 11,172± rentable square feet and features a diverse mix of six commercial suites and eight residential units. The asset provides stable in-place income while offering substantial value-add potential through lease-up opportunities, rental rate growth, operational improvements, and the ability to capitalize on excess land for future development.

Strategically positioned with frontage on both Main Street and Sellers Road, the property benefits from dual ingress/egress access, excellent visibility, and strong traffic exposure. In addition to the existing improvements, the property includes excess land that may support additional development, subject to applicable zoning and municipal approvals, providing investors with a unique opportunity to further increase income and maximize the site's long-term value.

Aloha Plaza offers investors a compelling combination of current cash flow, flexible lease structures, residential vacancy upside, and future development potential in one of coastal North Carolina's most dynamic growth corridors. Whether maintained as an income-producing asset or repositioned for higher returns, this property presents a unique opportunity to capitalize on the continued growth of the Shallotte market.

Please do not disturb Tenants. Contact Broker with questions or to arrange a property tour.

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COMMERCIAL TENANTS

Unit 506	El Coquis Restaurant
Unit 507	Prince Picasso Barber Shop
Unit 509	Cut Hut Hair Salon
Unit 510	Miracle Ear
Unit 511	Immortal Ink Tattoo Shop
Unit 512	Unleashed Dog Groomer

With the exception of the barber shop (Unit 507), all commercial tenants are currently operating on month-to-month leases, providing flexibility for future rental adjustments, redevelopment, or repositioning strategies.

RESIDENTIAL TENANTS

Unit 501	2BR / 1BA	Leased
Unit 502	2BR / 1BA	Leased
Unit 503	1BR / 1BA	Leased
Unit 504	1BR / 1BA	Leased
Unit 505	3BR / 1.5BA	Vacant
Unit 507A	2BR / 1BA	Vacant
Unit 507B	1BR / 1BA	Leased
Unit 508	1BR / 1BA	Leased

All residential leases are month-to-month, creating additional opportunities for rental rate growth and improved operational efficiencies.



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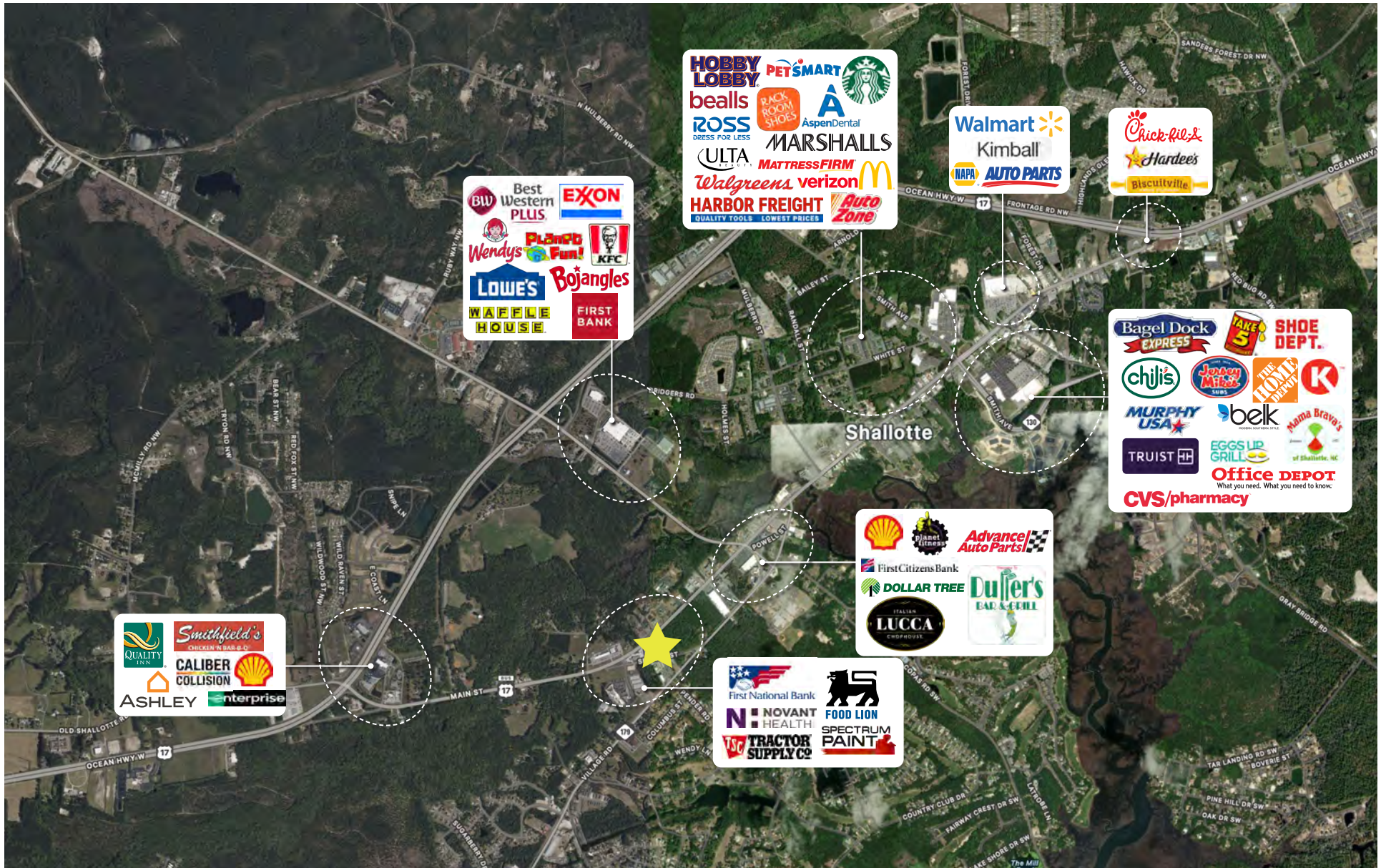


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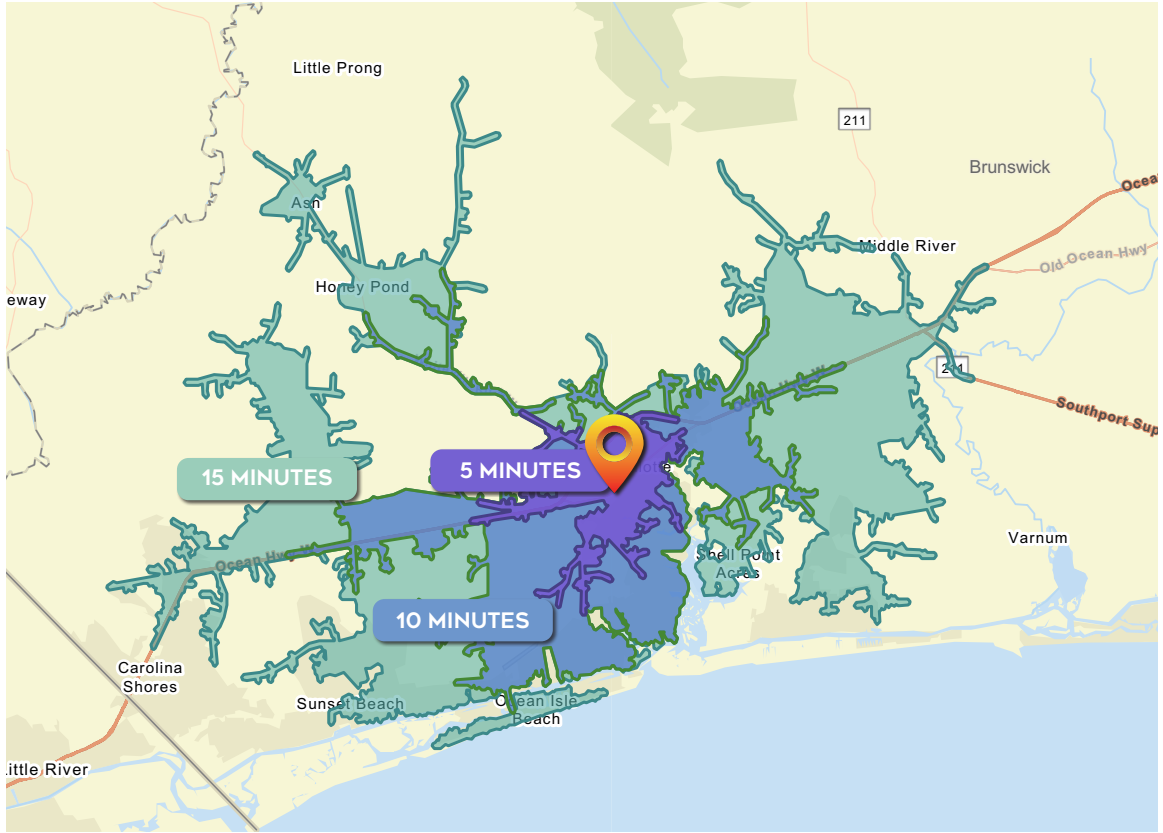


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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	3,112	13,340	29,376
Average Age	50.5	53.5	57.1
Households	1,313	5,797	8,598
Average HH Size	2.35	2.27	2.21
Median HH Income	\$71,146	\$73,647	\$72,627
Average HH Income	\$96,280	\$95,357	\$93,784
Per Capita Income	\$40,973	\$41,933	\$42,378

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

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