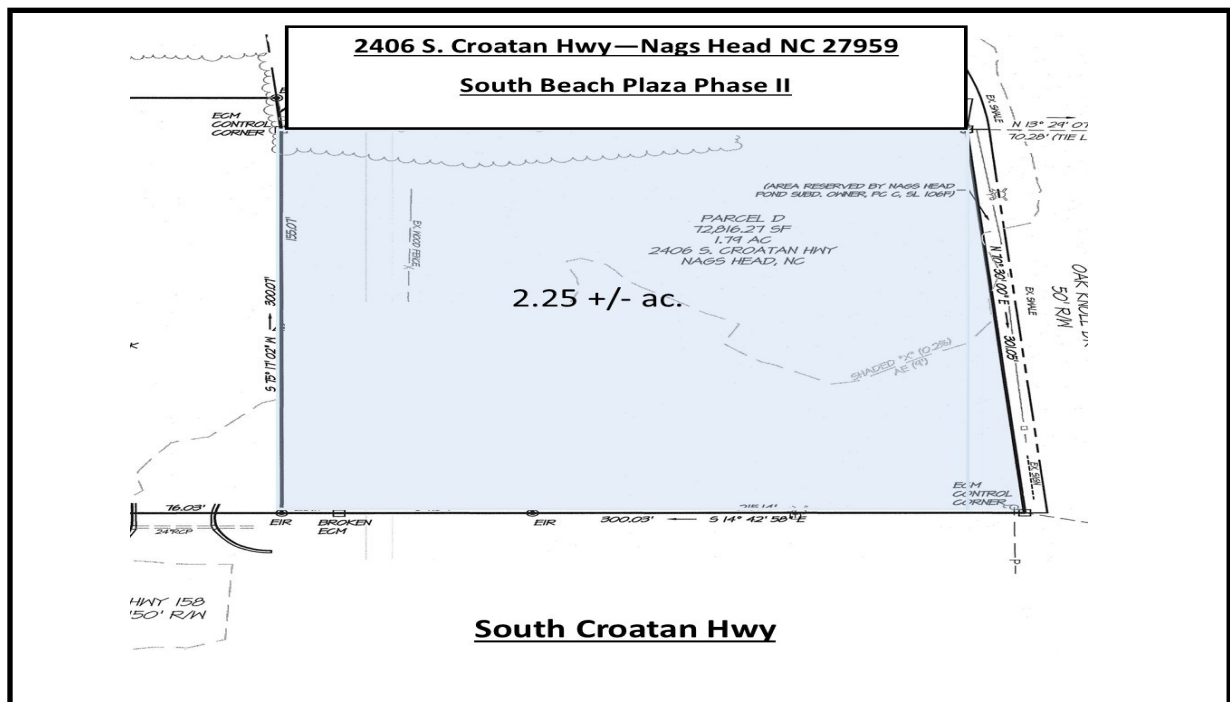




2.25 ac. +/- 2406 S. Croatan Hwy Nags Head NC 27959

2.25+/- ac. Located in the heart of the Outer Banks NC. Situated on the Nags Head and Kill Devil Hills border. The site offers on site waste water treatment, municipal water and natural gas. Turn lane on S. Croatan Hwy is already installed and it is perfect for a variety of commercial uses including retail, restaurant, office, bog box, gas and convenience or hotel. It is already within 1'+/- of the required elevation so there is no need to import large amounts of fill material. Phase I is already overparked and those spaces can be used in conjunction with the Phase II development. Phase I includes national QSR's Dunkin', Jersey Mikes, and Single Fin Bistro, OBX Laser Tag, Pediatrics Plus and More. Adjacent to the Future Outer Banks Hospital Expansion.

Will consider subdividing or possible BTS.



WEDG Management

2420 S. Croatan Hwy, Ste A
Nags Head NC 27959
252.489.4677



Ariel



WEDG Management

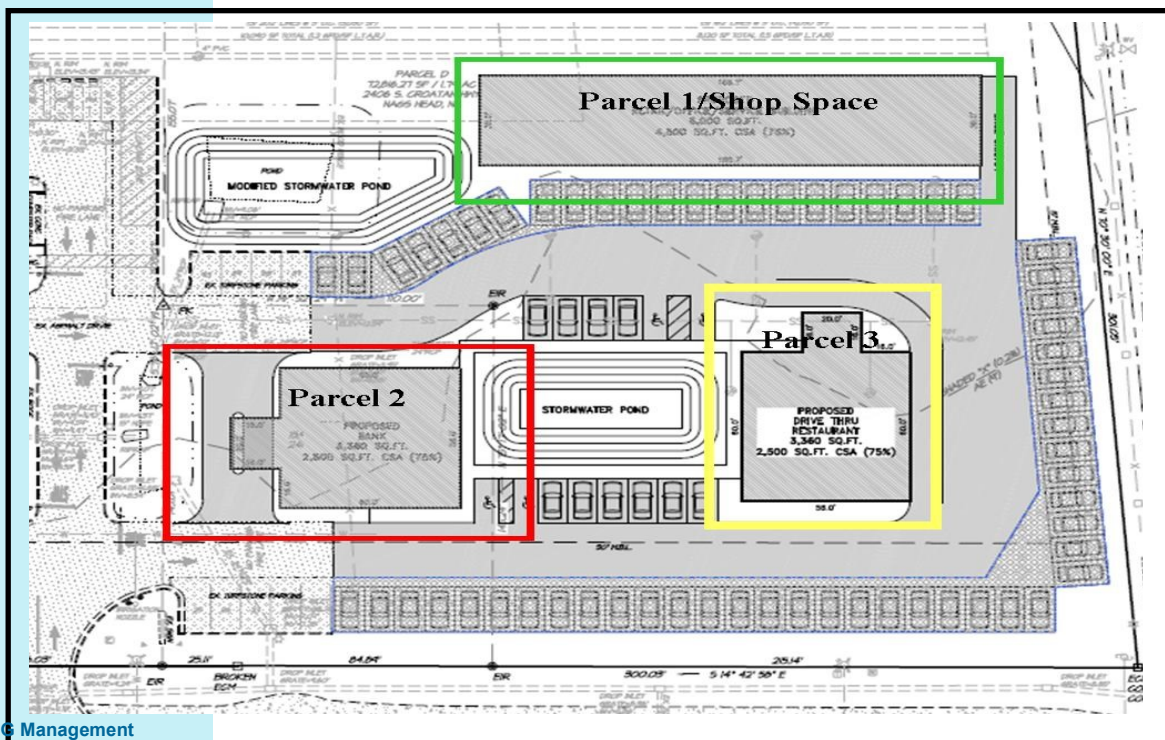
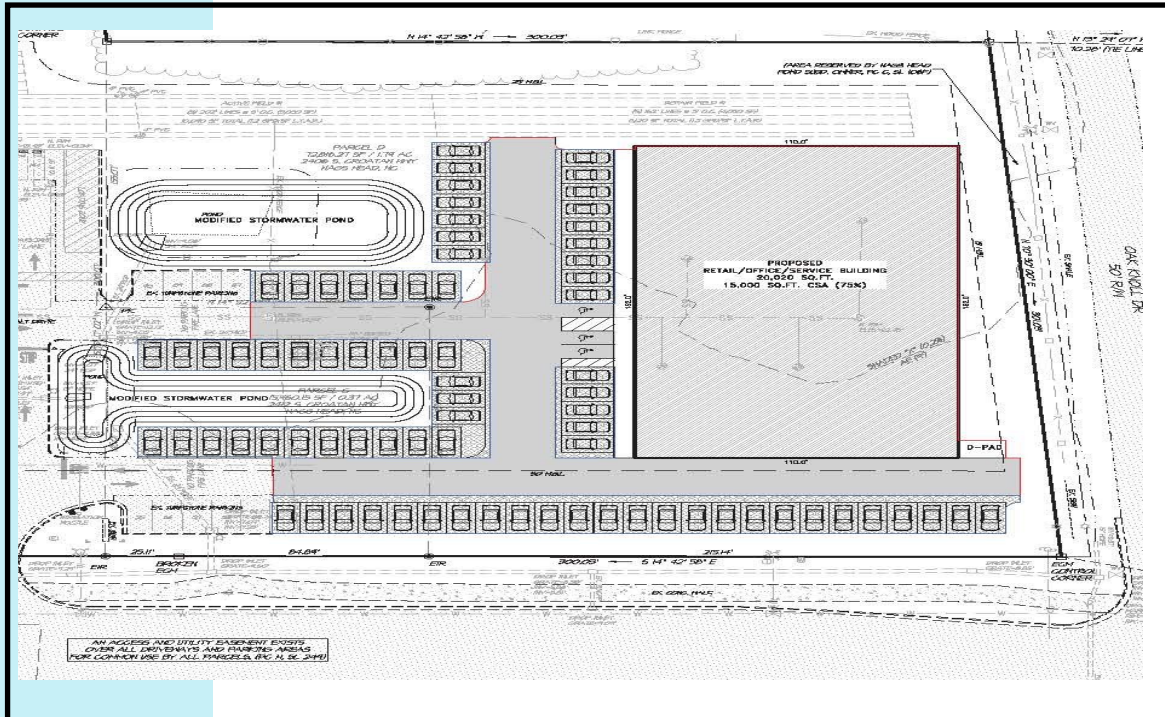
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Area Map



WEDG Management

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Demographics

Key Center Facts

Source: Placer.ai, March 2026

ANNUAL VISITORS
852,000+UNIQUE VISITORS
546,830+VISIT FREQUENCY
1.56/yearAVG. DWELL TIME
44 minANNUAL MARKET TOURISTS
Over 4 million
per Outer Banks CMBAVG HOUSEHOLD INCOME
\$114,431
Within 30 Miles of CenterSIZE
82,161 SFNUMBER OF STORES
20KEY DATES
Opened 1990,
Refreshed 2023NUMBER OF PARKING SPACES
484PARKING RATIO
6:1,000

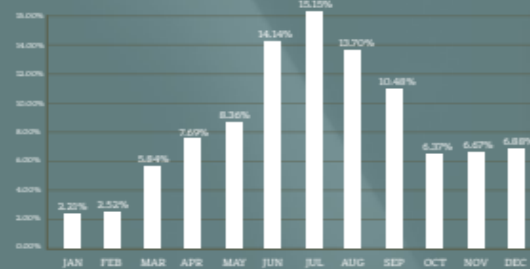
Market Demographics

Source: Placer.ai, Census 2024 ACS

STATS	30 MILES	45 MILES	60 MILES
POPULATION	40,826	84,315	164,575
HOUSEHOLDS	18,024	36,159	66,211
AVERAGE PERSONS/HOUSEHOLD	2.27	2.33	2.49
AVERAGE HOUSEHOLD INCOME	\$114,431	\$107,870	\$103,301
MEDIAN AGE	47.94	45.84	43.34
ETHNICITY			
WHITE	85.1%	71.8%	70.8%
HISPANIC	7.5%	7.2%	5.7%
BLACK	3.0%	16.1%	18.1%
OTHER	1%	1.0%	0.7%

Seasonality Chart

Source: March 2025 – February 2026 Retailer Sales



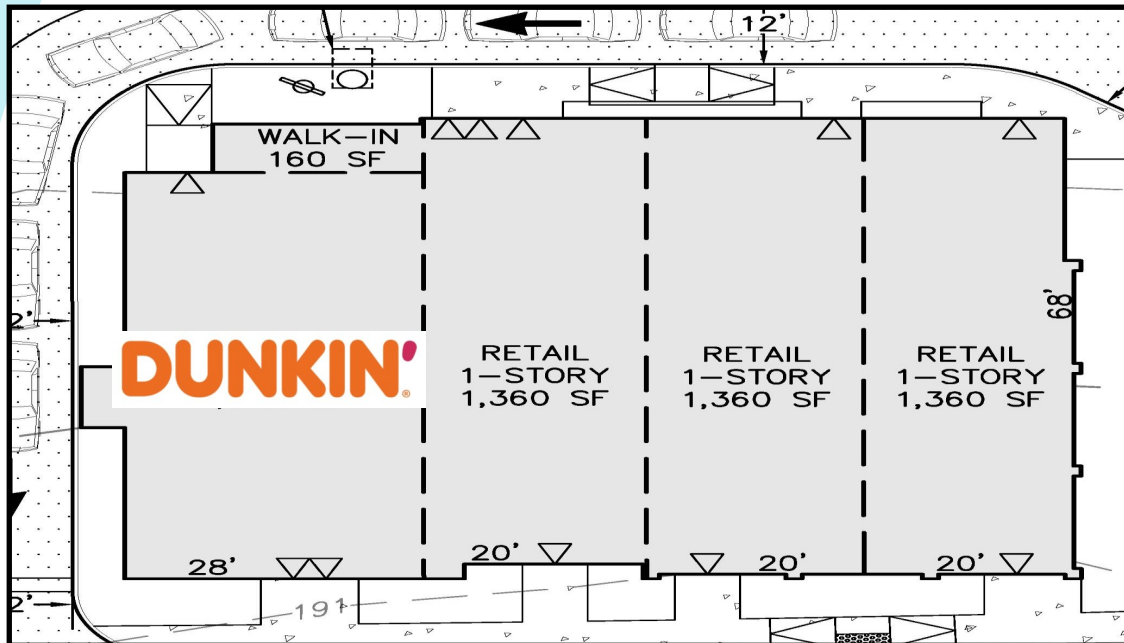
Major Cities

NORFOLK, VA	70 miles
GREENVILLE, NC	118 MILES
RICHMOND, VA	145 miles
RALEIGH, NC	165 MILES
WILLIAMSBURG, VA	170 miles

Points of Interest

JOCKEY'S RIDGE STATE PARK	3.5 miles
WRIGHT BROTHERS NATIONAL MEMORIAL	8 miles
CAPE HATTERAS NATIONAL	46 miles

FLOOR PLAN



SITE PLAN

