



SNEADS FERRY COMMERCIAL OUTPARCEL (FOUR CORNERS) | 1953 NC 172 HIGHWAY

GLENN IMBODEN
ALLAN FOX

FOR SALE

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



**Sun Coast
Partners**
COMMERCIAL



1953 NC 172 Highway Sneads Ferry, NC 28460

ACREAGE'	2.85± Acres
SALE PRICE	\$995,000
ZONED	HB (Highway Business)
SIGNAGE	On building & freestanding

*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.

CLOSEST/BEST REMAINING C-STORE SITE (W/ROOM FOR CAR WASH) TO FOUR CORNERS INTERSECTION IN THE SNEADS FERRY MARKET AREA.

The site would also be ideal for Retail/Restaurant/QSR development.

This HIGHLY VISIBLE 2.85 ± Acre Commercial Outparcel has 578'+ of frontage on NC Highway 172. **NEXT PARCEL** off of the corner of NC Highway 172 intersection with NC Highway 210 (Four Corners) has shared ingress/egress points with Portside Station (2-Story Office Building), Truist, McDonalds and DQ - Chill 'N Grill with access to from BOTH NC Highway 210 (2 - I/E Points) AND NC Highway 172 (1 I/E Point). Part of Master Stormwater system already in place at the existing development.

Site will essentially share this corner w/ Truist after the NCDOT Road Widening project that is planned for NC-210 for 2030 (NCDOT STIP U-5949) gets completed.

Northpoint Bay Apartments (252 Units) have been previously approved for the 17.05 Acre Tract that stretches from NC-172 to NC-210 behind the Subject Site.

Water & Sewer provider is ONWASA (connections available). Electricity provider is JOEMC. Governmental Entity is Onslow County (Zoning is Onslow County HB - Highway Business).

Located only 3.0 miles via NC Highway 172 to the South Gate of US Marine Base Camp Lejeune and 2.5 miles via NC Highway 210 to the Main Gate of US Marine Forces Special Operation Command (MARSOC) - the area is home to a population of approximately 130K people & is in close proximity to several new residential developments. This coastal community is poised for continued growth due to its convenient location between Jacksonville & Wilmington, its popularity with retirees & has great proximity to the nationally acclaimed Topsail Island beaches (3.5 miles to North Topsail Bridge).

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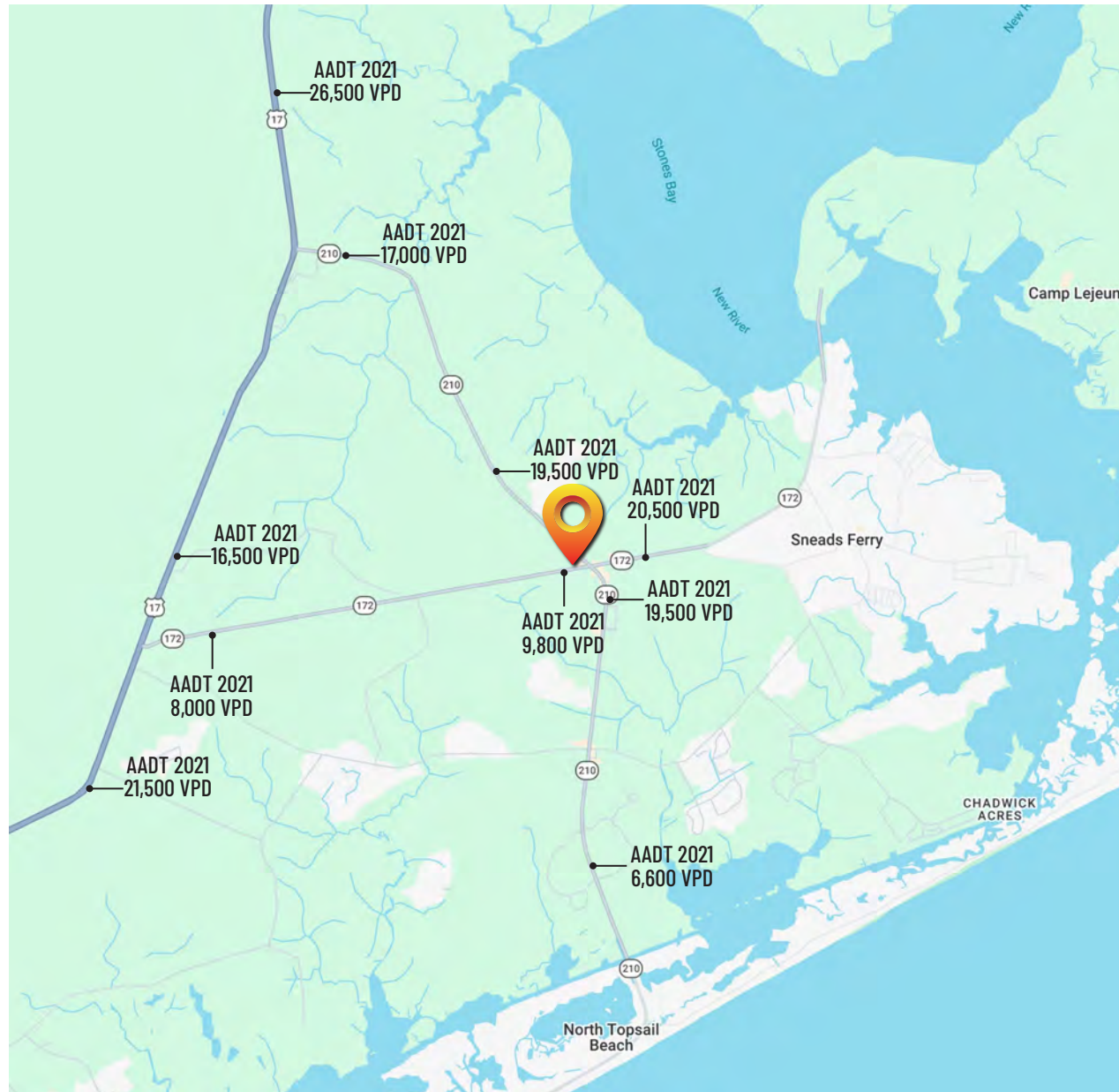
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TRAFFIC COUNTS



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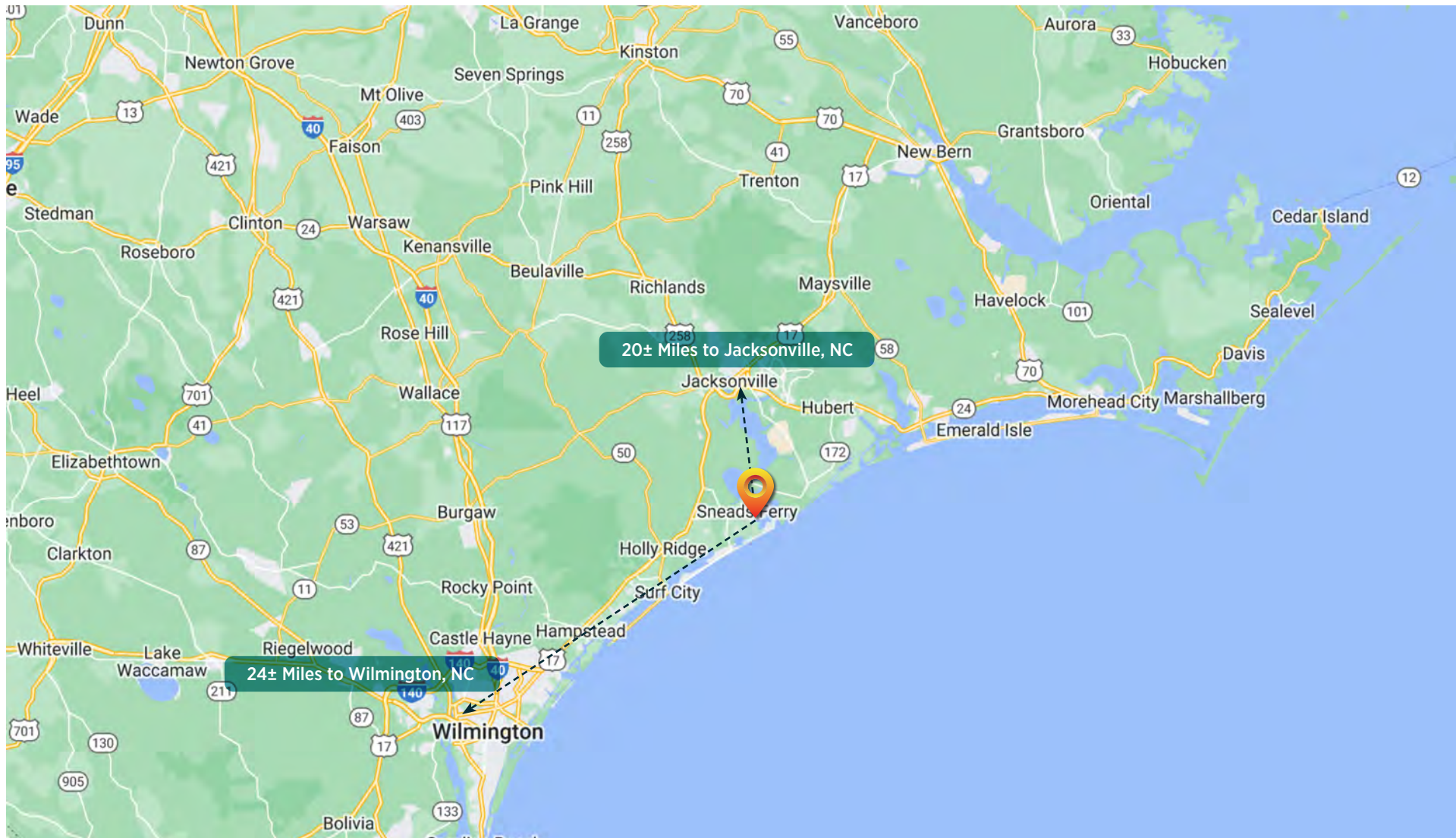
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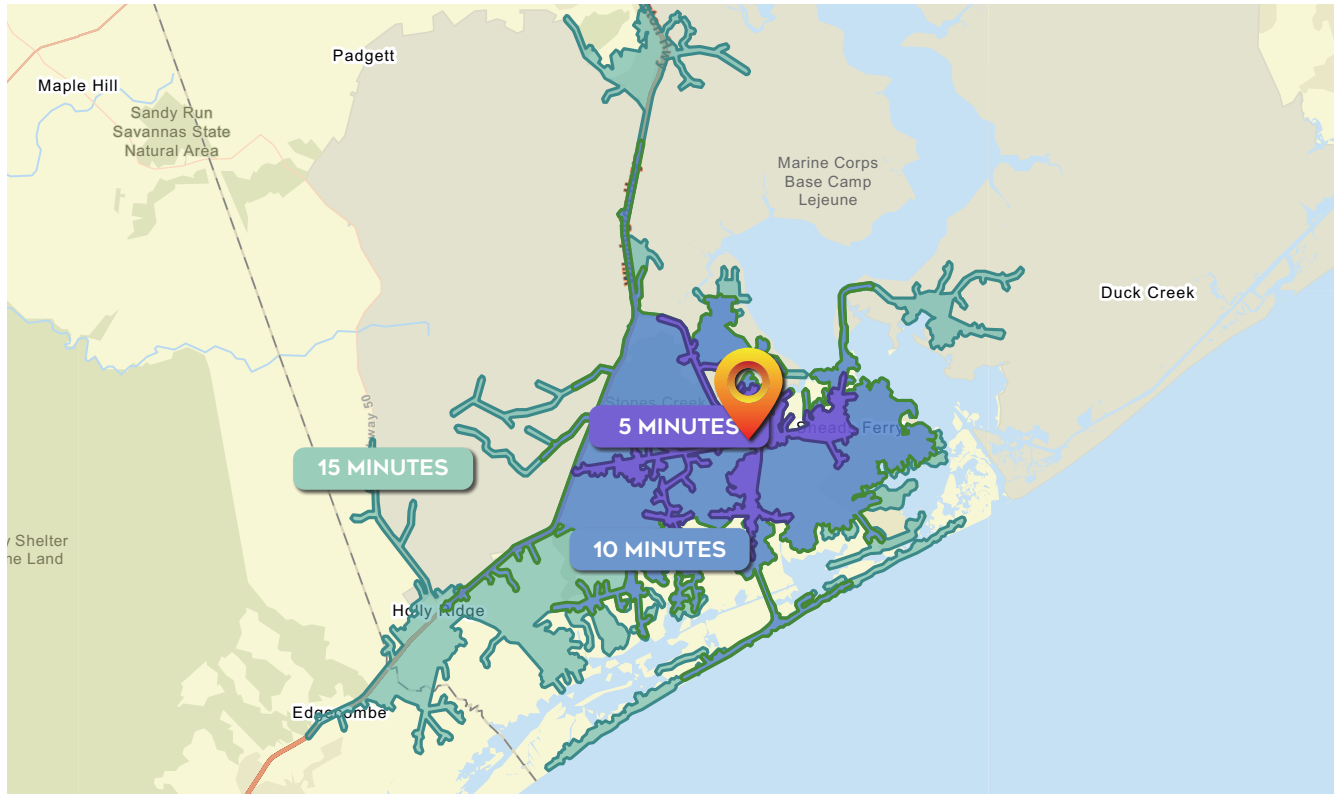
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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	1,789	14,009	25,078
Average Age	33.9	34.4	33.6
Households	808	5,648	9,438
Average HH Size	2.21	2.31	2.42
Median HH Income	\$80,269	\$90,129	\$93,656
Average HH Income	\$98,423	\$110,208	\$114,961
Per Capita Income	\$46,116	\$45,931	\$44,590

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data. © 2026 Esri

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