



RARE SHOPPING CENTER DEVELOPMENT OPPORTUNITY

22.4 COMMERCIAL ACRES

AT THE SIGNALLED INTERSECTION OF
HIGHWAY 17 & THOMASBORO RD
THREE MILES NORTH OF THE
SC LINE IN CALABASH, NC

Carolinas**Commercial.com**
RETAIL ♦ OFFICE ♦ INDUSTRIAL ♦ LAND





Offering 2,300 feet of frontage along Highway 17 and 900 feet of frontage along Thomasboro Road, with multiple access points from both, and a signaled intersection at 17 & Thomasboro, this property is ideal for significant development. All utilities are available to the property. A large, three-sided billboard conveys with the property. The bustling markets of North Myrtle Beach and Little River, SC, and the high net worth markets of Calabash, Carolina Shores, Sunset Beach, Ocean Isle Beach and Shallotte, NC are all within a 15 minute drive of the property.

RARE SHOPPING CENTER OR COMMERCIAL DEVELOPMENT OPPORTUNITY BETWEEN THE REGION'S TWO HOTTEST MARKETS

22.4 Commercial Acres at the Intersection of Highway 17 & Thomasboro Road in Calabash, North Carolina
3 Miles North of the North Carolina/South Carolina line

ZONED COMMERCIAL LOW DENSITY

OFFERED FOR SALE AT \$2,450,000



POPULATION & HOUSEHOLDS WITHIN A 5 MILE RADIUS OF THE HIGHWAY 17 & THOMASBORO ROAD INTERSECTION

Population

Radius:	3 miles	5 miles
2020 Projection	12,903	26,762
2015 Estimate	12,992	26,079
2010 Census	11,369	22,678
Growth 2015-2020	-0.69%	2.62%
Growth 2010-2015	14.28%	15%

Households

Radius:	3 miles	5 miles
2020 Projection	6,254	12,555
2015 Estimate	6,328	12,301
2010 Census	5,525	10,698
Growth 2015-2020	-1.17%	2.06%
Growth 2010-2015	14.53%	14.98%

Population by Age (2015 Estimate)

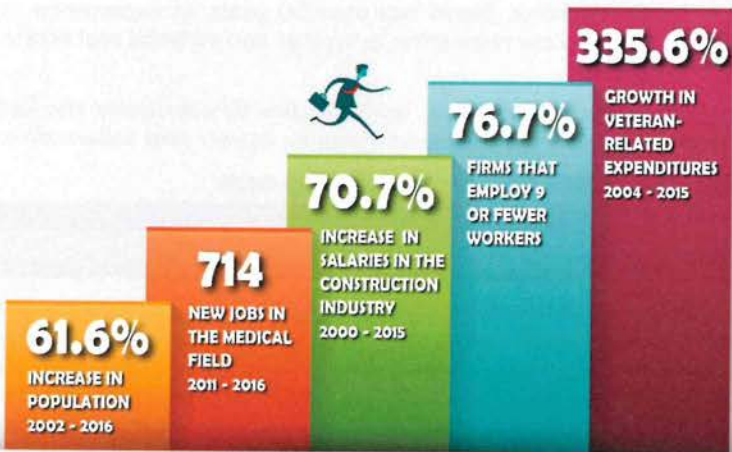
Radius:	3 miles	5 miles
Age 0 to 5	4%	5%
Age 5 to 10	3%	4%
Age 10 to 15	3%	4%
Age 15 to 20	3%	3%
Age 20 to 25	3%	4%
Age 25 to 30	4%	4%
Age 30 to 35	4%	4%
Age 35 to 40	4%	5%
Age 40 to 45	4%	5%
Age 45 to 50	5%	6%
Age 50 to 55	6%	6%
Age 55 to 60	6%	6%
Age 60 to 65	7%	7%
Age 65 and over	44%	36%

Year-Round Population Growth of 61.6% over the last 15 years in Brunswick County

Communities in the South Brunswick Islands ranked as #2, 3, 4 & 5 of the Wilmington Region's **Wealthiest Zip Codes by Average Net Worth**

More than **50% of the nearly 50,000 homes** in the South Brunswick Islands are either second homes or rental properties, attractomg an average of 6-8 persons per unit with **Average Daily Spending of \$176 per person**

Visitor Spending equaled **\$544M in 2016, an increase of more than \$35M** over the previous year
Summer Holiday Seating Capacity at the Myrtle Beach International Airport **increased by more than 30%** in 2017



Households by Household Income (2020 Projection)

Radius:	3 miles	5 miles
Less than \$25,000	1,188	2,710
\$25,000 to \$49,999	1,863	3,770
\$50,000 to \$74,999	1,445	2,558
\$75,000 to \$99,999	855	1,712
\$100,000 to \$124,999	337	715
\$125,000 to \$149,999	230	363
\$150,000 to \$199,999	134	279
\$200,000 or more	202	448
Total Households	6,254	12,555
Average Household Income	\$63,330.91	\$61,922.38
Median Household Income	\$59,014.23	\$55,414.43





**SLOANE COMMERCIAL
REAL ESTATE**

790-1 Sunset Boulevard N
Sunset Beach, NC 28468

CarolinasCommercial, the Commercial Real Estate Team of David Stuart and Kelly Stuart with Sloane Commercial Real Estate in Sunset Beach, North Carolina, specialize in Managing and Marketing Retail, Office, Industrial, Land and Commercial and Residential Investment Properties from Wilmington, NC to Myrtle Beach, SC.

Today's extraordinary business and market environment demands realistic pricing, exceptional skills, resources, and performance to successfully market any commercial property. Promoting and selling large commercial and residential land tracts in this coastal resort market demands marketing expertise by commercial professionals.



David H. Stuart
Broker/REALTOR® NC&SC

Licensed in both Carolinas, David's clients include developers of shopping centers, mixed-use communities and commercial properties. Currently, he represents the owner of over \$30 million in retail and mixed-use commercial property in Sunset Beach, NC. Since 2004, David has been their agent responsible for leasing over 110,000 square feet of shopping center and commercial properties and sales or development of the balance of their holdings.

Prior to joining Sloane Commercial Real Estate, David was Vice President-Commercial Brokerage and Leasing for TradeMark Properties Inc., the sixth largest commercial real estate company in North Carolina. David has over 30 years of experience in economic development and real estate marketing as well as commercial real estate and development.

David's extensive capabilities in applying new technologies to effectively market commercial properties provide a competitive advantage for buyers and sellers alike.

910.368.1187 Mobile David@CarolinasCommercial.com



Kelly L. Stuart
Broker/REALTOR® NC

Kelly has 20 years of experience specializing in the marketing and promotion of commercial, industrial and residential real estate and business and community development. Kelly has worked in economic development for organizations in North Carolina, South Carolina, Kentucky and Virginia, most recently as Assistant Director for Brunswick County Economic Development. As Manager of Coastal Development for a regional builder and developer she was project manager for design, development and construction of commercial office buildings and residential homes developments. She was directly responsible for all permitting and governmental relations, working with town, county and state officials to ensure compliance and approvals during the development process.

Kelly's diverse background of marketing, communications, public relations and lead generation provides an excellent foundation to help clients position their properties for maximum exposure.

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