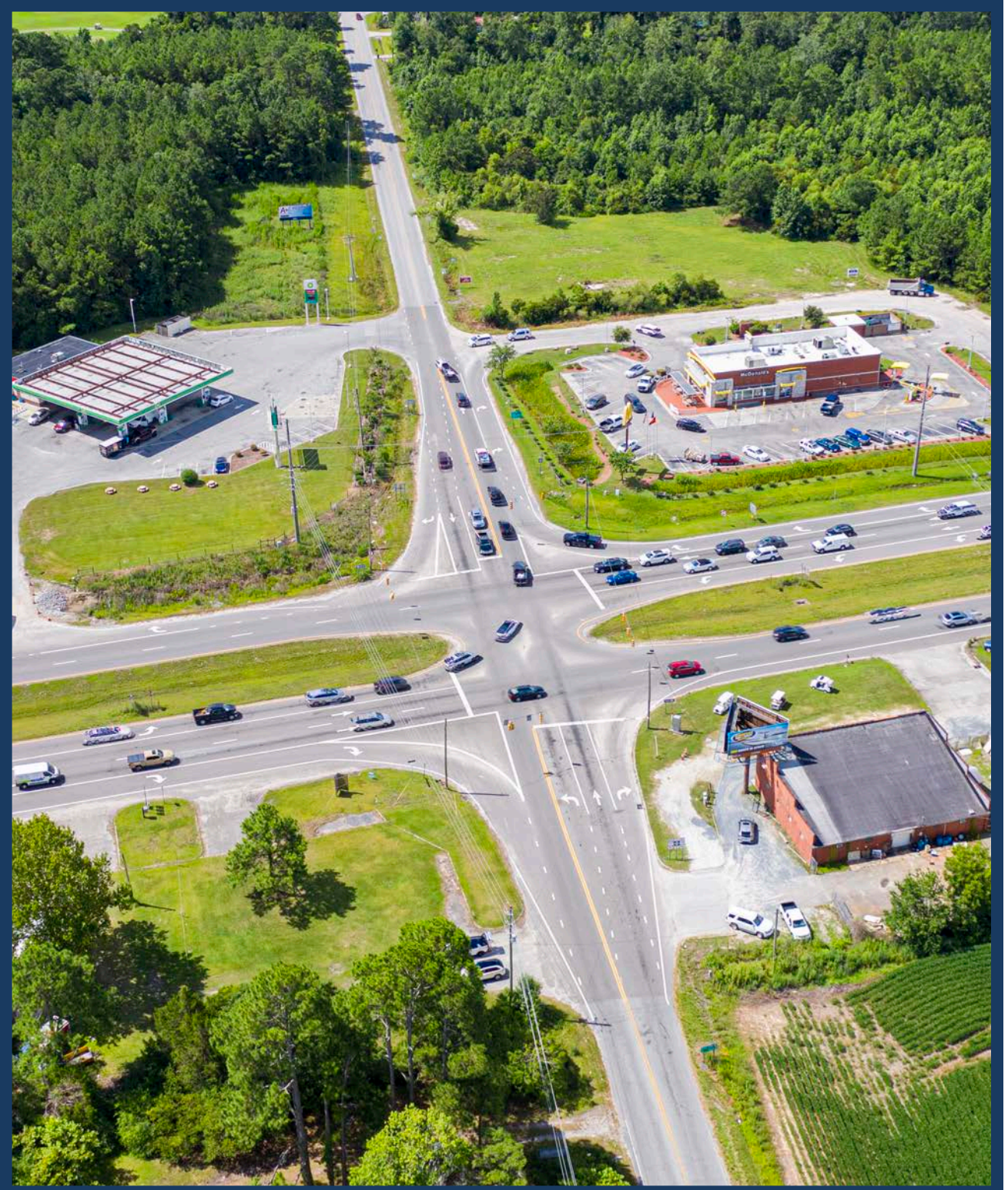


Carolinas Commercial

— at Intracoastal Realty —

RETAIL ♦ OFFICE ♦ INDUSTRIAL ♦ LAND



690 Sunset Boulevard N Suite 209 Sunset Beach, North Carolina 29468
Info@CarolinasCommercial.com 910.509.7409 CarolinasCommercial.com

CAROLINAS COMMERCIAL WITH INTRACOASTAL REALTY CORPORATION

Specializing in Marketing and Managing Commercial Real Estate from Wilmington, NC to Myrtle Beach, SC

A LITTLE ABOUT CAROLINAS COMMERCIAL....

Carolinas Commercial, the Commercial Real Estate Team of David Stuart, Kelly Stuart and Michael Abushakra with Intracoastal Realty, specializes in Marketing and Managing 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. Successfully marketing large commercial and residential land tracts in this coastal resort market demands marketing expertise by commercial professionals.

David, Kelly and Michael are uniquely qualified to successfully market your commercial property or to lead the search for your coastal investment opportunity. We will direct all marketing outreach of the Intracoastal Realty team, coordinate the efforts of the region's brokerage community and create maximum targeted exposure for your property. We will bring together all available resources in planning and executing advertising and public relations programs with the expertise of persons charged with that responsibility by you, the owners.

**COMMERCIAL REAL ESTATE BROKERAGE REQUIRES A HIGHER LEVEL OF
REAL ESTATE KNOWLEDGE AND EXPERIENCE, AND WE DELIVER THAT
EXPERIENCE TO OUR CLIENTS EVERY DAY.**



*We Can Position Your Property
in Front of Potential Buyers
No Matter Where They Are In the World*

NATIONAL, STATE, REGIONAL & LOCAL NETWORKS

Collectively the team of Carolinas Commercial will market your property to national, state, regional and local real estate, economic development, and site location professionals as well as direct targeted marketing to potential end-users through the following network affiliations and existing relationships:

- PREMIUM LISTINGS ON LOOPNET, THE GLOBAL LEADER IN MARKETING COMMERCIAL REAL ESTATE ONLINE
- NC COMMERCIAL MLS AND COMMERCIAL EXCHANGE, CATYLIST'S NATIONAL COMMERCIAL LISTINGS MARKETPLACE
- REALTORS COMMERCIAL ALLIANCE OF SOUTHEAST NORTH CAROLINA (RCASENC)
- CERTIFIED COMMERCIAL INVESTMENT MEMBER (CCIM) NETWORK
- INTERNATIONAL COUNCIL OF SHOPPING CENTERS (ICSC)
- CAPE FEAR COMMERCIAL REAL ESTATE FOR WOMEN (CREW)
- NORTH CAROLINA ECONOMIC DEVELOPERS ASSOCIATION (NCEDA)
- ECONOMIC DEVELOPMENT PARTNERSHIP OF NORTH CAROLINA (EDPNC)
- NORTH CAROLINA DEPARTMENT OF COMMERCE
- NORTH CAROLINA'S SOUTHEAST REGIONAL ECONOMIC DEVELOPMENT PARTNERSHIP
- BRUNSWICK BUSINESS & INDUSTRY DEVELOPMENT (BRUNSWICK BID)
- DIRECT CONTACT WITH NATIONAL & LOCAL COMMERCIAL REAL ESTATE PROFESSIONALS & SITE SELECTION CONSULTING FIRMS



Carolinas Commercial
— at Intracoastal Realty —

RETAIL ♦ OFFICE ♦ INDUSTRIAL ♦ LAND



CAROLINAS COMMERCIAL WITH INTRACOASTAL REALTY CORPORATION

Specializing in Marketing and Managing Commercial Real Estate from Wilmington, NC to Myrtle Beach, SC

THE CAROLINAS COMMERCIAL TEAM....



A Little More About David....

Contact David Stuart if you are interested in buying, selling or leasing commercial property from Wilmington, NC to Myrtle Beach, SC. He has been an active broker since 1973, lead commercial Broker for Sloane Commercial Real Estate since 2002 until joining Intracoastal Realty since March 2020.

Licensed in both Carolinas, his 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 their shopping center and commercial properties and sales or development of the balance of their holdings.

Prior to joining Intracoastal Realty, 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. He has developed and implemented market analysis and presentation systems, created real estate web sites and is a frequent speaker on real estate marketing and technology. David's extensive capabilities in applying new technologies to effectively market commercial properties provide a competitive advantage for buyers and sellers alike.

David earned his B.S. in Experimental Statistics and M.E. degree in Economics from North Carolina State University and is a Ph.D candidate in Business at UNC. David is a member of the Realtors Commercial Alliance of Southeastern North Carolina, the North Carolina Association of Realtors, a member of ICSC (International Council of Shopping Centers), member of the NC Economic Developers Association, former Board of Directors member of Southeast North Carolina's economic development partnership, the Calabash Economic Development Committee and the Brunswick County Commissioners Small Business Committee.

A Little More About Kelly....

Kelly Stuart joined David as part of the CarolinasCommercial team with Intracoastal Realty Corporation in 2016. 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.

Kelly started her career in Raleigh as a consultant to the newly formed regional economic development marketing groups in North Carolina, helping them design and execute a program of work that would equally represent multiple counties with varying needs and resources. Through the regional partnerships she set up marketing programs, developed client materials and provided training for 33 county development organizations in the state. Kelly has served as Deputy Director of Development for the North Carolina Global TransPark, Project Manager for Northern Kentucky Tri-ED in the Cincinnati metro area, Director of Product Marketing for Martinsville-Henry County Economic Development in Virginia, Vice President of Client Development for North Carolina's Piedmont Triad Partnership, Director of Recruitment for Myrtle Beach Regional Economic Development and Assistant Director for Brunswick County Economic Development.

As Manager of Coastal Development for a regional builder and developer in Sunset Beach, 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.

As a native of North Carolina, and a longtime resident of Shallotte, she is excited about the opportunity to utilize the experience gained in economic development and allow her to further contribute to the exciting growth and development of the South Brunswick Islands. Kelly is a CCIM Candidate, 2021 President Elect of the Realtors Commercial Alliance of Southeast NC (RCASENC), sits on the NC REALTORS® Economic Development Committee, Cape Fear Commercial Real Estate for Women (CREW), the North Carolina Economic Developer's Association (NCEDA), the International Council of Shopping Centers, former Brunswick County Chamber of Commerce Board of Directors and is Past Chair of the South Brunswick Islands Business Development Committee.

Kelly was honored as the 2019 Realtors Commercial Alliance of Southeast North Carolina Member of the Year at the same time her father and business partner, David Stuart, was awarded the Lifetime Achievement Award in Commercial Real Estate. She was featured on the cover of the May 2020 NC REALTORS® Insight Magazine for their focus on Women in Commercial Real Estate and was a top five finalist in the Business category for the Greater Wilmington Business Journal 2020 Women to Watch.



CAROLINAS COMMERCIAL WITH INTRACOASTAL REALTY CORPORATION

Specializing in Marketing and Managing Commercial Real Estate from Wilmington, NC to Myrtle Beach, SC

A Little More About Michael....

Michael Abushakra joined the Commercial Real Estate Team of Carolinas Commercial with Intracoastal Realty Corporation in 2021. Michael has owned and operated small businesses throughout his career. He is the former chairman of the Calabash Merchants Association, which he helped to form. During his time in Calabash, he served on a Mayor appointed committee consisting of business owners, residents, developers and commissioners to review and make recommendations to the towns proposed Unified Development Ordinance. Michael also served as a board member of the Brunswick County Chamber of Commerce.

A native of Southeastern North Carolina, Michael has worked and studied all over the country giving him a unique blend of local knowledge mixed with outside perspective. His business background along with his involvement with local government makes him a perfect fit for the Commercial Real Estate Team of Carolinas Commercial at Intracoastal Realty Corporation.

THE CAROLINAS COMMERCIAL REAL ESTATE TEAM



DAVID H. STUART

Broker/Realtor® NC & SC
910-368-1187 Mobile

David@CarolinasCommercial.com



KELLY L. STUART

Broker/Realtor® NC & SC
910-393-7275 Mobile

Kelly@CarolinasCommercial.com



MICHAEL J. ABUSHAKRA

Broker/Realtor® NC
910-880-5155 Mobile

Michael@CarolinasCommercial.com

CAROLINAS COMMERCIAL WITH INTRACOASTAL REALTY CORPORATION

Specializing in Marketing and Managing Commercial Real Estate from Wilmington, NC to Myrtle Beach, SC

SERVICES WE PROVIDE....

Sales and Leasing

Carolinas Commercial specializes in Retail, Office, Industrial, and Land Sales and Leasing in the South Brunswick Islands for both the Owner-Occupant and Real Estate Investor. Let us help you find the next great opportunity for your business or investment portfolio!



Tenant Representation

Businesses that lease commercial space have special needs and highly focused requirements. We have been representing commercial tenants for many years in the South Brunswick Islands real estate market, and can help commercial businesses in locating space and realizing its highest and best use.



Investment Analysis

Sellers of commercial properties need a real estate brokerage that understands the many considerations and calculations that enter into analyzing a property for investment potential. That's the only way to properly market it. Buyers need the same knowledge and expertise in evaluating properties to make certain that they're getting precisely the right commercial real estate for their needs. We can help you keep your properties fully-occupied and to sell them when your business plans dictate. If you're developing raw land or constructing or renovating commercial or industrial space, we can connect you with the local resources you need and assist in the development of your new investment. We are the best at what we do, so give us a call and we'll walk through your options.



Market Intelligence & Promotion

CarolinasCommercial will use the most current technology, systems and expertise to market your property nationally, regionally and locally to prospective buyers. Through our extensive professional network and in-house expertise and resources, we will provide maximum exposure for your property. Combined with the traditional approaches, our Internet marketing program, company databases, GIS systems and sales skills enable our team to deliver effective marketing and leasing services that create positive results.



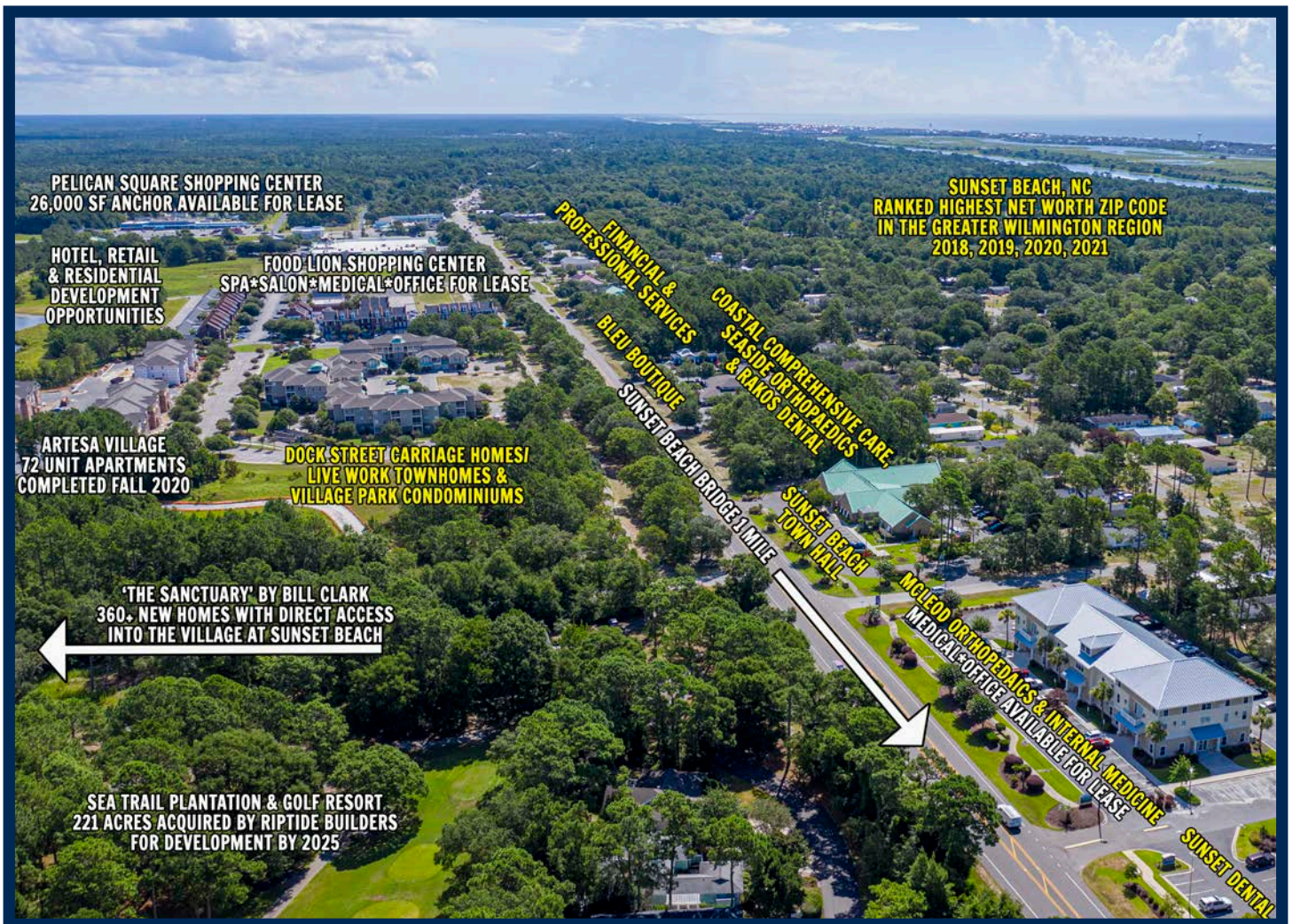
CAROLINAS COMMERCIAL WITH INTRACOASTAL REALTY CORPORATION

Specializing in Marketing and Managing Commercial Real Estate from Wilmington, NC to Myrtle Beach, SC

SHOWCASING YOUR PROPERTY....

CarolinasCommercial will use the most current technology, systems and expertise to market your property nationally, regionally and locally to prospective buyers. Through our extensive professional network and in-house expertise and resources, we will provide maximum exposure for your property. Combined with the traditional approaches, our Internet marketing program, company databases, GIS systems and sales skills enable our team to deliver effective marketing and leasing services that create positive results.

We start with **PROFESSIONAL LEVEL PHOTOGRAPHY** both from the ground and above, which is incorporated into all of our print and online marketing of the property.



FEATURED BUILDINGS & SITES

Carolinas Commercial is pleased to offer the most innovative, powerful, and user-friendly tool on the market to provide the information businesses need when considering a location for a new, expanding, or relocating business. The [ZOOMPROSPECTOR ONLINE GIS DATA TOOL](#) speeds up, simplifies and expands the process of choosing the ideal South Brunswick Islands location for your business. Each property provides 360 degree Virtual Tour Flyovers, site-specific demographic, consumer spending, and workforce data reports in seconds – so you know if there are enough clients, shoppers or quality employees for your business to succeed. But don't forget – there's no substitute for local knowledge – and we are the knowledge experts when it comes to Commercial Real Estate in the South Brunswick Islands.

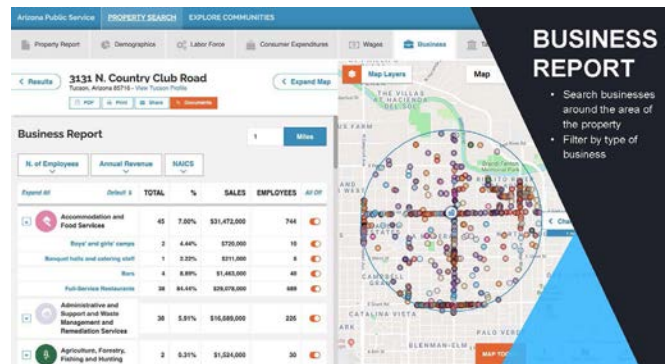
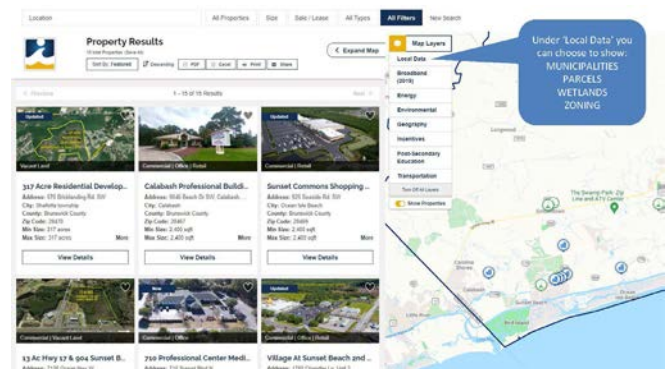
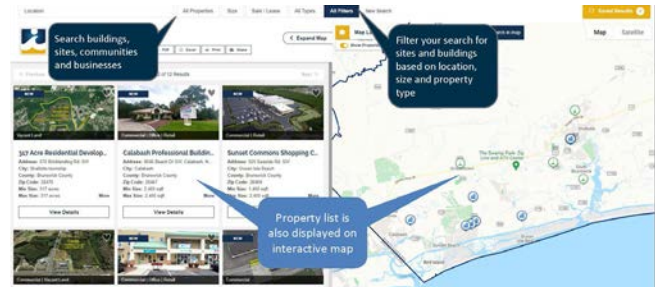
Only [FEATURED PROPERTIES](#) listed by the Carolinas Commercial Real Estate Team with Intracoastal Realty benefit from the powerful, interactive online tools built into the enhanced website for Carolinas Commercial with Intracoastal Realty. These intuitive, mobile friendly online tools make it easier for potential investors to find the information they need about available commercial sites and buildings in order to choose the ideal location for their business; these include thousands of data points on demographics, workforce, consumer spending, business, industry, talent and more. The new Carolinas Commercial website is devoted to supporting and growing the business community. You can view a pdf of how to make the most of this online tool by visiting [CC WEB INSTRUCTIONS](#) at [CAROLINASCOMMERCIAL.COM](#).

If you'd like to add your commercial property to our site, contact David, Kelly or Michael at 910.509.7409 or Info@CarolinasCommercial.com.

Answer 5 fundamental questions



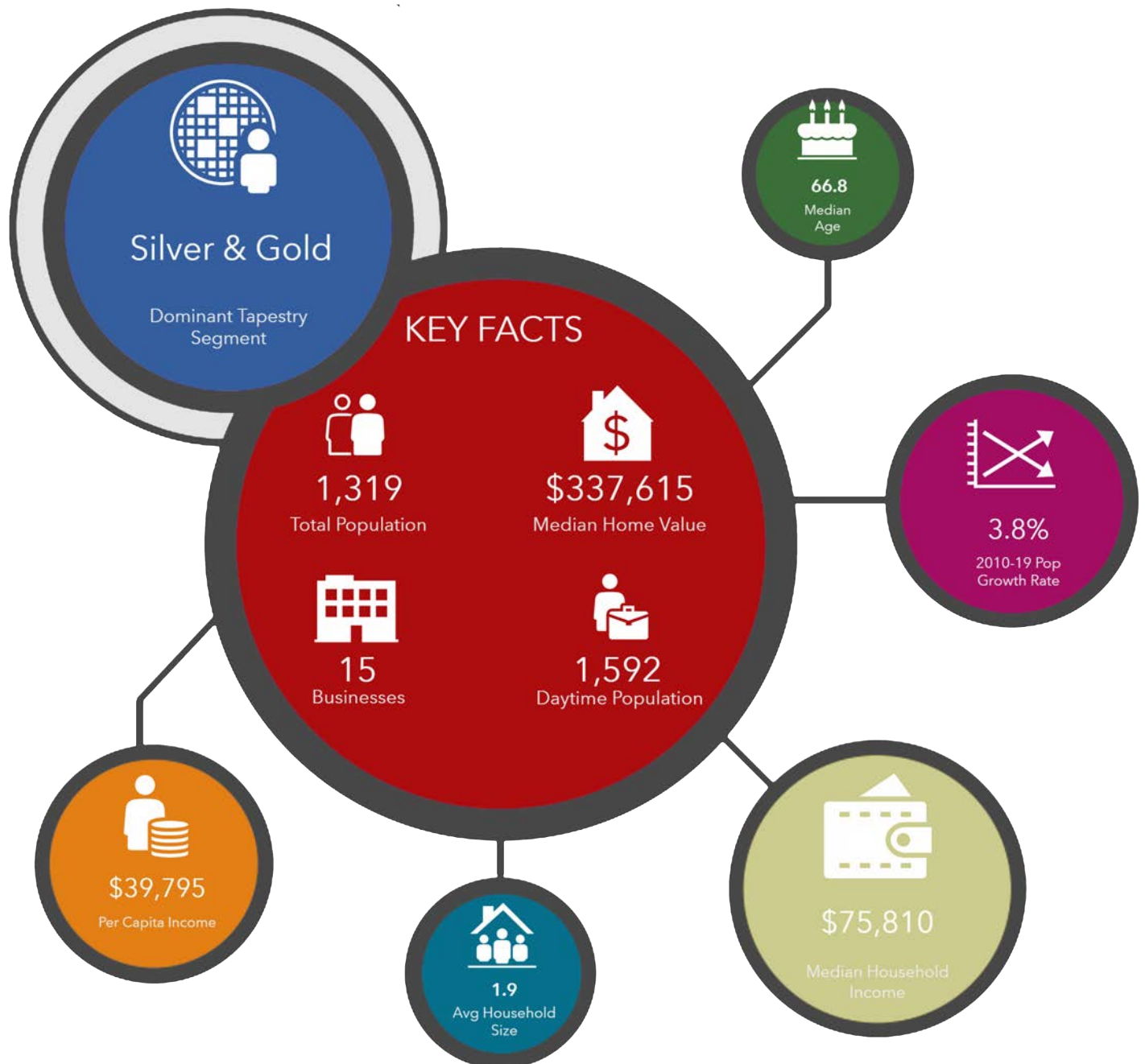
1. Are there available properties for my business?
2. Is there a market for my business to succeed?
3. What is the competition or synergy of locating my business at a specific location?
4. What are the geographic advantages?
5. How can I document and share my research?



SITE MAPPING....

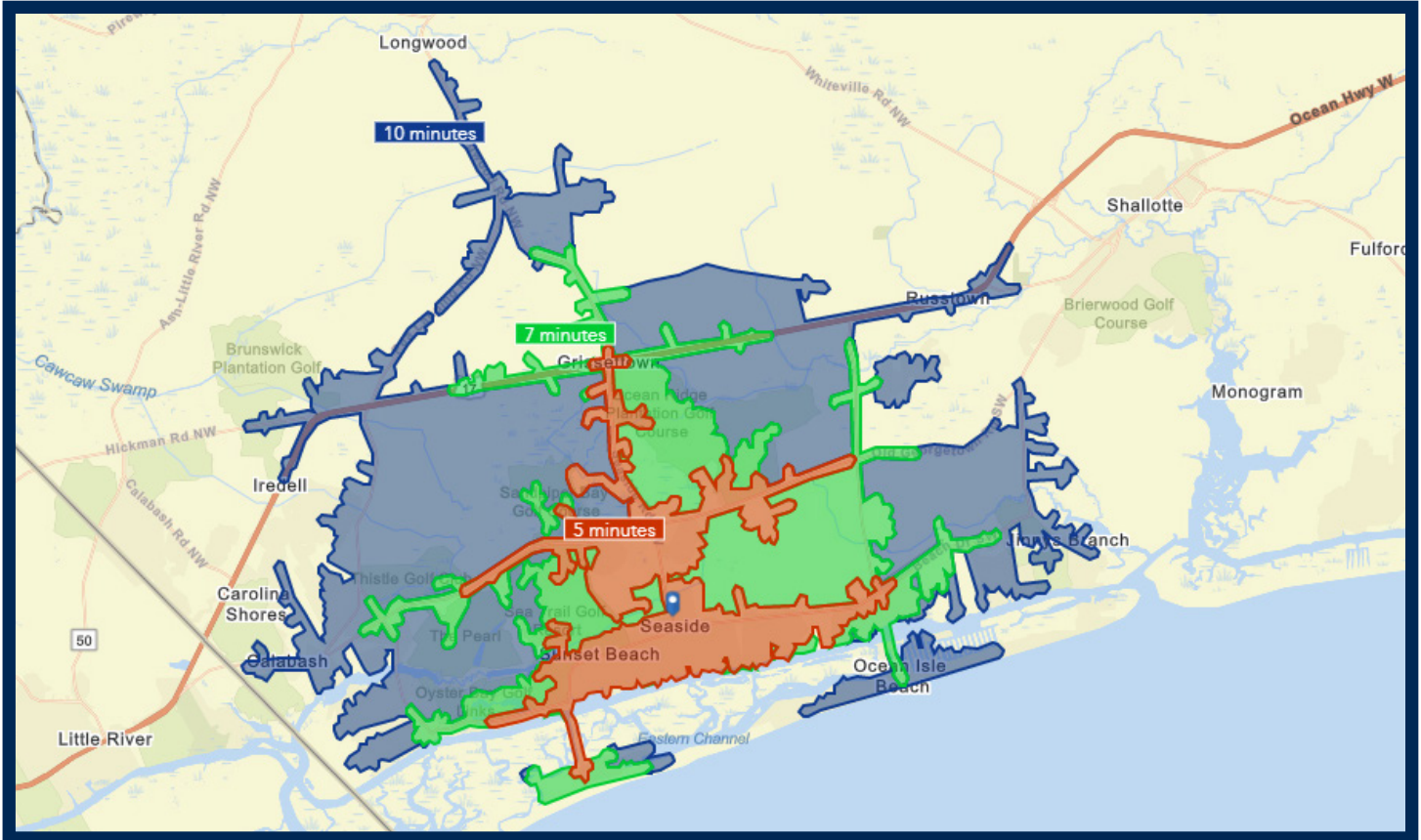
Utilizing tools specifically created for Advanced Reporting & Geospatial Intelligence, we will generate:

- **PROPERTY BOUNDARIES**
- **TRANSPORTATION & UTILITY INFRASTRUCTURE**
- **DRIVE-TIME RINGS**
- **TRAFFIC COUNTS**
- **NEARBY RETAIL LOCATIONS**



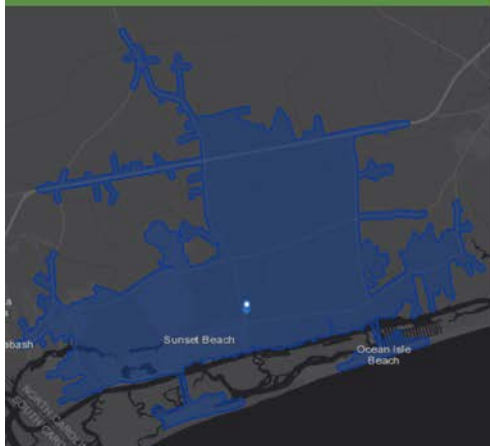
DEMOGRAPHIC ANALYSIS OF THE LOCATION

When you understand your **ASSETS**, you understand your **AUDIENCE**.



DEMOGRAPHIC PROFILE

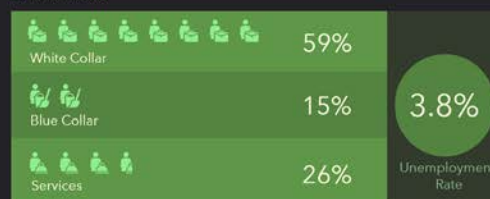
Pelican Square Shopping Center
Drive time of 10 minutes



EDUCATION



EMPLOYMENT



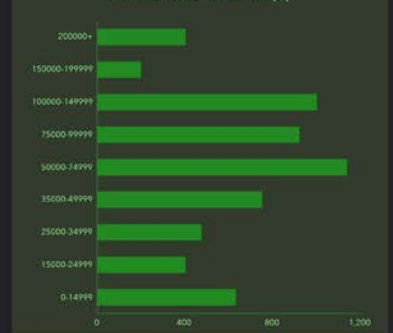
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



CAROLINAS COMMERCIAL WITH INTRACOASTAL REALTY CORPORATION

Specializing in Marketing and Managing Commercial Real Estate from Wilmington, NC to Myrtle Beach, SC



According to an annual study commissioned by Visit North Carolina, domestic visitors spent a record \$26.8 billion statewide in 2019, an increase of 6.9% from 2018. Visitor expenditures directly supported more than 236,000 jobs and generated more than \$6.6 billion in payroll income across North Carolina. Brunswick County accounted for nearly \$126 million in payroll income and \$67 million in state and local tax receipts, a savings of \$474 per resident.

Golf Magazine wrote "if you want to experience 'Grand Strand' golf in its purest --and arguably best-- incarnation, along with a laid-back restful vacation away from those secondary facets of the region, consider Brunswick County" as it "contains five islands, boasting some of the prettiest, most pristine beaches on Grand Strand, along with resorts, restaurants and attractions ideally suited for serious golfers"



**MORE THAN 50% OF
THE 61,000 HOMES
IN THE SOUTH
BRUNSWICK ISLANDS
ARE EITHER SECOND
HOMES OR VACATION
RENTAL PROPERTIES**



\$175 PP

Rental Household Count during the
extended Golf & Beach Season average
5.2 Persons Per Unit with Average Stay of
6.3 Days and Daily Spending of \$175 Per
Person



↑ \$34 MM

Brunswick County Tourism posted Visitor
Spending in Brunswick County equaled
\$633 Million in 2019, an Increase of 5.76%
or \$34 Million over the Previous Year



↑ 30%

Summer Holiday Seating Capacity at
the Myrtle Beach International Airport
increased by more than 30% in 2017 and
is on track to set a new deplanement
record for 2018 with nonstop service to/
from 49 markets

DEMOGRAPHIC ANALYSIS OF THE LOCATION

ANNUAL LIFESTYLE SPENDING

ANNUAL HOUSEHOLD SPENDING



ANNUAL LIFESTYLE SPENDING



DEMOGRAPHIC ANALYSIS OF THE LOCATION

Population

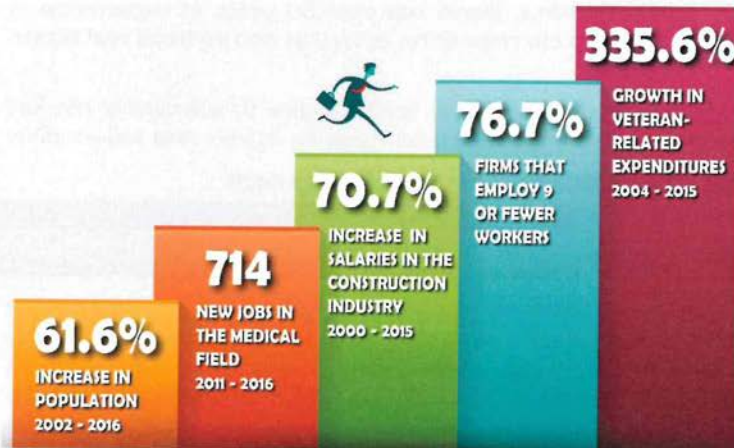
Radius:	3 miles	5 miles
2020 Projection	12,903	26,762
2015 Estimate	12,992	26,079
2010 Census	11,369	22,678
Growth 2015-2020	-0.69%	2.62%
Growth 2010-2015	14.28%	15%

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, attracting 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



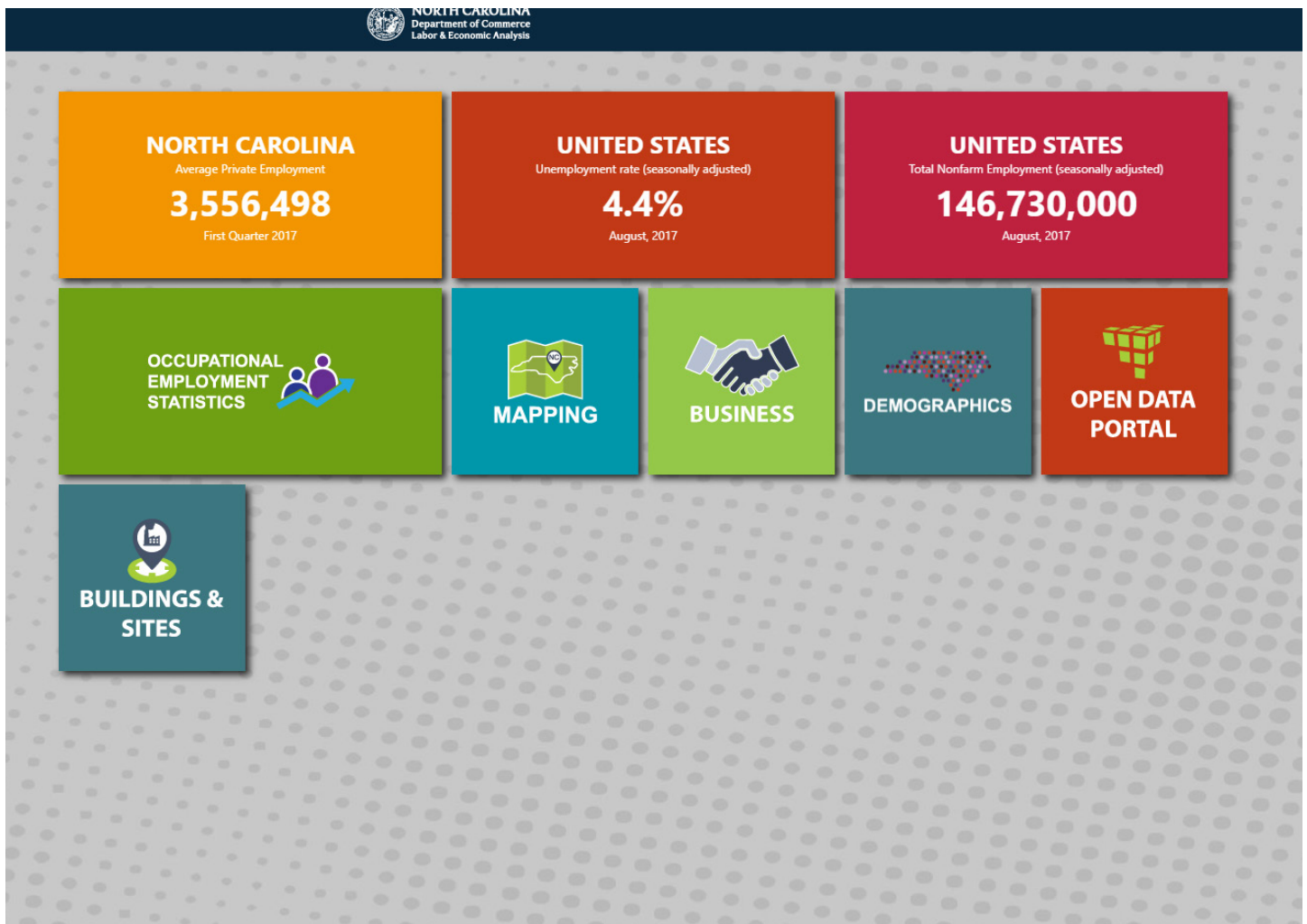
Households by Household Income (2020 Projection)

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

DIGITAL MARKETING & PROMOTION

ACCESS NC

THROUGH THE BRUNSWICK COUNTY ECONOMIC DEVELOPMENT COMMISSION &
THE ECONOMIC DEVELOPMENT PARTNERSHIP OF NORTH CAROLINA




CAROLINAS COMMERCIAL WITH INTRACOASTAL REALTY CORPORATION

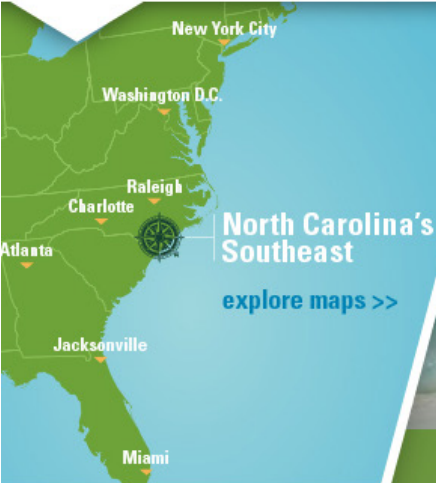
Specializing in Marketing and Managing Commercial Real Estate from Wilmington, NC to Myrtle Beach, SC

DIGITAL MARKETING & PROMOTION

LOCATION ONE INFORMATION SYSTEMS (LOIS)
THROUGH NORTH CAROLINA'S SOUTHEAST REGIONAL ECONOMIC DEVELOPMENT
PARTNERSHIP


[Home](#) 800-787-1333 locate@ncse.org [Search](#)

[ABOUT US](#) [BUSINESS ADVANTAGES](#) [BUILDINGS AND SITES](#) [TARGET INDUSTRIES](#) [REGIONAL PROFILE](#) [NEWS & REPORTS](#)



North Carolina's Southeast
explore maps >>

EXPANSION / RELOCATION INFO ▲



**Enjoy Great Career Opportunities and an
Enviably Quality of Life** [MORE >>](#)

NORTH CAROLINA'S SOUTHEAST: YOUR BUSINESS ADVANTAGE



[Property Search](#)



[Target Industries](#)



[Business Advantages](#)



[Regional Brochure \(PDF\)](#)

OUR TEAM

Joe Melvin
Director of Business Development
joem@ncse.org

Ryan Regan
Marketing Project Manager
ryanr@ncse.org

707 West Broad Street | PO Box 2556
Elizabethtown, NC 28337
800-787-1333 | 910-862-1482 fax

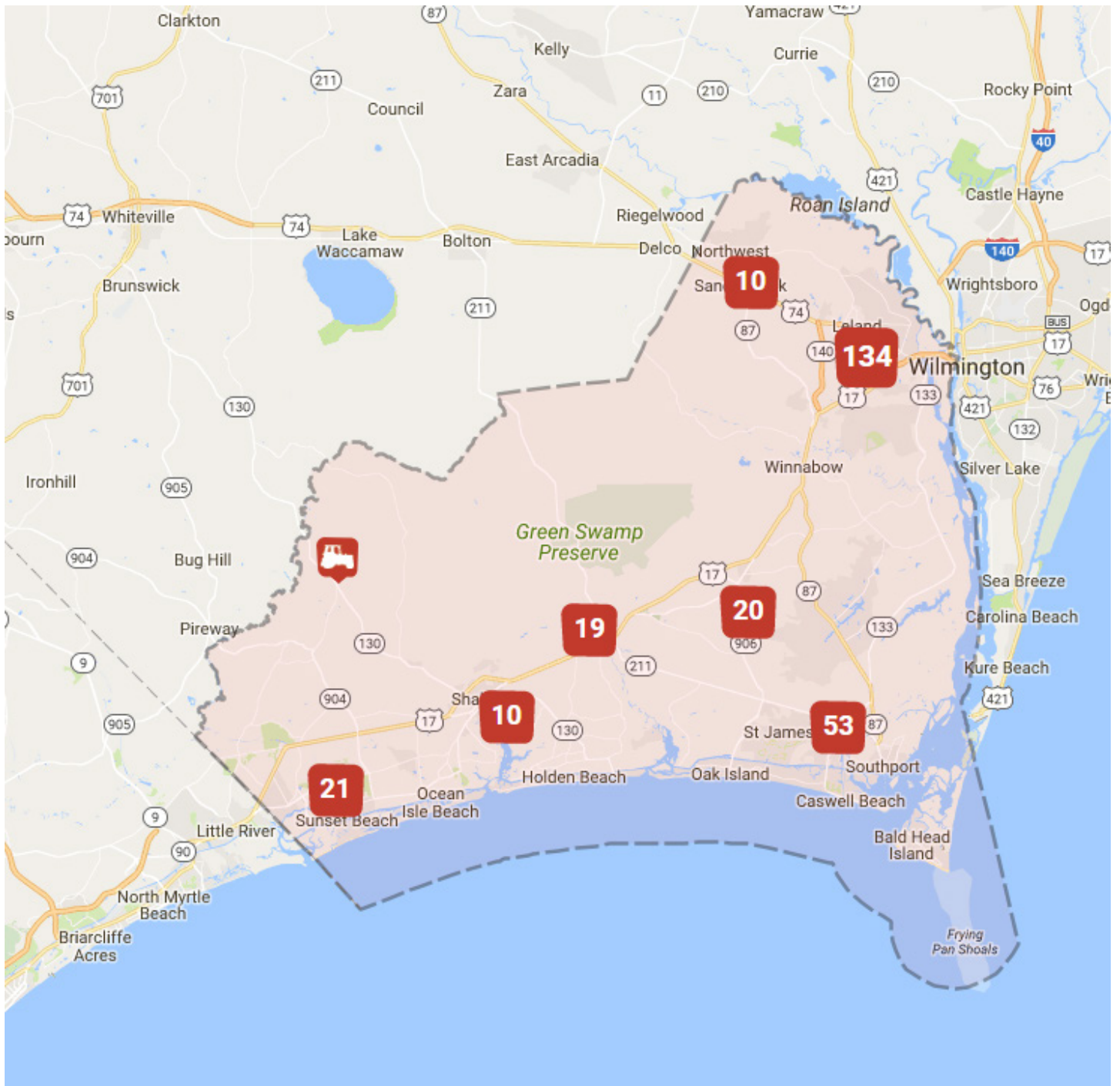


THE SOUTHEAST COMPASS

Subscribe to our Newsletter

[Subscribe](#)

**CATYLIST COMMERCIAL MLS THROUGH THE
REALTORS COMMERCIAL ALLIANCE OF SOUTHEASTERN NORTH CAROLINA**



DIGITAL MARKETING & PROMOTION

LOOPNET PREMIUM LISTINGS & COSTAR COMMERCIAL REAL ESTATE MARKETPLACE



[Learn More](#)

Listings

CoStar has the most comprehensive database of available buildings for sale and spaces for lease. Our 1,750 researchers update each listing at least every 30 days so you always have the latest information.

1.2M

Listings

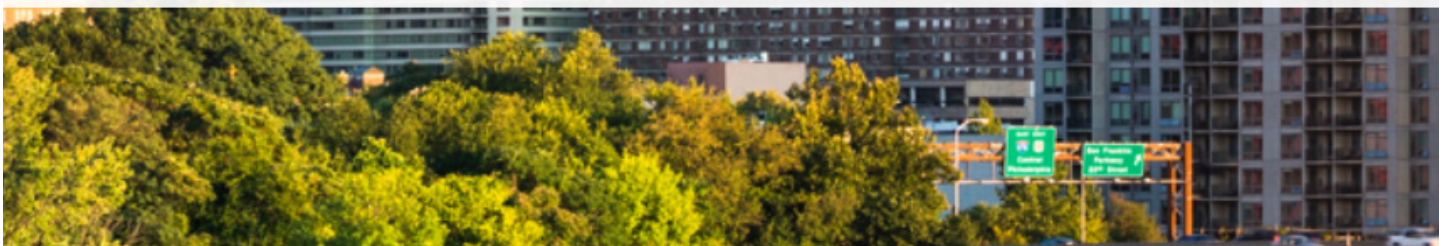
200+

Searchable Fields

10.5M

Updates to Listings Every
Month

LoopNet only has advertised listings, less than half of what you get in CoStar. Only CoStar gives you the listings your clients can't see.



DIGITAL MARKETING & PROMOTION

TARGETED SOCIAL MEDIA MARKETING THROUGH FACEBOOK & LINKEDIN

Major Price Reduction on this 9,607 sf First Class Medical/Professional Office Building priced well below appraised value and tax value. Offering 2 Business Suites with Exam, Lab, X-Ray and Office Spaces, a 3rd Suite ideal for Physical Therapy and a 1,793 sf 2nd Floor Open Space with fully equipped restroom and shower. Centrally located in the Sunset Beach, NC Business District beside CVS and directly across from Walgreens in Sunset Beach - the Highest Net Worth Zip Code in the Wilmington Region - serving the medical, professional and service needs from N Myrtle Beach, SC to Supply, NC. Contact Kelly L. Stuart or David H Stuart with Sloane Commercial Real Estate or visit <https://carolinascommercial.com/1733-seaside-rd-sw-sb.html>



CAROLINASCOMMERCIAL.COM

Class A Medical/Professional Office in Sunset Beach, NC

[Learn More](#)

3,961

People Reached

24

Engagements

[Boost Again](#)

Boosted on Apr 9, 2019
By Kelly Stuart

Completed

People
Reached

3.7K

10-Second
Video Views

344

[View Results](#)