



THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE



Property managed by Inland
Commercial Real Estate Services, LLC

FOR LEASE

LANDING AT OCEAN ISLE BEACH

6270 BEACH DRIVE SW | OCEAN ISLE BEACH, NC 28469



PROPERTY PHOTO



LOCATION MAP

LEASING INFORMATION

SPACE AVAILABLE: 1,313 SF - 1,753 SF
BASE RENT: Please Call
TICAM: \$3.45

PROPERTY HIGHLIGHTS

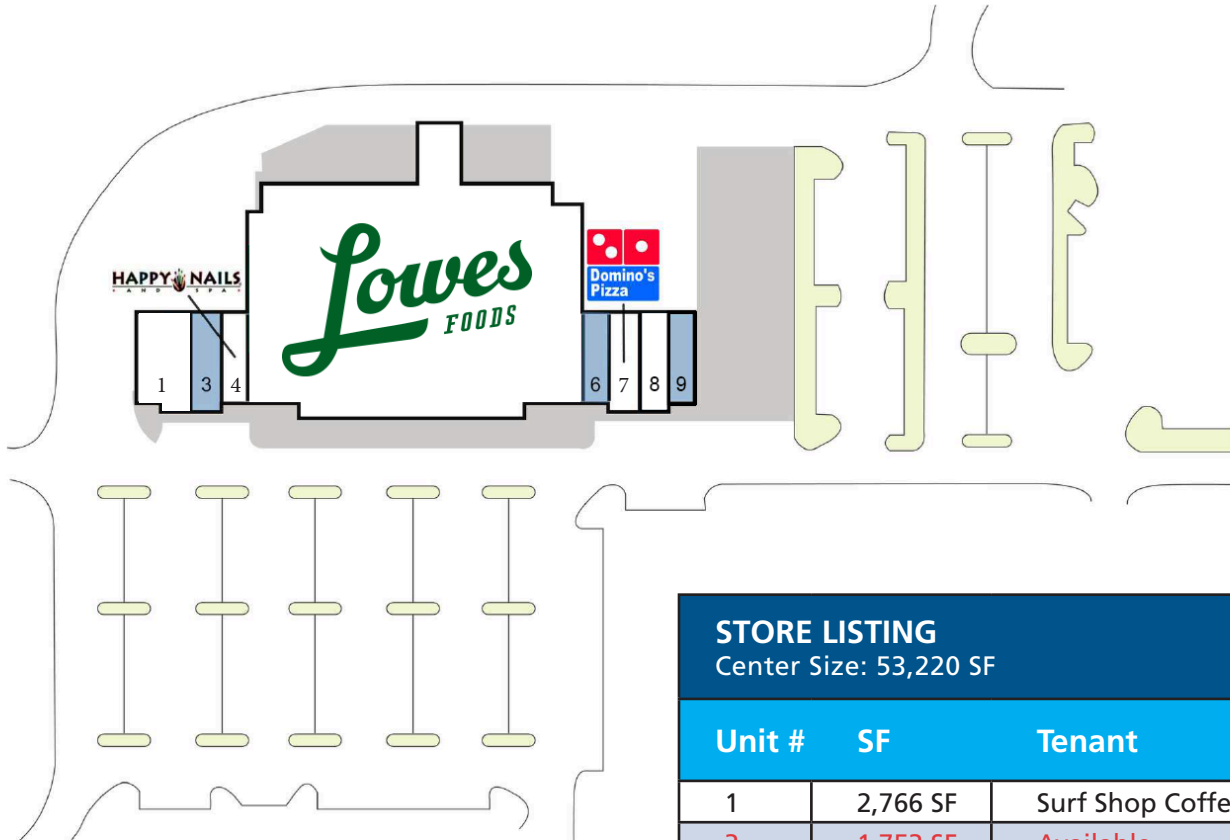
- Shopping center GLA is 53,220 SF.
- Anchored by Lowes Food which is the closest full service grocery store to Ocean Isle Beach.
- Located at the prominent intersection of Beach Drive & Ocean Isle Beach Road.
- The center has great access to both major thoroughfares.

DEMOGRAPHICS (2016)	1 MILE	3 MILE	5 MILE
POPULATION	1,217	7,251	17,327
AVERAGE HH INCOME	\$67,025	\$62,975	\$67,923
MEDIAN HH INCOME	\$48,869	\$47,591	\$50,077
BUSINESS ESTABLISHMENTS	90	463	935
DAYTIME EMPLOYMENT	424	2,831	6,791

300 West Summit Ave. Suite 250 | Charlotte, NC 28203 | Phone (704)644-4589 | Fax (704) 973-0737
Wes Thurmond | Spencer Brown | John Varol | WWW.PROVIDENCEGROUP.COM

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STORE LISTING		
Center Size: 53,220 SF		
Unit #	SF	Tenant
1	2,766 SF	Surf Shop Coffee
3	1,753 SF	Available
4	1,400 SF	Happy Nails
5	41,982 SF	Lowe's Food
6	1,400 SF	Available
7	1,453 SF	Domino's Pizza
8	1,453 SF	Benchmark Physical Therapy
9	1,313 SF	Available

TRAFFIC COUNTS 2016 (NCDOT)

- 12,000 VPD on Beach Dr. SW
- 6,900 VPD on Ocean Isle Beach Rd.

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