

# Ocean Isle Shopping Center

Beach Drive SW & Causeway Drive  
Ocean Isle Beach, NC 28469

**Bell Moore**  
GROUP, INC.

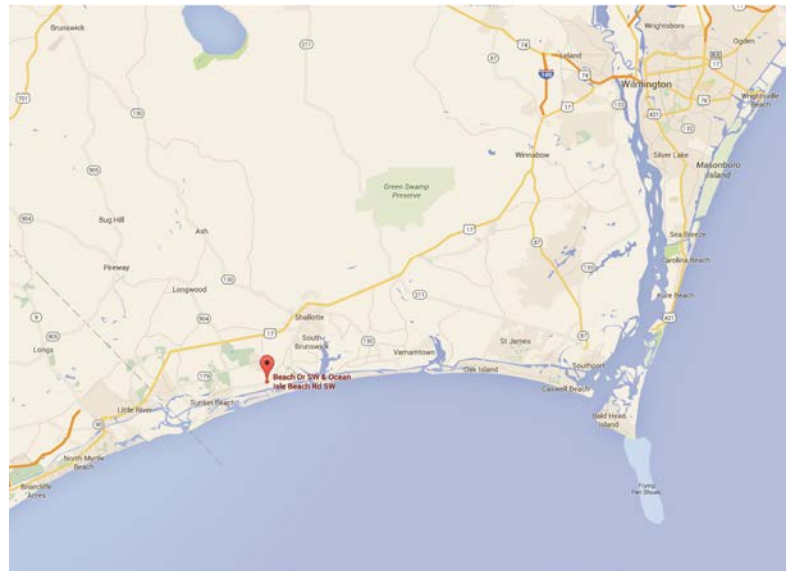


**PROPERTY HIGHLIGHTS:**

- Brunswick County is the 2nd fastest growing county in North Carolina
- Convenient access to Ocean Isle, Holden Beach, Shallotte and Sunset Beach
- Tourism increases population in trade area by 68,000
- Outparcel sites available
- Hotel sites available

**TRAFFIC COUNTS:**

- Beach Drive SW - 8,100 VPD
- Causeway Drive - 16,000 VPD



DEMOGRAPHICS (2015):	10 Minute	20 Minute	30 Minute
Population:	12,447	34,970	76,707
Average HH Income:	\$66,668	\$61,555	\$59,351
Daytime Population:	33,396	43,227	60,930

OWNED BY



FOR MORE INFORMATION  
CONTACT:

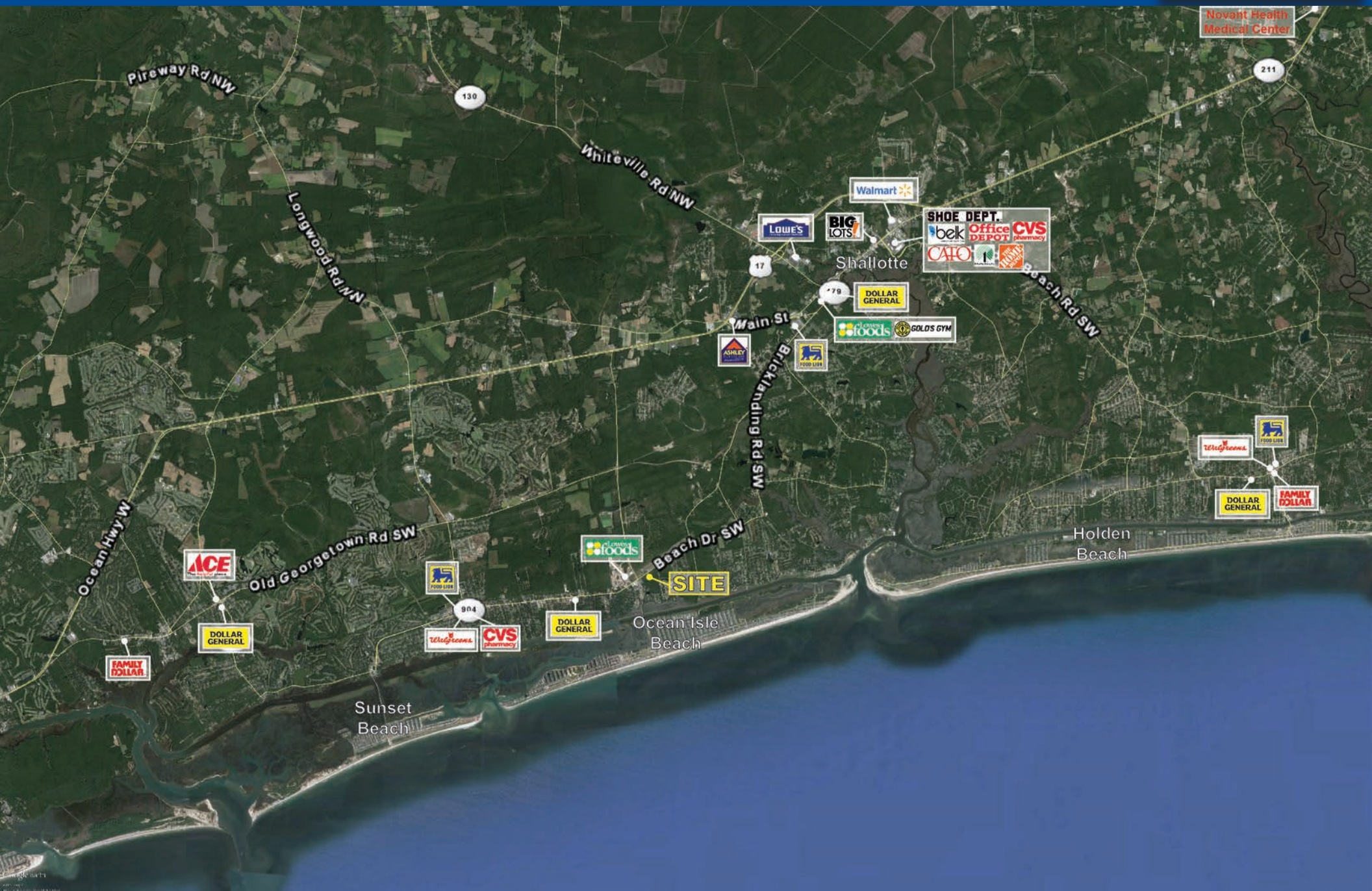
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## Beach Drive SW & Causeway Drive

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**PUBLIX GROCERY SHOPPING CENTER SITE TABULATIONS**

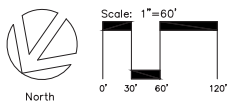
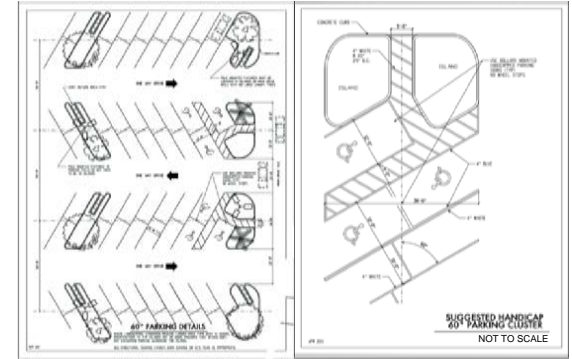
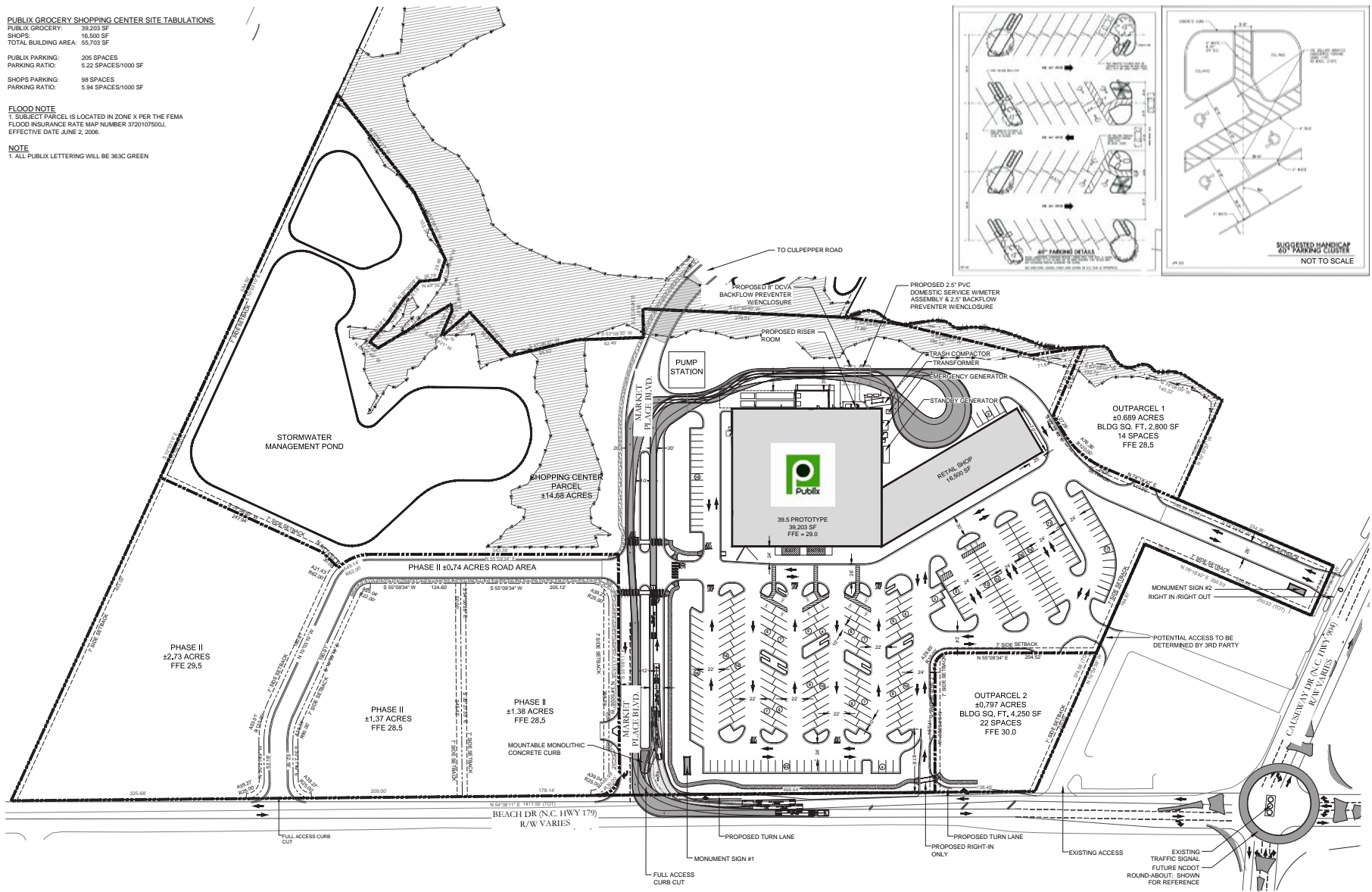
PUBLIX GROCERY: 39,203 SF  
 SHOPS: 16,500 SF  
 TOTAL BUILDING AREA: 55,703 SF

PUBLIX PARKING:  
 PARKING RATIO: 202 SPACES  
 5.22 SPACES/1000 SF

SHOPS PARKING:  
 PARKING RATIO: 98 SPACES  
 5.94 SPACES/1000 SF

**FLOOD NOTE**  
 1. SUBJECT PARCEL IS LOCATED IN ZONE X PER THE FEMA FLOOD INSURANCE RATE MAP NUMBER 3720107500J, EFFECTIVE DATE: JUNE 2, 2006.

**NOTE**  
 1. ALL PUBLIX LETTERING WILL BE 363C GREEN



## PUBLIX SITE PLAN

### OCEAN ISLE MARKET PLACE

### TOWN OF OCEAN ISLE BEACH, NC

### EXHIBIT A-PAGE 1

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**PUBLIX GROCERY SHOPPING CENTER SITE TABULATIONS**

PUBLIX GROCERY	39,500 SF
SHOPS	16,500 SF
TOTAL BUILDING AREA:	56,000 SF
PUBLIX PARKING	235 SPACES
PARKING RATIO:	5.19 SPACES/1000 SF
SHOPS PARKING	99 SPACES
PARKING RATIO:	5.34 SPACES/1000 SF

**FLOOD NOTE**

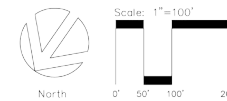
1. SUBJECT PARCEL IS LOCATED IN ZONE X PER THE FEMA FLOOD INSURANCE RATE MAP NUMBER 3720107500L, EFFECTIVE DATE JUNE 2, 2006.

**NOTE**

1. ALL PUBLIX LETTERING WILL BE 3/32 GREEN



**PUBLIX SITE PLAN**  
**OCEAN ISLE MARKET PLACE**  
**TOWN OF OCEAN ISLE BEACH, NC**  
**EXHIBIT A-PAGE 2**





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