

OUTPARCEL NEAR 4 CORNER'S INTERSECTION

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FOR SALE

SUN COAST PARTNERS COMMERCIAL
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 Sun Coast
Partners
COMMERCIAL



1953 NC 172 Highway Sneads Ferry, NC 28460

ACREAGE*	2.9± Acres
SALE PRICE	\$700,000
ZONED	HB (Highway Business)

- Highly Visible - Frontage on NC Hwy 172
- Located close to busy NC 210 & 172 Hwys Intersection
- Located 2± Miles from the Marine Base Camp Lejeune
- Camp Lejeune is home to 130K± People
- Located 1± Miles from the Newly Expanded MARSOC Complex
- Close Proximity to Several Residential Developments
- Traffic Count on Hwy 210 - 18,000 AADT
- Traffic Count on Hwy 172 - 7,400 AADT
- Municipal Water & Sewer Connections Available
- Ideal Location for Hospitality, Retail, Restaurant, or Fast Food Development
- Gateway to the Nationally Acclaimed Topsail Island Beaches

This highly visible 2.9 Acre Commercial out parcel has frontage on NC 172 HWYs, located close to the busy NC 210 & 172 HWYs intersection. Municipal water & sewer connections are available. The site would be ideal for Retail/Restaurant/Fast Food development. AADT Traffic counts approx. 18K for NC 210 & 7.4K for NC 172 Hwy.

AREA

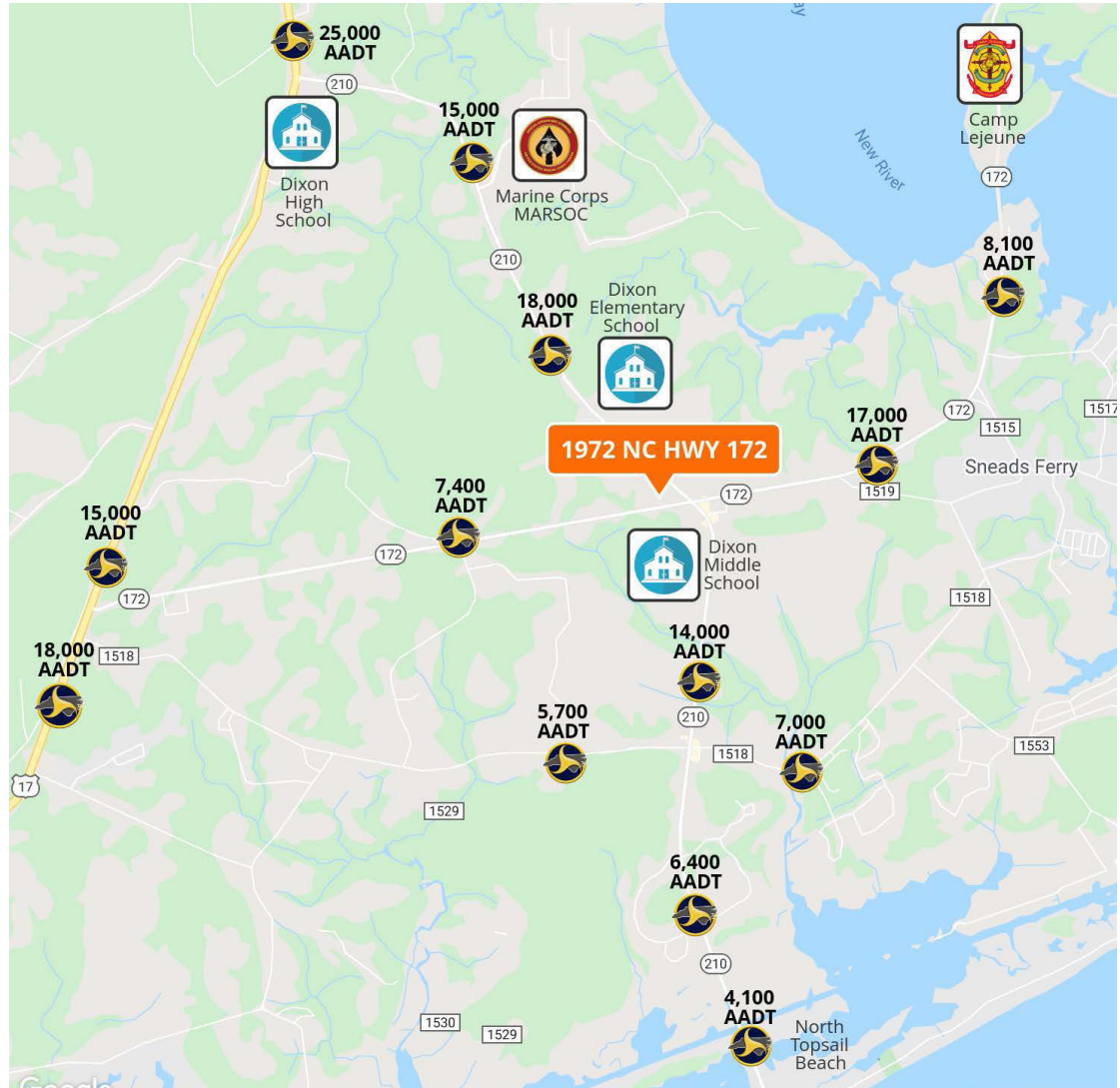
This site is located approximately 2 miles from the NC 172 gate of the Marine Camp Lejeune, home to a population of approximately 130,000 people & is in close proximity to several residential developments, experiencing sales of over 830 newly constructed homes in the past 4 years. This coastal community 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.

*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.

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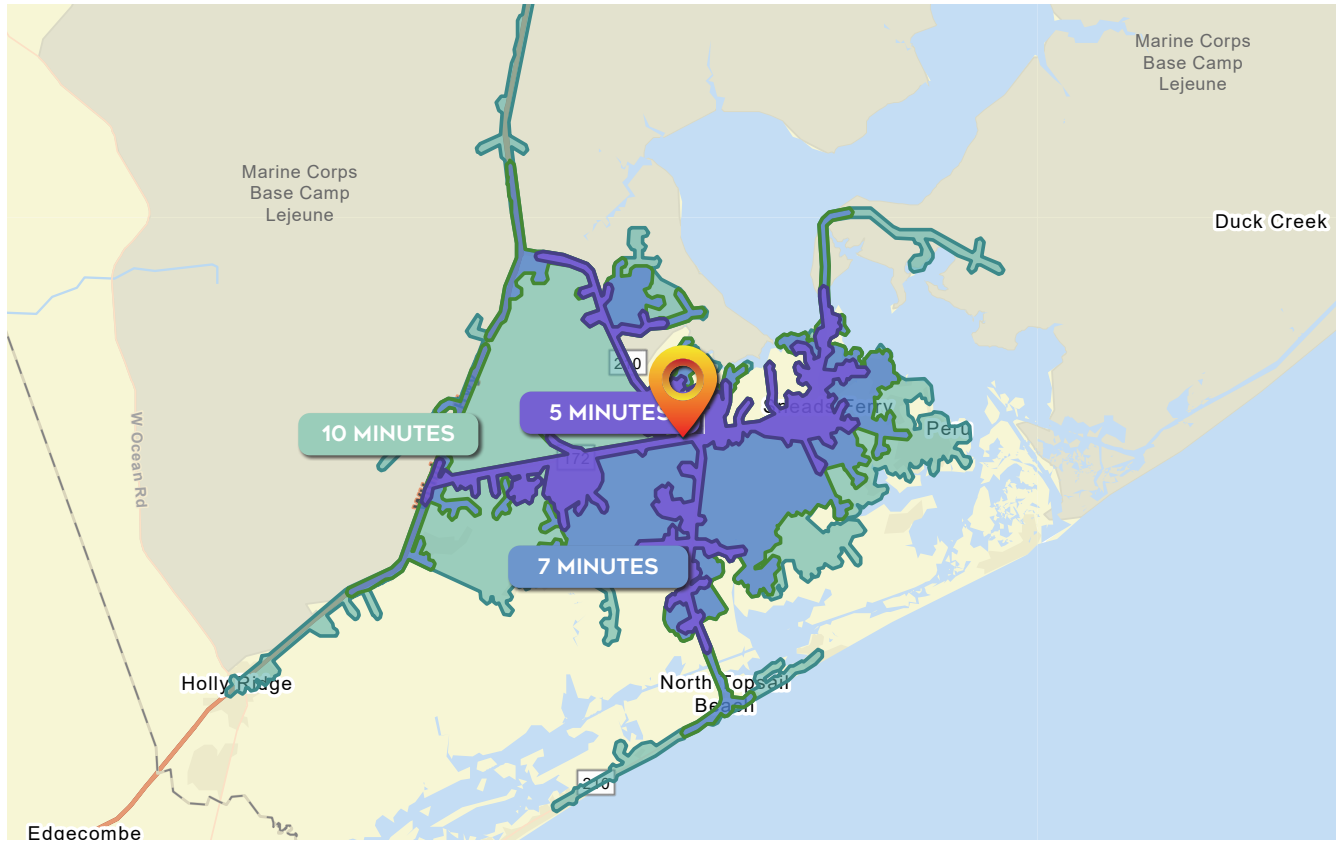
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DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	1,990	6,691	12,471
Average Age	41.9	41.3	38.5
Households	936	2,833	4,808
Average HH Size	2.13	2.36	2.44
Median HH Income	\$62,545	\$62,177	\$67,303
Average HH Income	\$106,836	\$97,944	\$106,482
Per Capita Income	\$47,924	\$42,452	\$43,520

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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