



**COLDWELL
BANKER
COMMERCIAL**

SUN COAST PARTNERS

BRIDGE BARRIER STATION

\$450,000

1360 Bridge Barrier Road
Carolina Beach, NC 28428

AVAILABLE SPACE

6,500 SF

AREA

Located at Snows Cut Crossing next to Food Lion and Walgreens. The property is on the right at the first traffic light as you cross into Carolina Beach from Snows Cut Bridge.



CONTACT

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**COLDWELL BANKER COMMERCIAL
SUN COAST PARTNERS**
1430 Commonwealth Drive, Suite 102, Wilmington, NC 28403
910.350.1200

FOR SALE

CBCSUNCOAST.COM



BRIDGE BARRIER STATION

1360 Bridge Barrier Road, Carolina Beach, NC 28428

SALE



PROPERTY DESCRIPTION

0.97 Acre Retail - Office Out parcel for sale in Carolina Beach at Snows Cut Crossing. This is an opportunity to develop multi-tenant retail/office and/or single-tenant retail/office on the highly sought after HWY 421 corridor within Carolina Beach. The site is located next to Food Lion and Walgreens at the first traffic light crossing over the bridge into Carolina Beach, NC. Conceptual site plans available showing a 6,500 SF multi-tenant building on the site. Please call listing agents today for additional details.

OFFERING SUMMARY

| | |
|----------------|-----------------------|
| Sale Price: | \$450,000 |
| Lot Size: | 0.97 Acres |
| Building Size: | 6,500 SF |
| Zoning: | HB (Highway Business) |

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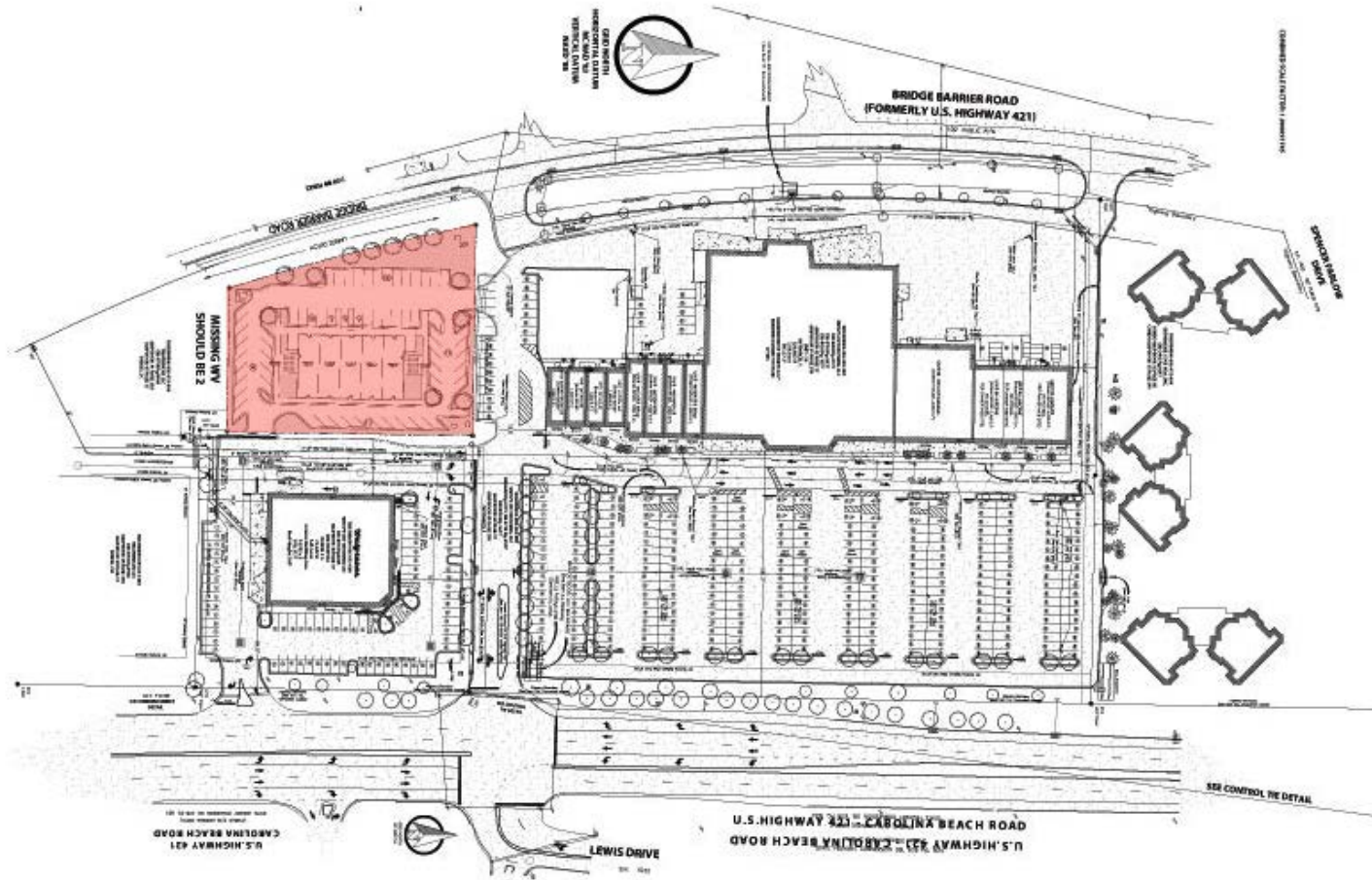




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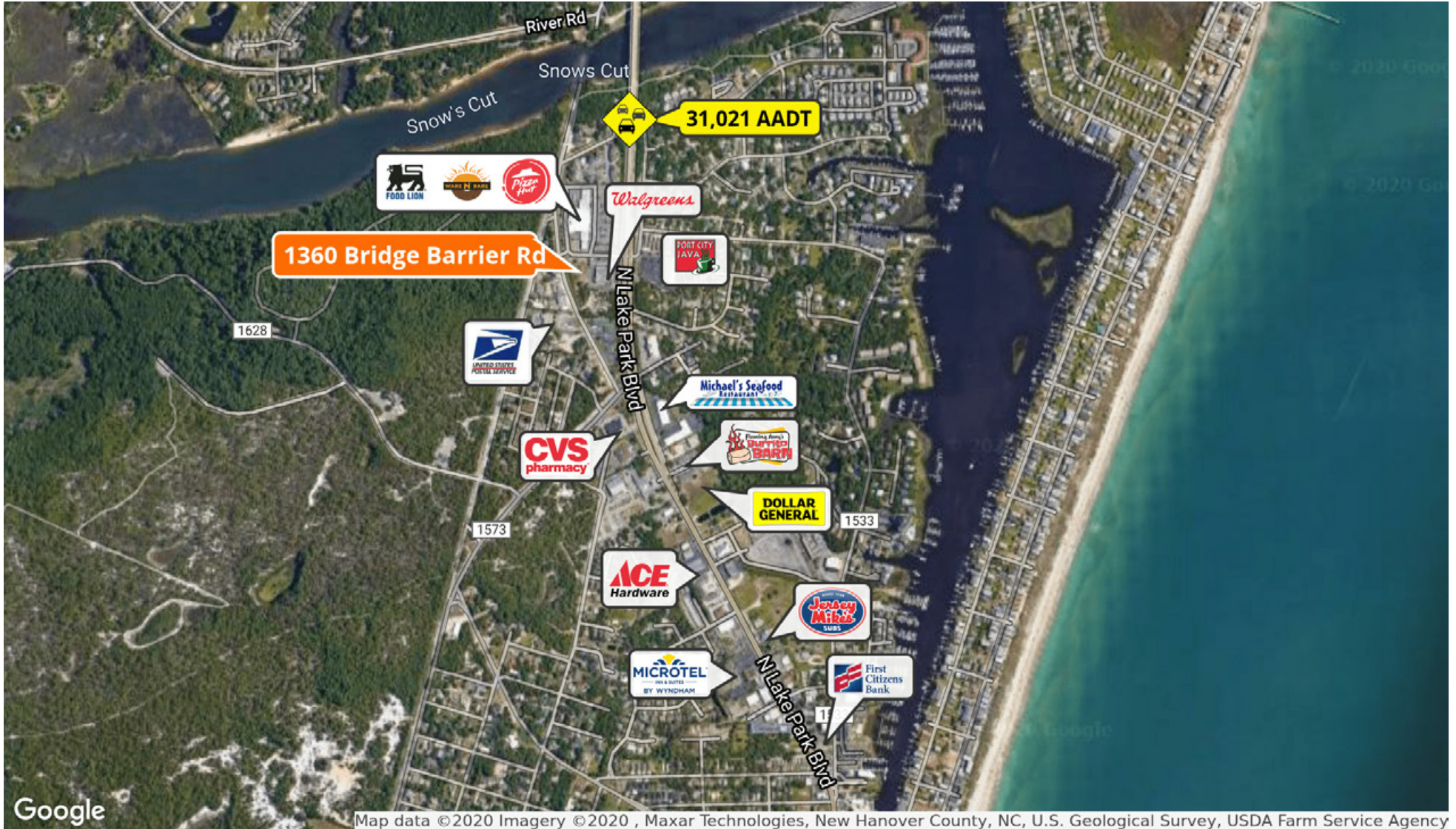




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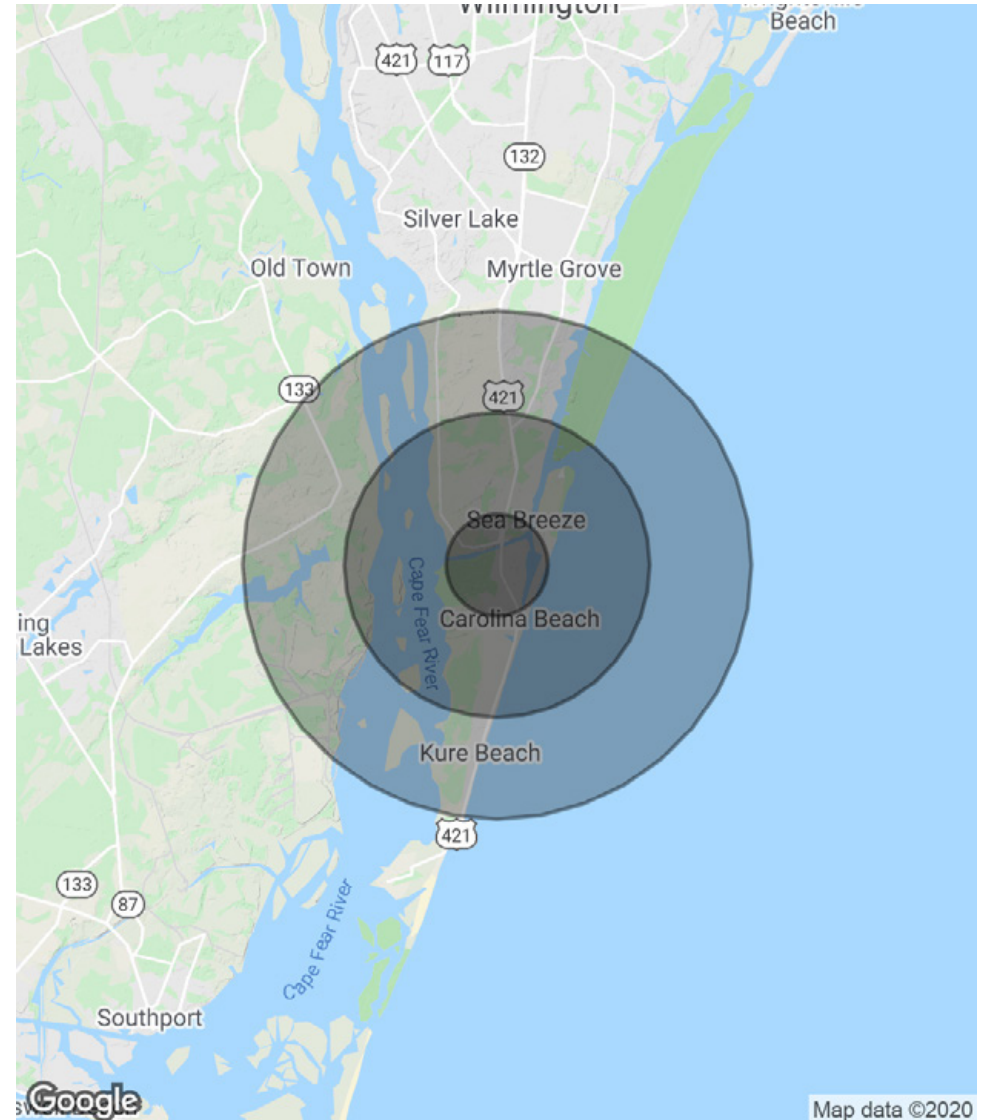
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 3,061 | 15,025 | 25,255 |
| Average age | 41.4 | 40.9 | 41.2 |
| Average age (Male) | 39.7 | 39.9 | 40.2 |
| Average age (Female) | 41.9 | 41.5 | 41.8 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 1,447 | 6,515 | 10,729 |
| # of persons per HH | 2.1 | 2.3 | 2.4 |
| Average HH income | \$72,348 | \$73,663 | \$78,910 |
| Average house value | \$375,676 | \$368,691 | \$349,252 |

* Demographic data derived from 2010 US Census



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