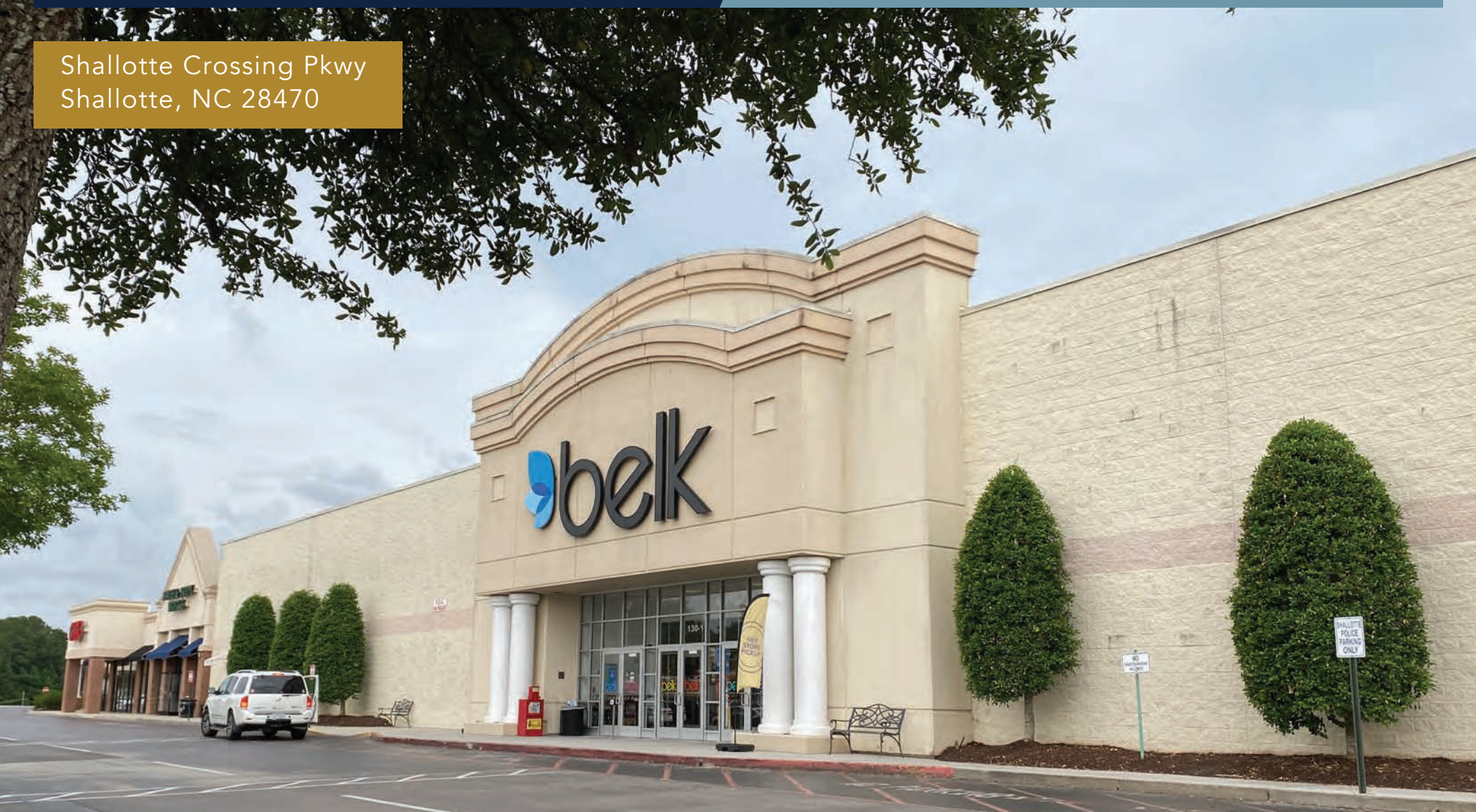


**SHALLOTTE CROSSING
SHALLOTTE, NORTH CAROLINA**



Shallotte Crossing Pkwy
Shallotte, NC 28470



For more information, please contact:



WILSON GLASGOW
704.319.4942
hwglasgow@astonprop.com

2825 South Blvd, Ste 300
Charlotte, NC 28209
www.astonprop.com

SHALLOTTE CROSSING SHALLOTTE, NORTH CAROLINA



2,400-2,695 sf SHOPS AVAILABLE

TRAFFIC COUNTS

US Hwy 17 Business	24,500
NC Hwy 130 Connection	12,400
US Hwy 17	35,600



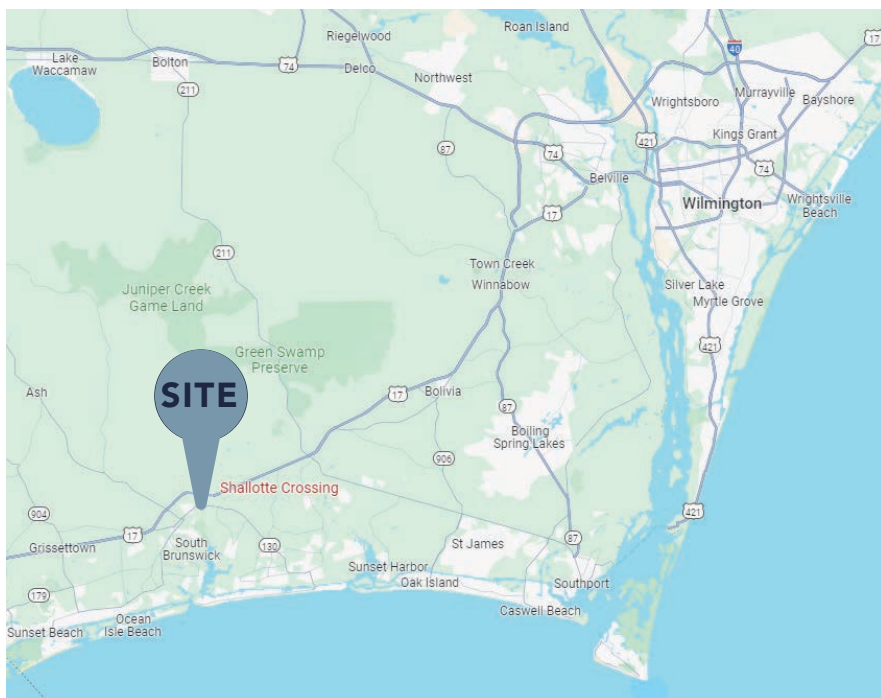
PROPERTY FEATURES

- Shallotte is centrally located less than twenty minutes from Holden Beach, Ocean Isle Beach, and Sunset Beach
- Brunswick County was ranked first in North Carolina and seventh in the country for population growth between 2020 and 2022 with a rate of 12% (US Census Bureau)
- Population growth over the next five years is projected at 4%

DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	1,387	7,988	16,154
DAYTIME POPULATION	1,209	3,441	4,142
AVG HH INCOME	\$72,486	\$76,491	\$67,932

JOIN THESE RETAILERS



SHALLOTTE CROSSING SHALLOTTE, NORTH CAROLINA

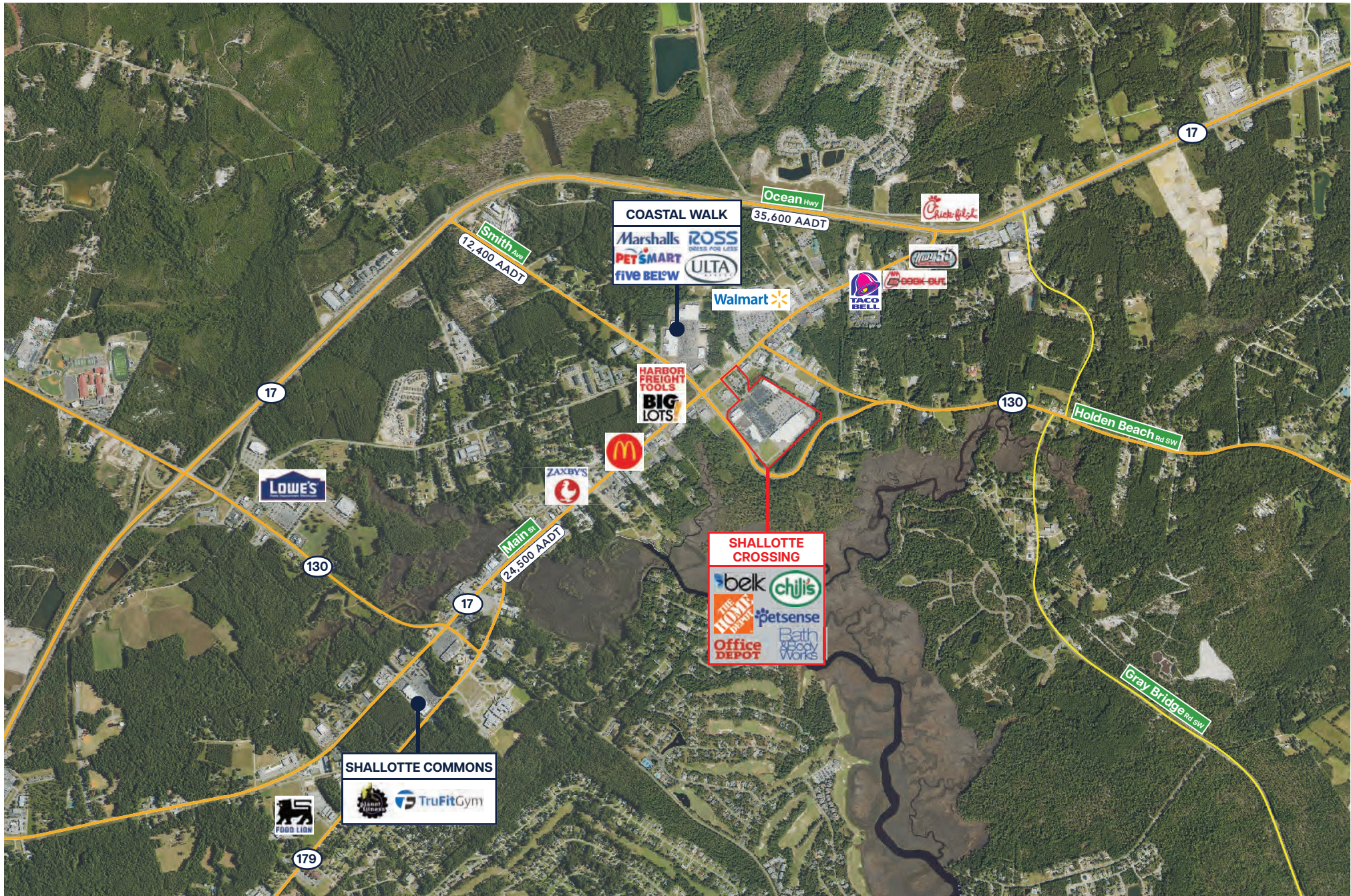


Shop	Tenant	Sq Ft
A1	Papa John's	1,000
A2	70 East Tobacco	1,000
A3	N-Finite Wireless	1,000
A4	The UPS Store	2,000
A6	Great Clips	1,250
A7	Kay Jewelers	2,065
B0	Belk	64,322
B1	Bath & Body Works	3,000
B2	Cato	5,000
B3	Shoe Dept.	9,375
B5	Salt & Sand	6,250
	Home Furnishings	
B6	Sally Beauty Supply	2,000
B7	Fantasy Nails	1,600
B8	Benchmark PT	1,600
B9	AVAILABLE	2,400
C0	Office Depot	20,000
C1	GNC	1,750
C2	Subway	1,750
D1	Petsense	5,305
D2	AVAILABLE	2,695
D3	Sweet & Salty Grill	2,800
D4	Osaka	2,800
D5	San Felipe Mexican	4,386
D7	China Buffet	3,494
D8	Eggs Up Grill	2,400

TOTAL

151,242

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