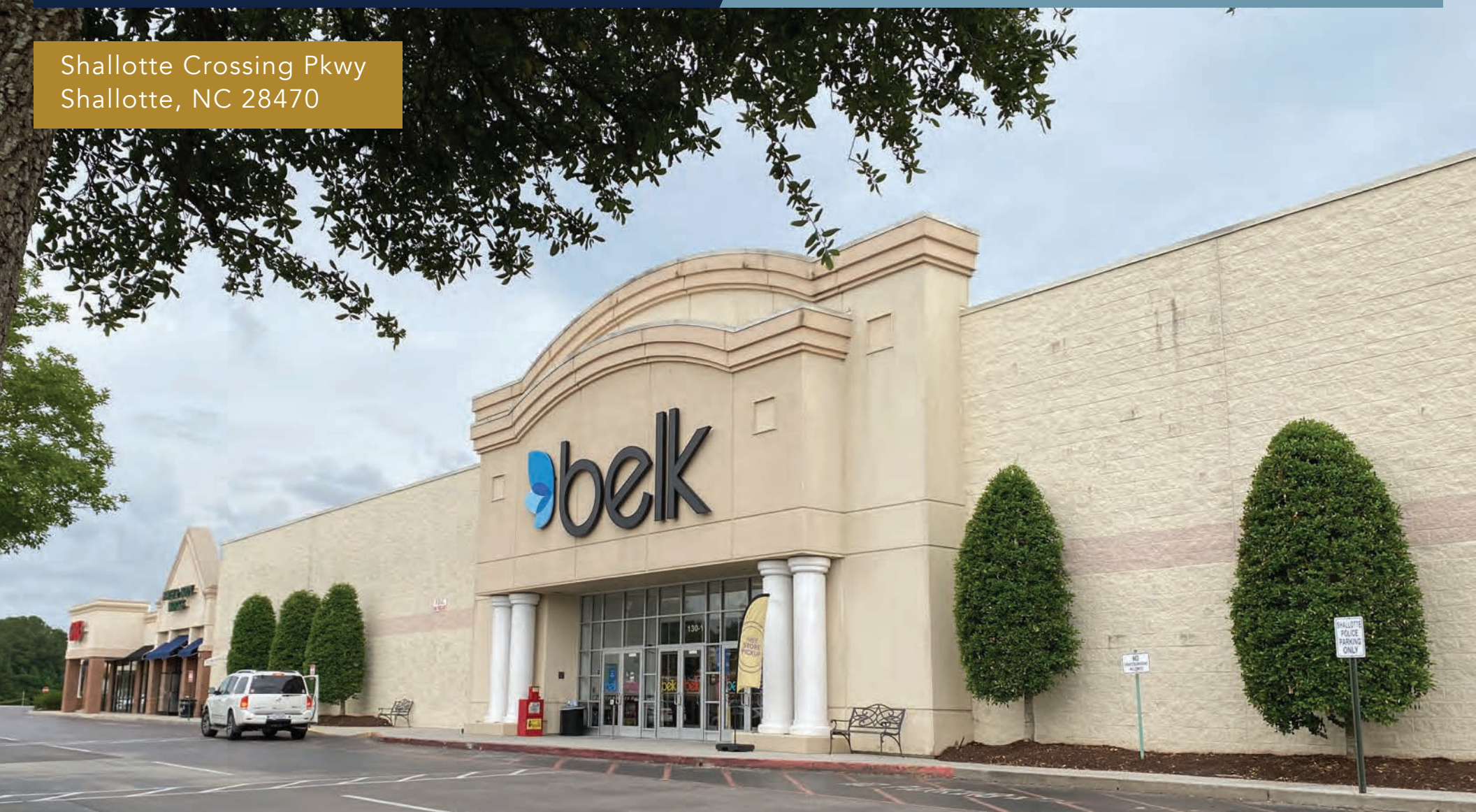


**SHALLOTTE CROSSING
SHALLOTTE, NORTH CAROLINA**



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

AVAILABILITY

±1,750 sf shop space

±5,305 sf shop space

STRATEGIC COASTAL GATEWAY

Shallotte sits less than twenty minutes from Holden Beach, Ocean Isle Beach, and Sunset Beach, positioning the area as a natural retail stop for both locals and visitors to the Brunswick Islands.

RAPID TRADE-AREA GROWTH

Brunswick County ranked #1 in North Carolina and #7 nationally for population growth from 2020–2022, posting a strong 12% increase (U.S. Census Bureau).

STEADY RESIDENTIAL MOMENTUM

The local population is projected to grow an additional 4% over the next five years, supporting ongoing demand for retail and services in the Shallotte market.

DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	1,146	8,135	16,845
DAYTIME POPULATION	1,471	3,854	4,635
AVG HH INCOME	\$92,395	\$93,777	\$84,810

TRAFFIC COUNTS

US Hwy 17 Business	21,800 VPD
NC Hwy 130 Connection	11,900 VPD
US Hwy 17	34,800 VPD



SHALLOTTE CROSSING SHALLOTTE, NORTH CAROLINA

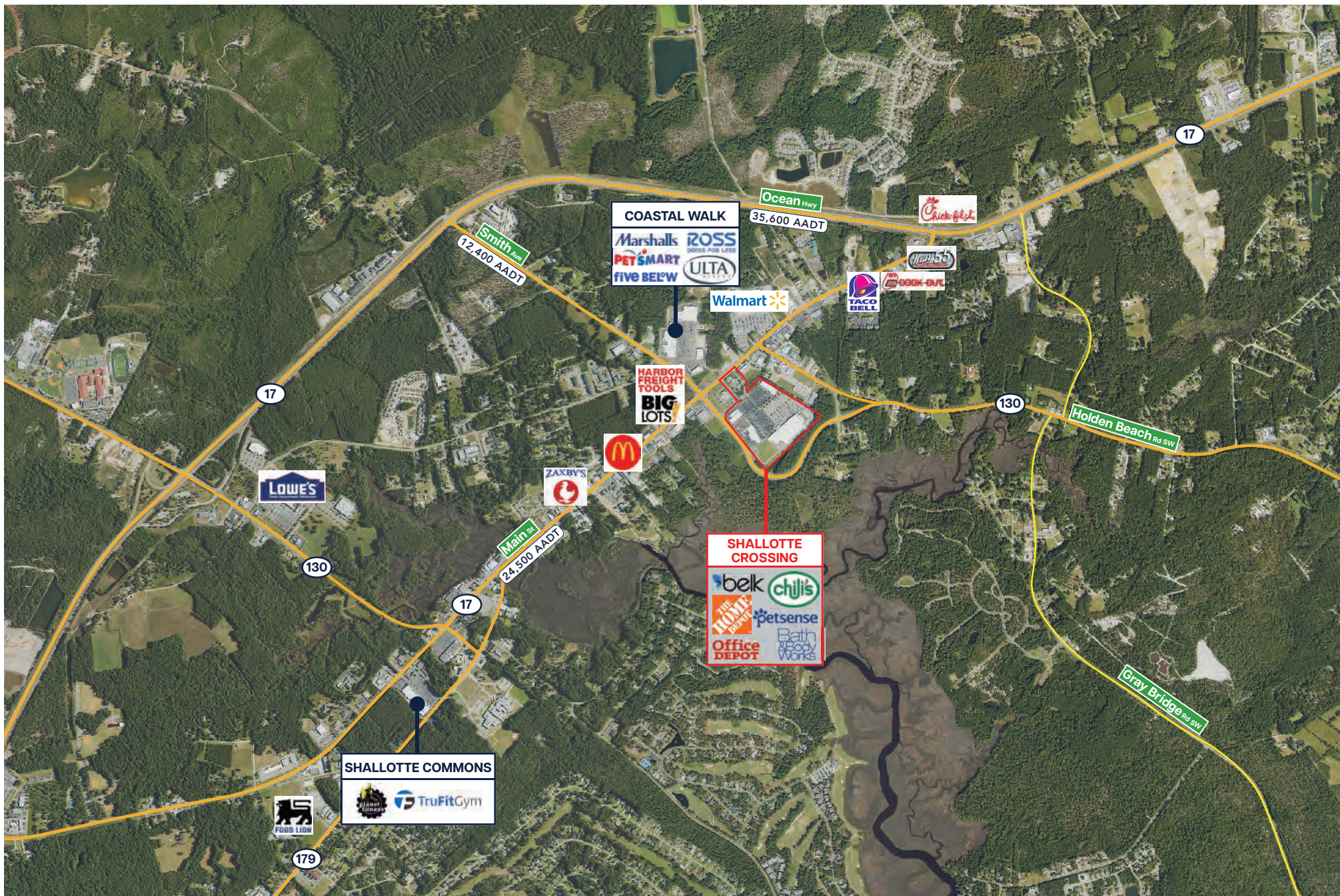


Shop	Tenant	Sq Ft
A1	Papa John's	1,000
A2	70 East Tobacco	1,000
A3	N-Finite Wireless	1,000
A4	The UPS Store	2,000
A6	Great Clips	1,250
A7	Kay Jewelers	2,065
B0	Belk	64,322
B1	Bath & Body Works	3,000
B2	Cato	5,000
B3	Shoe Dept.	9,375
B5	Salt & Sand	6,250
	Home Furnishings	
B6	Sally Beauty Supply	2,000
B7	Fantasy Nails	1,600
B8	Benchmark PT	1,600
B9	Cosmo Prof	2,400
C0	Office Depot	20,000
C1	AVAILABLE	1,750
C2	Subway	1,750
D1	COMING AVAILABLE	5,305
D2	Precision Audiology	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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