



Landing at Ocean Isle Beach

6270 Beach Drive SW, Ocean Isle Beach, NC 28469

Coordinates:

Latitude: 33.9031

Longitude: -78.443

Leasing Contact: Sean Steuart | sean.steuart@inlandgroup.com | 630.586.6551 | inlandgroup.com

Property managed by Inland Commercial Real Estate Services LLC



> Property Highlights

- Center Size: 53,203 SF
- Conveniently located along Beach Drive SW with easy access and strong traffic counts - 16,000 AADT
- Handy stop for those headed across the causeway to Ocean Isle Beach or the Intercoastal waterway
- Anchored by Lowe's Foods with complimentary mix of service & restaurants makes this center a great choice



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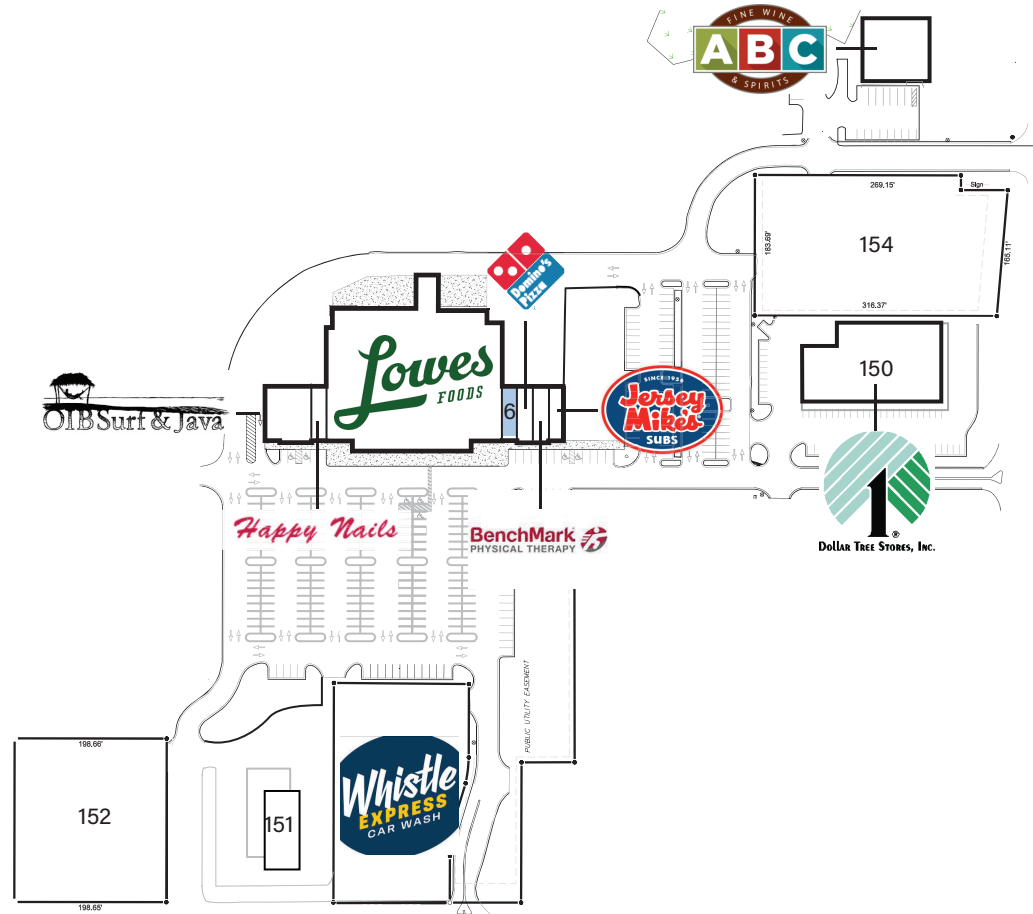
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Store Listing

Center Size: 53,203 Sq. Ft.

| Unit # | Sq. Ft. | Tenant |
|--------|-----------|----------------------------|
| 1 | 4,219 SF | Surf Coffee Shop |
| 4 | 1,400 SF | Happy Nails |
| 5 | 41,982 SF | Lowe's Foods |
| 6 | 1,400 SF | Available |
| 7 | 1,453 SF | Domino's Pizza |
| 8 | 1,453 SF | Benchmark Physical Therapy |
| 9 | 1,296 SF | Jersey Mike's Subs |
| 150 | | Dollar Tree |
| 151 | | Lowe's Foods Fuel |
| 152 | | Vacant Lot |
| 153 | | Whistle Express Car Wash |
| 154 | | CMT3 LLC Vacant Lot |
| 155 | | ABC Liquor |

Items in blue and italicized are owned by others.



1/2025

2024 Demographics Estimate



| | Resident Population | Households | Average HH Income |
|---------|---------------------|------------|-------------------|
| 1 Mile | 2,337 | 1,204 | \$78,100 |
| 3 Miles | 11,890 | 5,834 | \$71,797 |
| 5 Miles | 23,360 | 11,821 | \$76,338 |



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