



GOODMAN RD NE

OCEAN HIGHWAY EAST/Hwy 17

HEWETT-BURTON RD SE

3.93 ACRES
AVAILABLE

7806 OCEAN HIGHWAY EAST

LELAND, NC

KEY HIGHLIGHTS

The property is situated along Ocean Hwy E / Hwy 17 near the intersection of Hewett-Burton Rd SE. Excellent visibility with frontage along major traffic corridor of NC Hwy 17. Total acreage available is 3.93 acres. The property is positioned in a high-growth residential area and offers excellent visibility. Less than half a mile from the I-140 exit. 3 miles to major retail thoroughfare that includes Walmart, Lowes Foods, Harris Teeter and Holiday Inn Express.

CURRENT USE

The property is currently undeveloped excess land owned by a national brand convenience store.

LEGAL INFORMATION

TAX PARCEL ID	057000831
2023 RE TAXES	\$4,906.44
ZONING	CLD



PROPERTY DETAILS

BUILDING SF	N/A
LAND SF	171,190.8
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	29,500 VPD
SIGNAGE TYPE	N/A
1-MILE (POP.)	1,317
3-MILE (POP.)	12,635
MED. INCOME	\$75,160
SPACE USE	QSR/Retail

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores.

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield.

DEMOGRAPHICS



Population is 12,635



5,324 Households



Average Income is \$75,160



Average age is 49.7



In 2023 Brunswick County was the fastest-growing county in NC and 13th nationally

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CONTACT

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