

12,592 SF Office Building at Hwy 133 Intersection 4911 Old Long Beach Rd, Southport, NC



12,592 SF FREESTANDING OFFICE BUILDING AT HEAVILY TRAVELED INTERSECTION OF HIGHWAY 133 & OLD LONG BEACH RD IN THE HEART OF THE BUSINESS DISTRICT IN SOUTHPORT, NC

Could be single-tenant owner occupied or sold as an investment property for single or multi-tenant use. Building is also available For Lease, either in part or whole, for qualified Tenant.

Coldwell Banker Sea Coast Advantage is relocating and their space will be available for occupancy by new Owner or Tenant. Finpoint Insurance is planning to remain and expand in their current space but could relocate should new Owner choose.

Property is listed For Sale at \$1,995,000 or For Lease at \$17.50 PSF NNN.

Presented By:

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RETAIL • OFFICE • INDUSTRIAL • LAND



**COLDWELL
BANKER
COMMERCIAL**

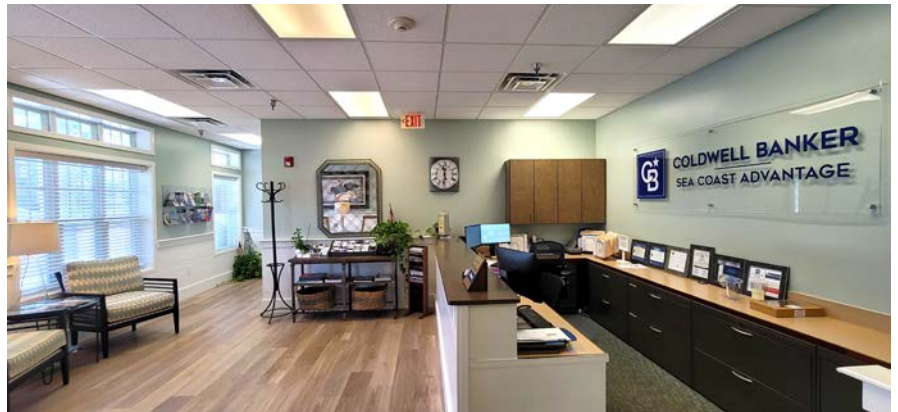
SUN COAST PARTNERS

CAROLINAS COMMERCIAL WITH COLDWELL BANKER COMMERCIAL SUN COAST PARTNERS

Specializing in Marketing and Managing Commercial Real Estate from Wilmington, NC to Myrtle Beach, SC



THREE SEPARATE ENTRANCES ON FIRST FLOOR, ONE TO A WELL-APPOINTED LOBBY WITH COMMON FOYER, RESTROOMS AND ELEVATOR TO SECOND FLOOR. SECOND ENTRANCE TO LARGE OFFICE SUITE WITH RECEPTION AREA, SEVERAL PRIVATE OFFICES, CONFERENCE ROOM, BREAKROOM, MARKETING OR FILE ROOM, ALL WITH LARGE WINDOWS WITH TRANSOMS. THIRD ENTRANCE TO FINPOINT INSURANCE WITH RECEPTION AREA AND SUITE OF OFFICES.



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SECOND FLOOR, ACCESSIBLE VIA STAIRWELL OR SECURE ELEVATOR WITH PASSCODE, OFFERS A DOZEN PRIVATE OFFICES, CONFERENCE AREA, TRAINING OR MEDIA ROOM, LARGE BREAKROOM WITH FULL-SIZE STOVE AND REFRIGERATOR AND COPY/PRINT/MARKETING ROOM, COULD BE LEASED SEPARATELY OR FOR USE BY ONE OF THE FIRST-FLOOR OCCUPANTS.



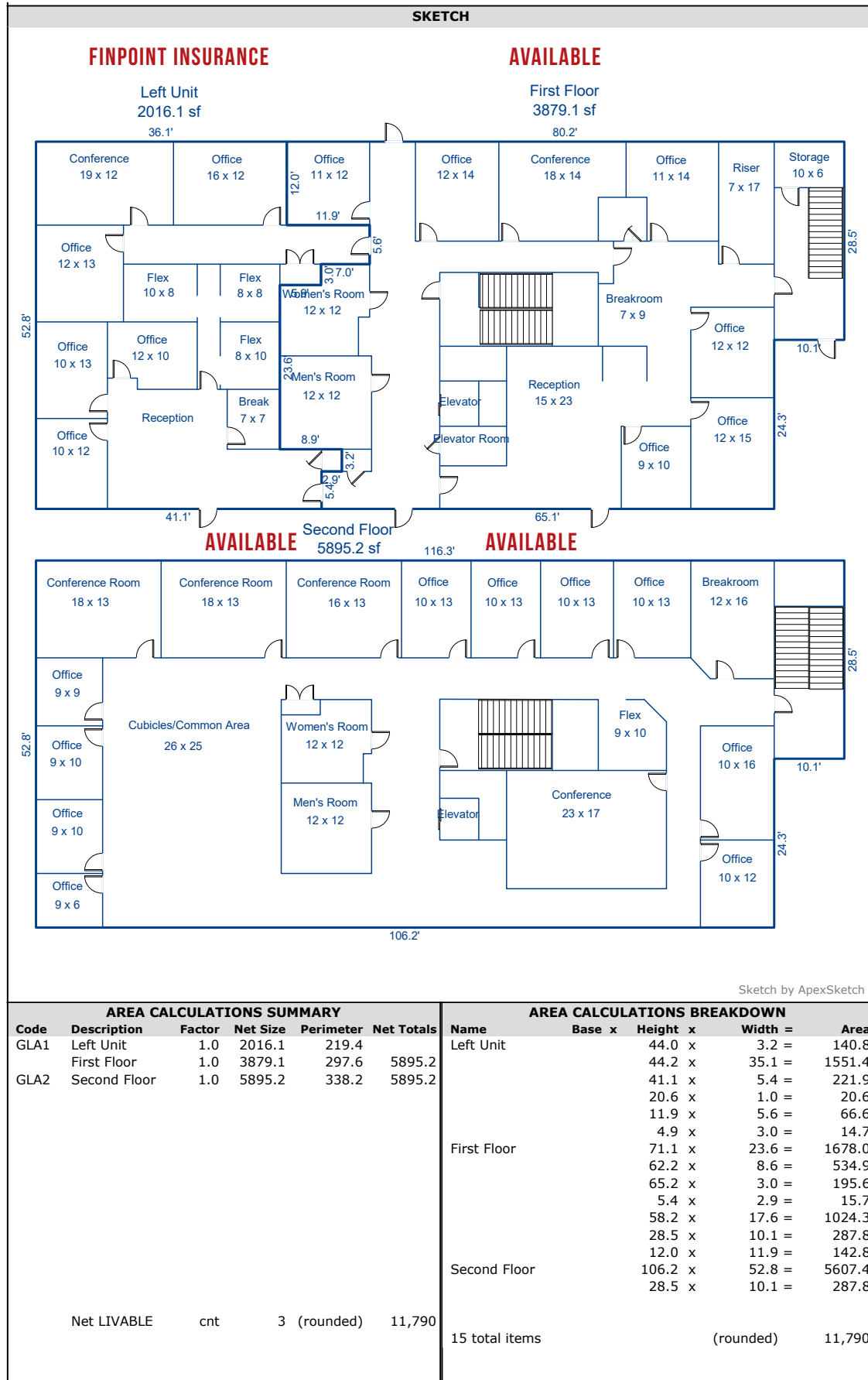
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SOUTHPORT BUSINESS DISTRICT IS ACCESSIBLE VIA HIGHWAY 211 FROM SOUTHERN BRUNSWICK COUNTY OR HIGHWAY 17 TO HIGHWAY 133 FROM WILMINGTON OR LELAND. HIGHWAY 211 IS UNDERGOING IMPROVEMENTS FROM A \$217M CONTRACT THROUGH NCDOT TO EASE CONGESTION AND ACCOMMODATE THE MASSIVE RESIDENTIAL AND COMMERCIAL GROWTH ALONG THE CORRIDOR, INCLUDING:

- **WIDEN TO FOUR TRAVEL LANES (TWO IN EACH DIRECTION) WITH A RAISED MEDIAN.**
- **CONSTRUCT AN INTERCHANGE WITH TWO BRIDGES CARRYING N.C. 906 OVER N.C. 211, AS WELL AS LOOPS AND TRAFFIC SIGNALS TO ACCESS EITHER HIGHWAY.**
- **CONSTRUCT AN INTERCHANGE WITH N.C. 211 AND LONG BEACH ROAD (N.C. 133) WITH A BRIDGE AND ON/OFF RAMPS.**

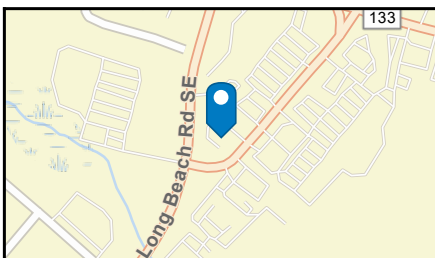
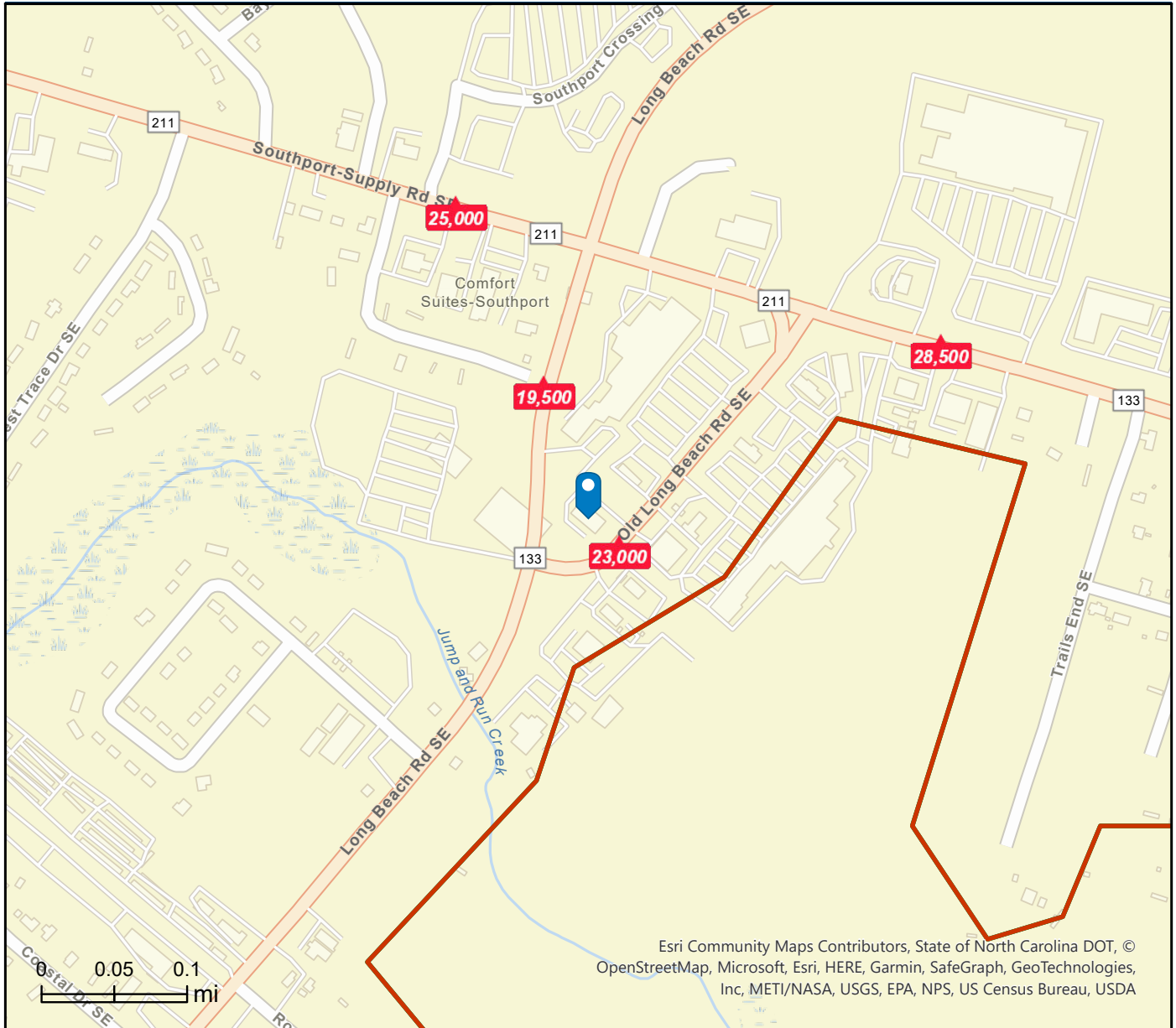




Traffic Count Map - Close Up

CBSA Southport
4911 Old Long Beach Rd SE, Southport, North Carolina, 28461
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 33.95021
Longitude: -78.05049



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).

September 19, 2022



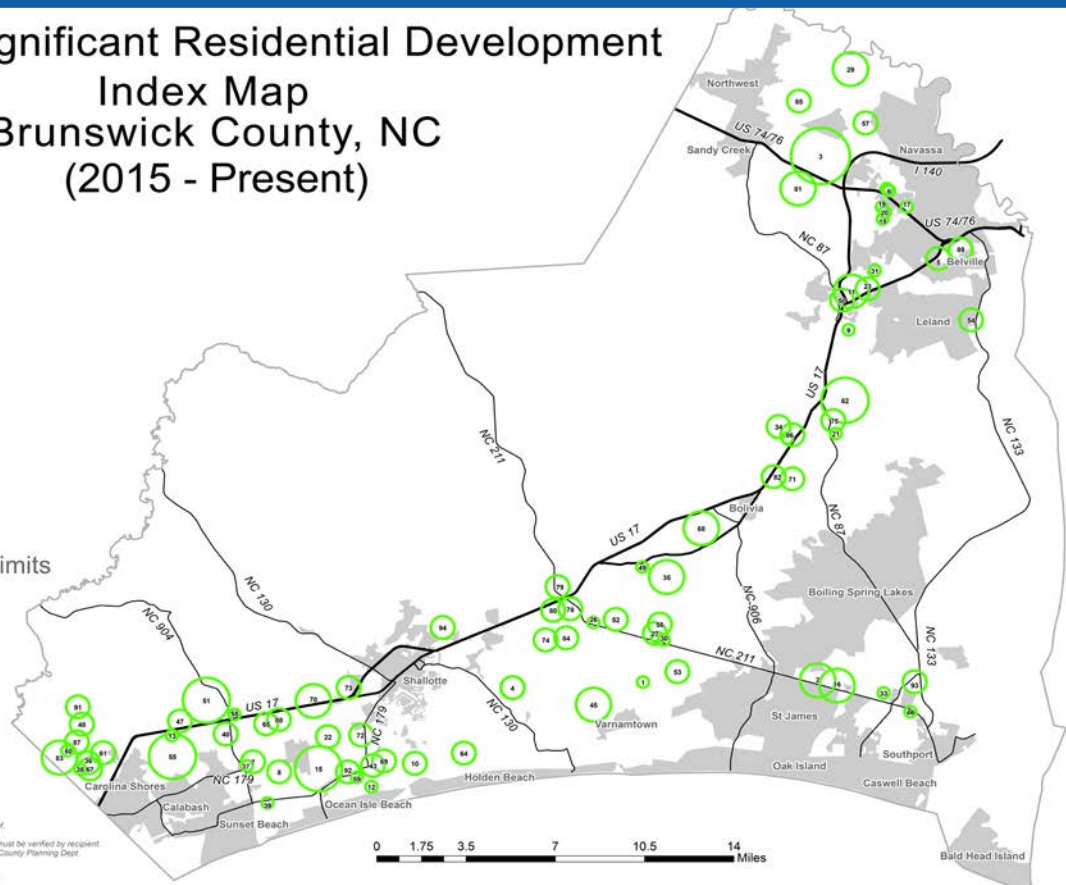
Brunswick County has experienced explosive growth over past 15 years, with residential growth coming in at the highest it's been since the housing market crash 2007. Brunswick County surpassed \$1B in home sales in the first half of 2021, surpassing the previous highest mark of August 2020 two months early. Much of the rapid population growth has been in the South Brunswick Islands, which consists of Calabash, Carolina Shores, Sunset Beach, Ocean Isle Beach, Shallotte, Southport, Oak Island and Holden Beach.

Approved Significant Residential Development Index Map Brunswick County, NC (2015 - Present)

Approved Developments



Municipal Limits



Brunswick County assumes no legal responsibility for the nature of, contents of, or accuracy of any information contained on this map. This map may not be accurate or up to date. All map information must be verified by recipient. Data based on projects submitted and approved to the Brunswick County Planning Dept.

Prepared by the Brunswick County Planning Dept.
06/14/2022



KEY DEMOGRAPHICS WITHIN A 10 MINUTE DRIVETIME OF THE SITE

Midlife Constants

Dominant Tapestry
Segment

KEY FACTS



13,380
Total Population



\$351,832
Median Home Value



871
Businesses



14,749
Daytime Population



55.7
Median
Age



2.29%
2020-2022 Pop
Growth Rate



\$49,826
Per Capita Income



2.0
Avg Household
Size



\$73,031
Median Household
Income

POPULATION TRENDS AND KEY INDICATORS IN 10 MINUTE DRIVETIME FROM THE SITE



13,380

Population

6,497

Households

2.04

Avg Size Household

55.7

Median Age

\$73,031

Median Household Income

\$351,832

Median Home Value

126

Wealth Index

98

Housing Affordability

28

Diversity Index

MORTGAGE INDICATORS



\$12,066

Avg Spent on Mortgage & Basics



25.4%

Percent of Income for Mortgage

POPULATION BY GENERATION



9.1%

Greatest Gen:
Born 1945/Earlier



37.7%

Baby Boomer:
Born 1946 to 1964



18.4%

Generation X:
Born 1965 to 1980



16.2%

Millennial:
Born 1981 to 1998



14.1%

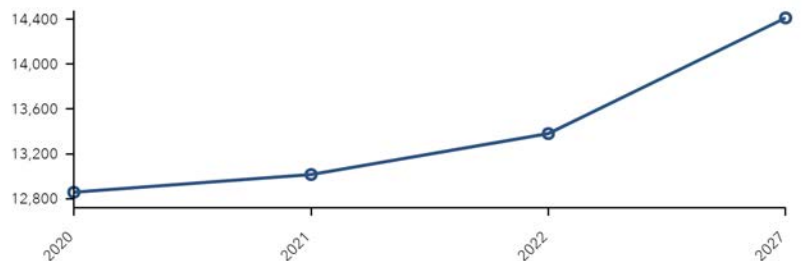
Generation Z:
Born 1999 to 2016



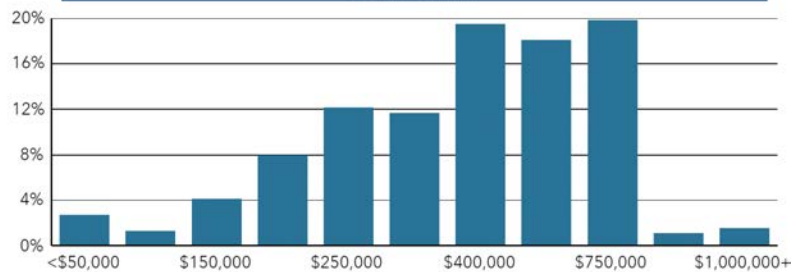
4.5%

Alpha: Born
2017 to Present

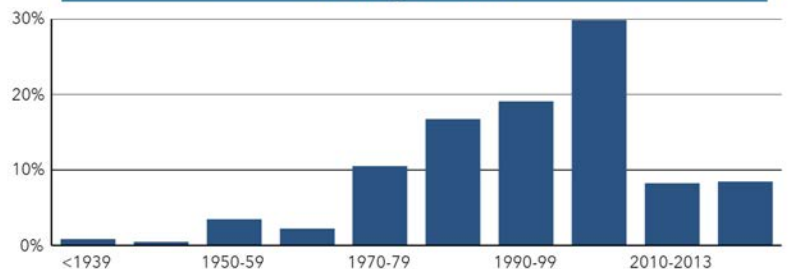
Historical Trends: Population



Home Value



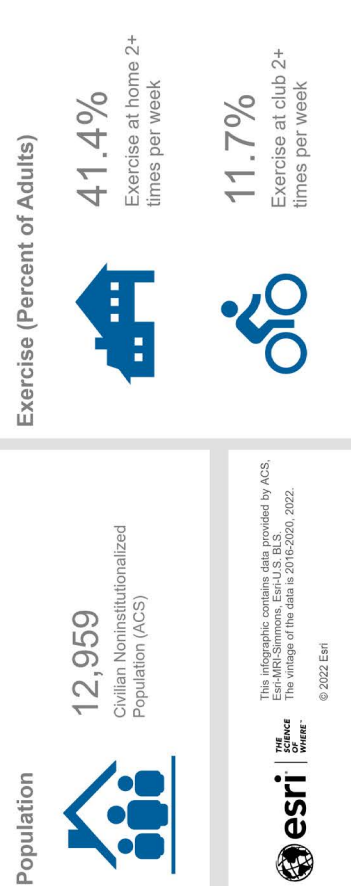
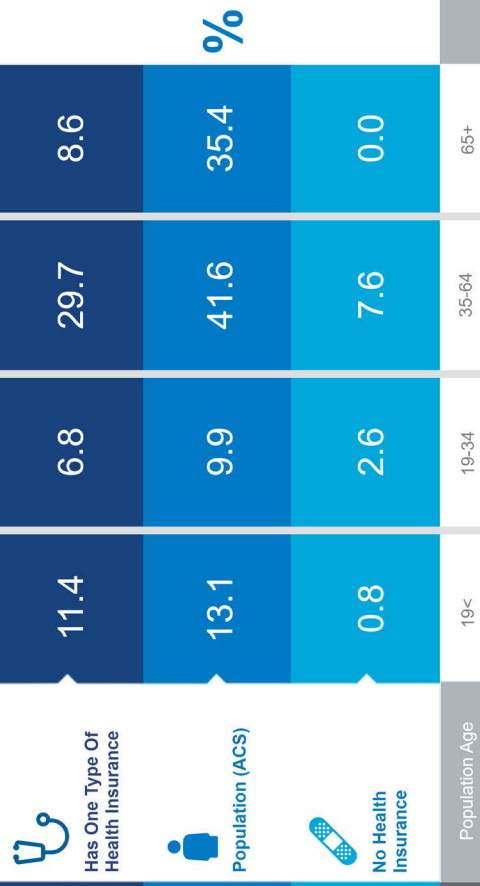
Housing: Year Built



Health Care & Insurance

4911 Old Long Beach Rd SE, Southport, North Carolina, 28461
Drive time of 10 minutes

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Health Care Expenditure

\$5,098
Annual Health Insurance Expenditures

\$2,676
Medical Care

Medicare:
Population 65+

1,033
Medicare Only

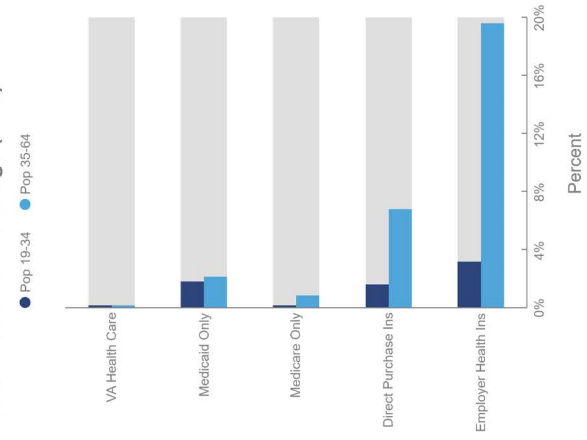
960
Direct-Purch & Medicare

1,358
Employer & Medicare

161
Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,273.0
Medicare Payments	\$1,246.0
Physician Services	\$287.8
Dental Services	\$520.1
Eyecare Services	\$82.3
Lab Tests/X-rays	\$81.7
Hospital Room & Hospital Service	\$240.7
Convalescent/Nursing Home Care	\$42.4

Health Insurance Coverage (ACS)





SOUTH BRUNSWICK ISLANDS COMMUNITY INFORMATION

Brunswick County, North Carolina is strategically located in the Myrtle Beach MSA between lively Myrtle Beach, South Carolina and historic Wilmington, North Carolina, offering a broad variety of resources and amenities and livability that appeals to people of all ages, tastes and stages of life and career.

Brunswick County has experienced explosive growth over past 15 years, with residential growth coming in at the highest it's been since the housing market crash in 2007. Much of the rapid population growth has been in the South Brunswick Islands, which consists of Calabash, Carolina Shores, Sunset Beach, Ocean Isle Beach, Shallotte, Holden Beach, Southport and Oak Island. The outstanding and affordable quality of place has long been a draw for tourists, from the major metro areas within North Carolina as well as states to our north. Many of these tourists become second homeowners and eventually relocate to the area as retirees as evidenced by the percentage growth rate in ages 60 and over which eclipses the growth rate in all other age categories. Ample land and still-reasonable construction costs fuel growth in the region's diverse housing stock, which offers residential options tailored to fit any preference and budget. Several new homes communities that sat dormant for the past 10 years are now under new ownership with construction underway.

Brunswick County reported Year-Round Population Growth of 61.6% over the last 15 years and is part of the second fastest-growing MSA in the United States

South Brunswick Islands communities rank #1, 2, 3, 4, & 5 of the wealthiest zip codes in the three-county Wilmington Region

Sunset Beach is ranked number 4 on National Geographic's "21 Best Beaches in the World"

Ocean Isle Beach was voted 'The South's Best Tiny Town' by Southern Living Magazine

Golf Advisor declared Brunswick County one of the undiscovered gems of the Grand Strand and truly North Carolina's "Golf Coast."





**MORE THAN 50% OF
THE 61,000 HOMES
IN THE SOUTH
BRUNSWICK ISLANDS
ARE EITHER SECOND
HOMES OR VACATION
RENTAL PROPERTIES**



According to an annual study commissioned by Visit North Carolina, domestic visitors spent a record \$28.9 billion statewide in 2021, an increase of 44.9% from 2020. Visitor expenditures directly supported more than 197,500 jobs and generated more than \$3.9 billion in tax receipts across North Carolina. Brunswick County accounted for nearly \$192 million in payroll income and \$78 million in state and local tax receipts, a savings of \$557 per resident.

Golf Magazine wrote "if you want to experience 'Grand Strand' golf in its purest --and arguably best-- incarnation, along with a laid-back restful vacation away from those secondary facets of the region, consider Brunswick County" as it "contains five islands, boasting some of the prettiest, most pristine beaches on Grand Strand, along with resorts, restaurants and attractions ideally suited for serious golfers"



\$175 PP

Rental Household Count during the extended Golf & Beach Season average 5.2 Persons Per Unit with Average Stay of 6.3 Days and Daily Spending of \$175 Per Person

↑ \$34 MM

Brunswick County Tourism posted Visitor Spending in Brunswick County equaled \$975.1 Million in 2021, 33% Year over Year Growth

↑ 572%

Brunswick County Planning Department experienced a 572% increase in residential unit approvals among major subdivisions and planned developments between fiscal years 2020 and 2021

THE TRUE STORY

The challenge facing the South Brunswick Islands is the disconnect between the positive story we have to tell and the data relied upon by the businesses that we would like to attract, both to provide the services needed and desired by the year-round residents and vacationers to the area. The census data shows that the median age in the South Brunswick Islands is 60.4, 55% of the households receive Social Security income and 38% Retirement income; however, communities in the South Brunswick Islands rank #1, 2, 3, 4, & 5 of the wealthiest zip codes in the three-county Wilmington Region. The census shows 50% of the homes in our community are vacant, while in reality 50% of the homes are second homes and year-round vacation homes for high net worth individuals. The Town of Shallotte, the center of commerce for the South Brunswick Islands, boasts a population of only 4,287 yet is able to support a Lowe's Home Improvement, Home Depot, Walmart, Office Depot, Belk, Chili's and now the Coastal Walk Marketplace featuring national retailers that wouldn't have previously considered a location with similar demographics, such as Hobby Lobby, Ulta and Starbucks. Brunswick County Planning Department experienced a 572% increase in residential unit approvals among major subdivisions and planned developments between fiscal years 2020 and 2021.



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**Ocean Isle Beach Ranked #1
Highest Net Worth Zip Code in the
Three County Wilmington Region
in 2022 and adjacent Sunset Beach
Ranked #2 and Calabash #5**

**Oak Island and Southport came in
at #2 and #6 Wealthiest Zip Codes**



**THE PICTURESQUE VILLAGE OF SOUTHPORT, NC NAMED "AMERICA'S HAPPIEST SEASIDE TOWN
FOR 2015" BY COASTAL LIVING MAGAZINE.**

