

CBCSUNCOAST.COM

FOR SALE

## VACANT LAND FOR SALE

6023 Ocean Hwy East  
Winnabow, NC 28479  
LIST PRICE: \$295,000  
AVAILABLE: 3.06 Acres\*

### CONTACT

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 **COLDWELL  
BANKER  
COMMERCIAL**  
SUN COAST PARTNERS





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6023 Ocean Hwy East, Winnabow, NC 28479

SALE



### OFFERING SUMMARY

|             |                                |
|-------------|--------------------------------|
| Acreage:    | 3.06 Acres*                    |
| Sale Price: | \$295,000                      |
| Tax ID:     | 0980002402                     |
| Zoning:     | CLD ( Commercial Low Density ) |

### PROPERTY OVERVIEW

Available for sale. 3.06 acres\* of vacant land zoned CLD ( Commercial Low Density ). Located directly across from Brunswick County Water Tank. This property has appx. 476' frontage on Hwy 17S.

### DEMOGRAPHICS

|                   | 3 MILES | 5 MILES |
|-------------------|---------|---------|
| Total Population: | 3,222   | 3,786   |
| Median Age:       | 38.92   | 39.53   |
| Households:       | 1,252   | 1,474   |

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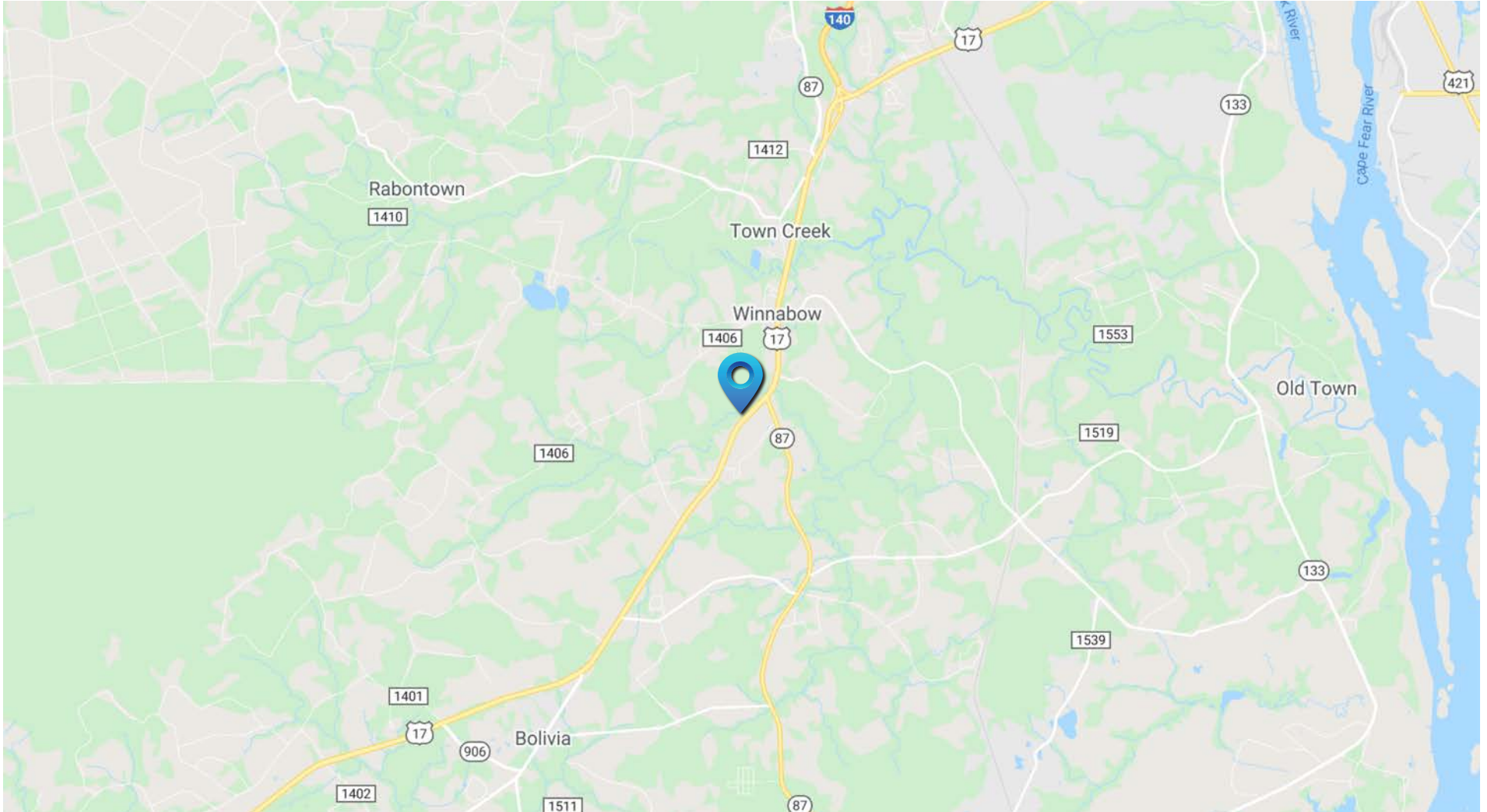




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COMMERCIAL BROKER

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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.