



1942-1956 Carolina Beach Road .67 Acres for Sale



Eastern Carolinas Commercial Real Estate Inc.
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Overview of Properties

1940, 1948, 1952, and 1956 Carolina Beach Road

Located In between Tennessee Ave and Northern blvd's on Carolina Beach Road, this 4 tract portfolio comprised of .67 acres in now available for sale.

200 ft of road frontage with a depth of 150 feet form a perfect rectangle ready for development. They will be just past a new stop light planned at the intersection of Tennessee and Ave.

The property is located with proximity to Downtown, The Port of Wilmington's Main Terminal, Legion Stadium, Greenfield Park and Amphitheater.

These four lots are contagious and each as a drive isle to Carolina Beach Road.

The demographics and area incomes are workforce to middle income for Wilmington/New Hanover County and provide a solid customer base backing up to the Sunset Hills Neighborhood.



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Documents we can share

- We have the following documents on hand
 - Survey
 - Phase 1
 - Confirmation of W/S service, Confirmation of Electrical Service
 - DOT Plans for Carolina Beach Road improvements and how they affect the property

Property Details

1940-1956 Carolina Beach Road, Wilmington, NC 28401

<i>1940 Carolina Beach Road</i>		Zoning:	CB- Community Business
Acreage:	.17		
<i>1948 Carolina Beach Road</i>		PURPOSE:	The purposes of the
Acreage:	.17	Community Commercial (CC) Zone are to: provide for a	
<i>1952 Carolina beach Road</i>		zoning district which would allow businesses which	
Acreage:	.17	provide convenient goods and services to a daytime	
<i>1956 Carolina Beach Road</i>		work population as well as the residences of adjacent	
Acreage	.17	neighborhoods within a planned and architecturally	
<i>For a combined .68 Acres</i>		unified development; provide for a zoning district	
		which allows development at a small scale with a town	
		- like setting	
Lot Frontage:	200 ft		
Lot Depth:	150 ft		

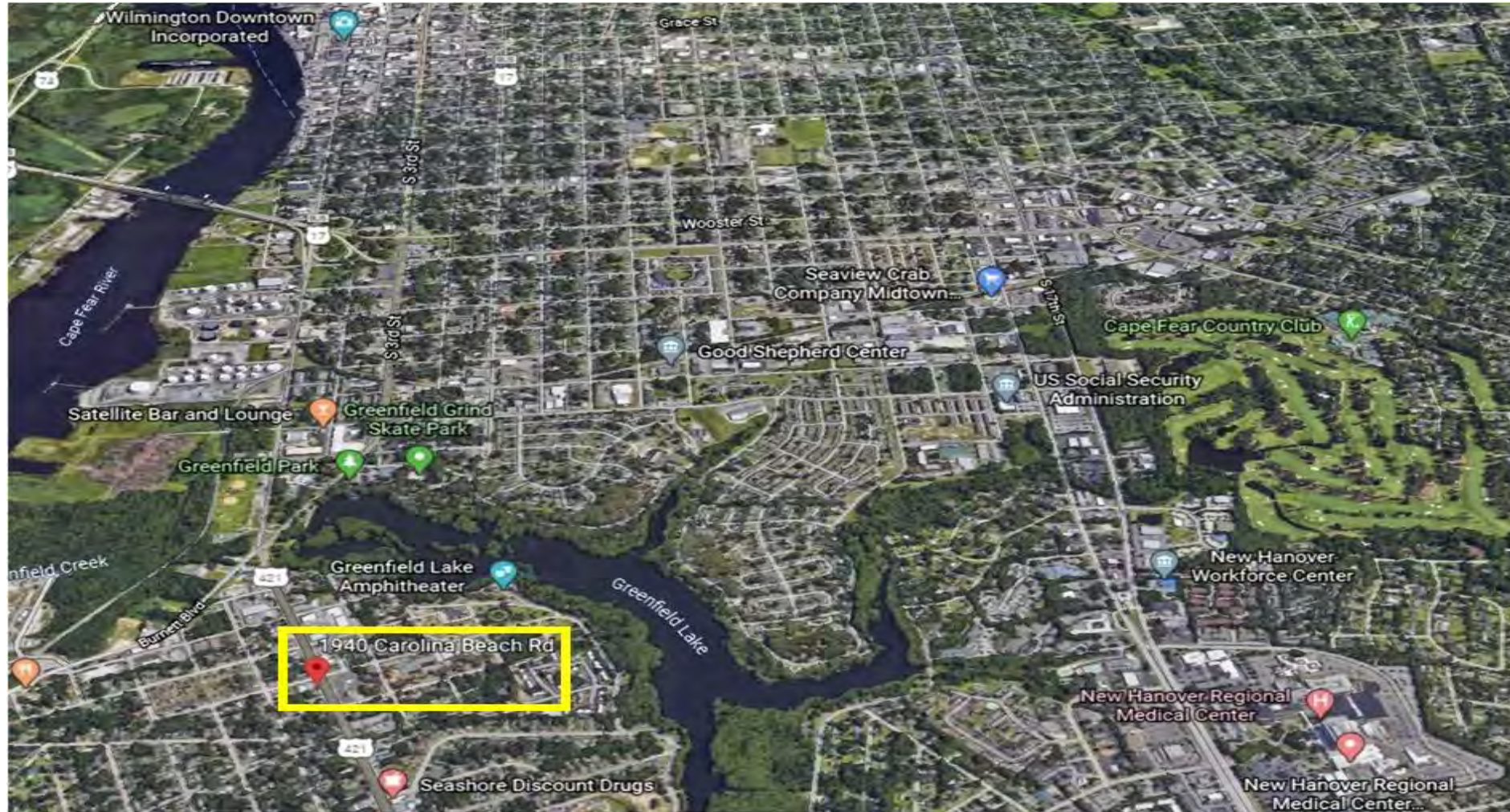


Households by Household Income (2023 Projection)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	1,569	9,981	20,869
\$25,000 to \$49,999	1,114	7,676	17,317
\$50,000 to \$74,999	533	4,796	11,209
\$75,000 to \$99,999	185	2,218	6,512
\$100,000 to \$124,999	81	1,313	4,064
\$125,000 to \$149,999	16	434	1,590
\$150,000 to \$199,999	8	667	1,810
\$200,000 or more	13	699	1,605
Total Households	3,519	27,784	64,976
Average Household Income	\$35,505.11	\$50,332.82	\$56,448.55
Median Household Income	\$30,755.35	\$41,352.45	\$50,959.38

Households

Radius:	1 mile	3 miles	5 miles
2023 Projection	3,519	27,784	64,976
2018 Estimate	3,305	25,924	59,793
2015 Estimate	3,256	25,347	57,623
2010 Census	3,269	23,961	52,338
Growth 2018-2023	6.48%	7.17%	8.67%
Growth 2015-2018	1.5%	2.28%	3.77%
Growth 2010-2015	-0.4%	5.78%	10.1%



Thank you for your Interest in our Clients Property

To schedule showings or receive more information please reach out to



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