Fully Leased

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5539 N Croatan Hwy, Southern Shores, NC 27949

Marketplace at Southern Shores

Anchored in the Heart of the Famed Outer Banks, North Carolina's Premier Summer Beach Destination

Located just over a mile from the Wright Memorial Bridge, the Marketplace at Southern Shores is strategically positioned as the primary grocery destination for travelers entering the Outer Banks from Virginia. Serving as a vital hub in this high-barrier-to-entry market, the marketplace, anchored by major retailers like Food Lion, Marshalls, and CVS Pharmacy, offers a comprehensive shopping experience amidst an area with limited nearby competition.

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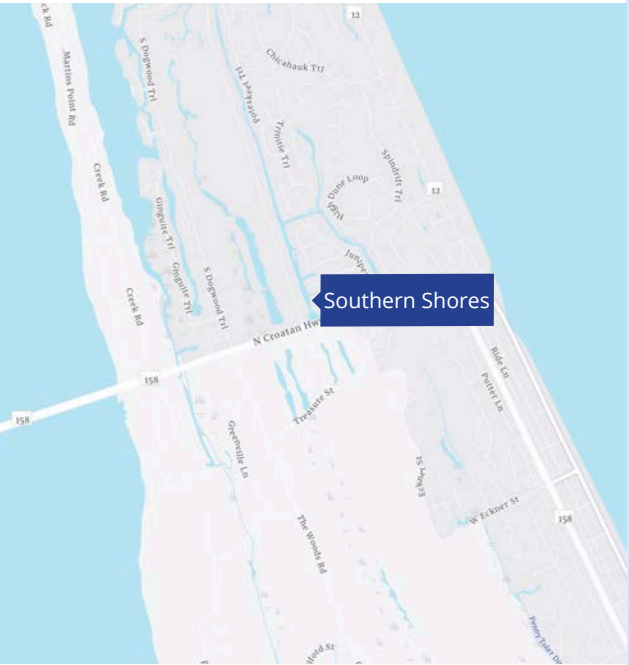
Property Highlights

Fully Leased

Average daily population swells 6-8x from June-August

Located in the heart of the #1 Summer Destination in the US (Forbes)



Site Plan

1	Starbucks	1,747 SF	11	OBX McGriff Chiropractic	1.287 SF
2	Jersey Mike's Subs	1,648 SF	12	OBX Optical	3,954 SF
3	Verizon Wireless	1,747 SF	13	Rack Room Shoes	6,000 SF
4	Catrina's Mexican Cuisine	6,175 SF	14	Marshalls	24,000 SF
5	Island Woodcrafts	1,470 SF	15	CVS Pharmacy	11,200 SF
6	Cosmo's Pizza	1,393 SF	16	Five Below	10,007 SF
7	Forefront Dermatology	2,000 SF	17	Food Lion	52,265 SF
8	Spectrum	2,040 SF	18	Shun Xing Chinese	1,177 SF
9	Cosatal Rehabilitation	2,370 SF	19	Scott Team Realty	1,177 SF
10	Sherwin Williams	2,900 SF	20	Outer Banks Health	3,750 SF

Retailer Map

Convenient access & close proximity to Wright Memorial Bridge, 1 of 3 bridged access points to the Outer Banks

Nearest grocers to the north of Marketplace at Southern Shores on the Outer Banks are over 16 miles away

Market Overview

OUTER BANKS, NC

2022 Visitor Spending
$1.2B

June-August population swells
225,000+

3-Mile Average household income
$150,648

Total Businesses in 3-Mile Radius
564

Demographics	1 Mile	3 Mile	5 Mile
Total Households	764	3,081	4,830
Total Population	1,878	7,144	11,054
Average Household Income	$154,336	$150,648	$134,647

Marshalls

FOOD LION

RACK ROOM SHOES

OUTER BANKS

Accelerating success.

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