



TRADEMARK
PROPERTIES

125 FOREST DR

SHALLOTTE, NC 28470

FOR LEASE/ SALE

LISTING BROKER:

DAN MCCLOY

919.227.5524 (D) | 919.270.9587 (M)

DMMCLOY@TRADEMARKPROPERTIES.COM



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TRADEMARKPROPERTIES.COM | 919-782-5552

**125 FOREST DRIVE
SHALLOTTE, NC 28470**

PROPERTY HIGHLIGHTS

- » 480 SF building
- » Sales office that includes a spacious main room, perfect for customer interactions and showcasing your products or services.
- » Private office and bathroom
- » Ample yard space for equipment storage
- » The property offers versatility to meet a wide range of needs, making it suitable for various businesses, including but not limited to contracting, landscaping, boat or vehicle sales, insurance services, and laundry operations.
- » 0.37 acres of Commercially Zoned land
- » Town water and sewer
- » Potentially gated and fenced



**LEASE RATE:
\$1,800/MONTH**

**SALE PRICE:
\$249,000**

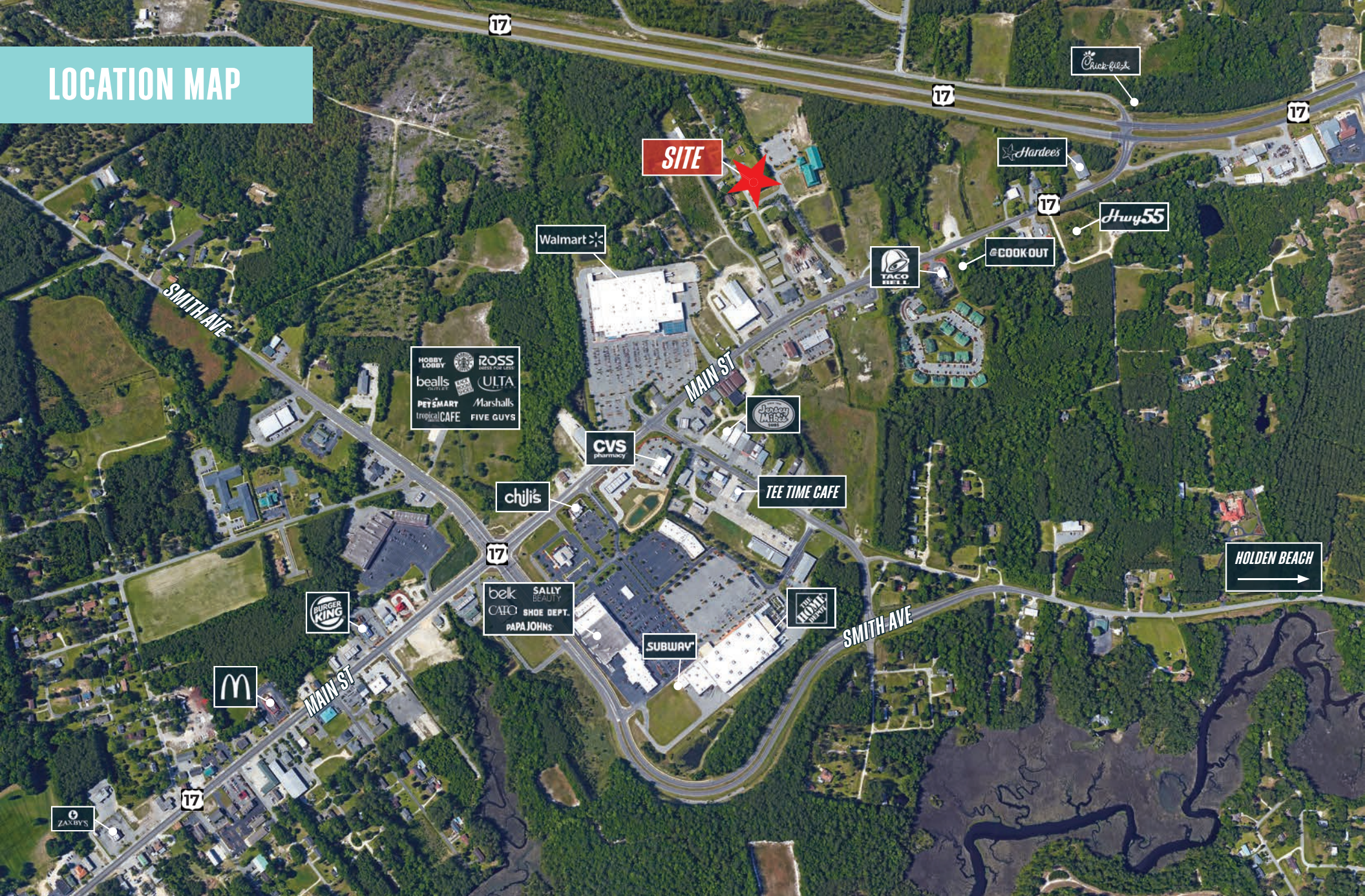
**125 FOREST DRIVE
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LOCATION HIGHLIGHTS

- » Strategically located just off Main Street and inside the 17 bypass
- » Located in the heart of Shallotte's bustling commercial district, where a recently constructed fast-food corridor features Chick-fil-A, HWY 55, and Cook Out
- » Shallotte is currently in the midst of rapid development, driven by the expansion of retirement and vacation communities
- » An additional advantage of this property is its close proximity to the Frito Lay distribution facility next door offering potential synergies and business opportunities for businesses involved in distribution, retail, or complementary services



LOCATION MAP



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SHALLOTTE, NC

- » Shallotte is in southeastern North Carolina, situated between Wilmington, NC, and Myrtle Beach, SC.
- » It serves as a central hub for regional business activities and is conveniently located along the US Highway 17 corridor.
- » Shallotte has experienced significant recent growth and is diversifying its economy.
- » Once known for agriculture and fishing, it has evolved into a commercial and retail center.
- » Tourism and retirees attracted to the coastal charm drive economic vitality.
- » Growing demand for office space due to the town's central location, catering to medical offices and professional services.
- » Proximity to major highways and the Port of Wilmington makes it suitable for warehousing and logistics businesses.
- » Coastal appeal offers opportunities for hospitality businesses, such as hotels, motels, and vacation rentals.



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SHALLOTTE, NC 28470

LOCATION FACTS / DEMOGRAPHICS

3 MILE RADIUS

7,182 3.01% 2.35 47.2 \$58,730 \$258,824
Population Total Population Growth Average HH Size Median Age Median HH Income Median Home Value

\$158,339 19.1% 55% 1,830
Median Net Worth Age <18 Age 18-64 Age 65+

Total Housing Units: Past, Present, Future



3,048
2010

(Census)



3,033
2020

(Census)



3,356
2023

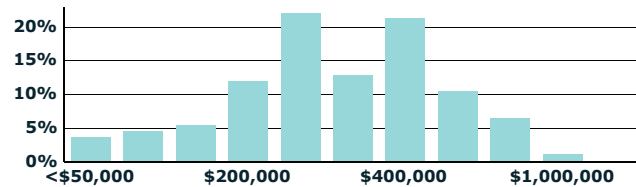
(Esri)



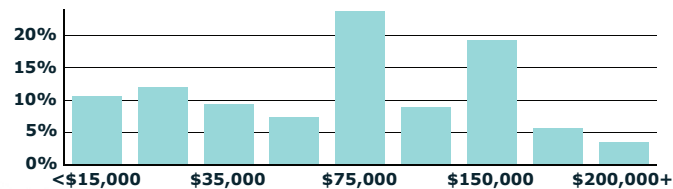
3,614
2028

(Esri)

Home Value



Household Income



Age Profile: 5 Year Increments



18.0%
Services

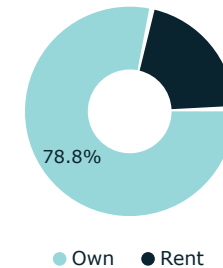


24.1%
Blue Collar



57.9%
White Collar

Home Ownership



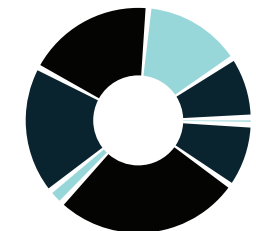
Business



548
Total
Businesses

5,356
Total
Employees

Educational Attainment



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