FORMER GROCERY BOX AVAILABLE - SUNSET COMMONS

THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE



925 SEASIDE DR SW | OCEAN ISLE BEACH, NC | 28469

CONTACT: Spencer Brown | 704.644.4582 | *sbrown@providencegroup.com* **Henry Breaux | 704.644.4580** | *hbreaux@providencegroup.com*

SUNSET COMMONS

925 Seaside Dr SW | Ocean Isle Beach, NC | 28469

PROPERTY DETAILS

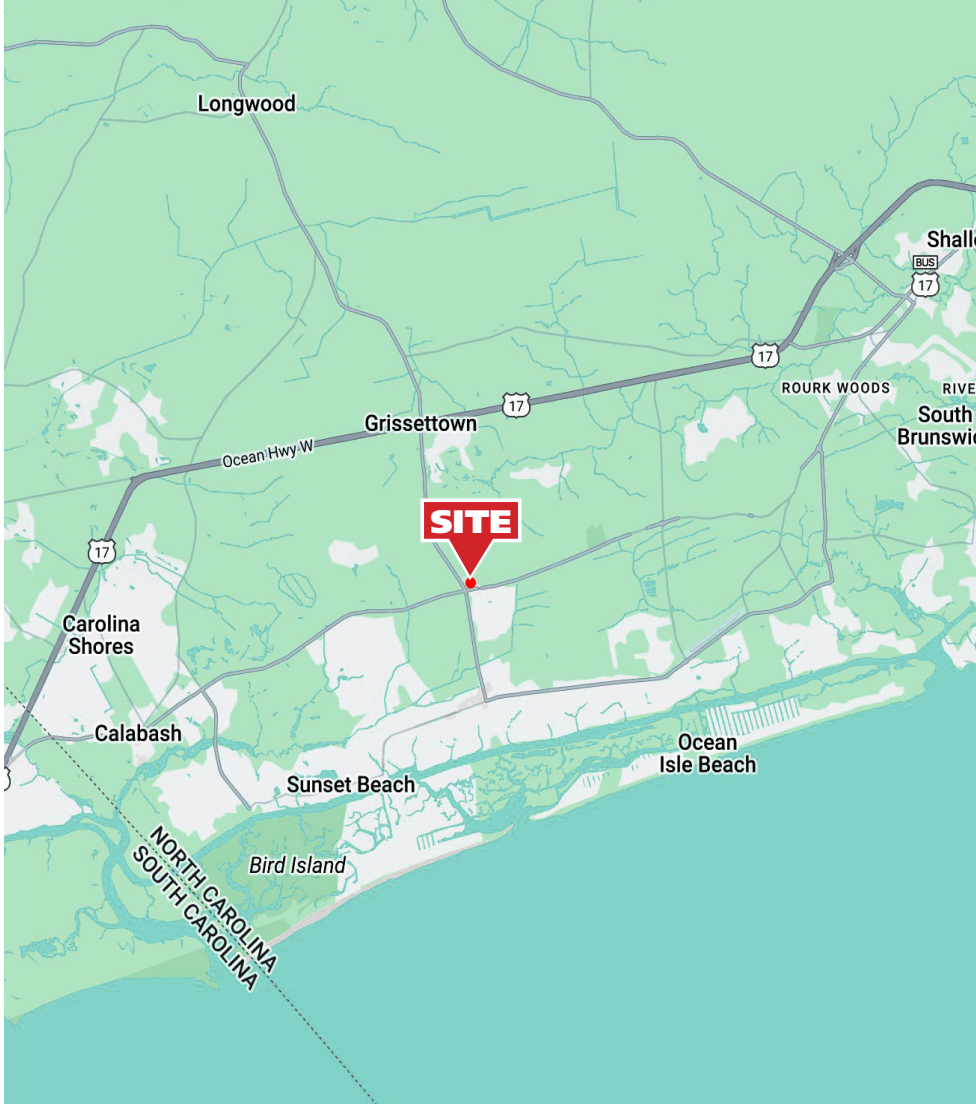
- Available: +/- 37,922 SF (June '26)
- GLA: 67,922 SF
- Year Built: 2006
- Parking Spaces: 312 (4.6 per 1,000 SF)
- Traffic Counts: 13,500 VPD on Seaside Rd SW

PROPERTY HIGHLIGHTS

Highly visible former grocery box at the signalized intersection of Seaside Rd & Old Georgetown Rd which is centrally positioned between Sunset Beach and Ocean Isle Beach, capturing both year-round and seasonal residents.

Explosive growth nearby. Within 3 mi of Sunset Commons there are 8,600 residential units approved / under construction and another 525 in planning.

Brunswick County was the fastest growing county in NC with a 24% increase in population between April 1, 2020 and July 1, 2024.



(2025) DEMOGRAPHICS	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	1,774	8,001	12,796	28,970
AVERAGE HH INCOME	$114,355	$115,212	$116,371	$115,835
DAYTIME EMPLOYMENT	160	1,490	2,376	4,432

THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

CONTACT: Spencer Brown | 704.644.4582 | sbrown@providencegroup.com Henry Breaux | 704.644.4580 | hbreaux@providencegroup.com

PARTNER XTEAM



Unit	Tenant	Square Feet
1-3	Talk of the Town	4,200 SF
4	Rockin Roxies	1,400 SF
5	Edward Jones	1,400 SF
6-7	Nautica Hydration & Rejuvenation Med Spa	2,800 SF
8	Hi Lites Salon	1,400 SF
9	Bagels	1,400 SF
10	*LOI*	*1,400 SF*
11	Fantasy Nails	1,600 SF
12	China King	1,440 SF
13	Palm Beach Tan	1,760 SF
14	Doggie Daycare	3,200 SF
15	**AVAILABLE**	**37,922 SF**
16	AR Work Shop	2,400 SF
17	Brunswick Care, LLC	2,400 SF
18	Keller Williams	3,200 SF
	TOTAL	**67,922 SF**

CONTACT: **Spencer Brown** | **704.644.4582** | *sbrown@providencegroup.com* **Henry Breaux** | **704.644.4580** | *hbreaux@providencegroup.com*


SUNSET COMMONS
TALK OF THE TOWN
ROCKIN ROXIES
Edward Jones
Hi-Lites SALON
Saltwater MEDSPA
BEN & BEAN
MISS SAX BOUTIQUE
NAIL'D IT OIB
CHINA KING
PALM BEACH TAN
RUFFIN IT DOGGY DAYCARE
AIR-WORKSHOP
PHARMARCY
kw KELLERWILLIAMS

SITE PHOTOS


CHINA KING
PALM BEACH TAN
RUFFIN IT
DOGGY DAYCARE

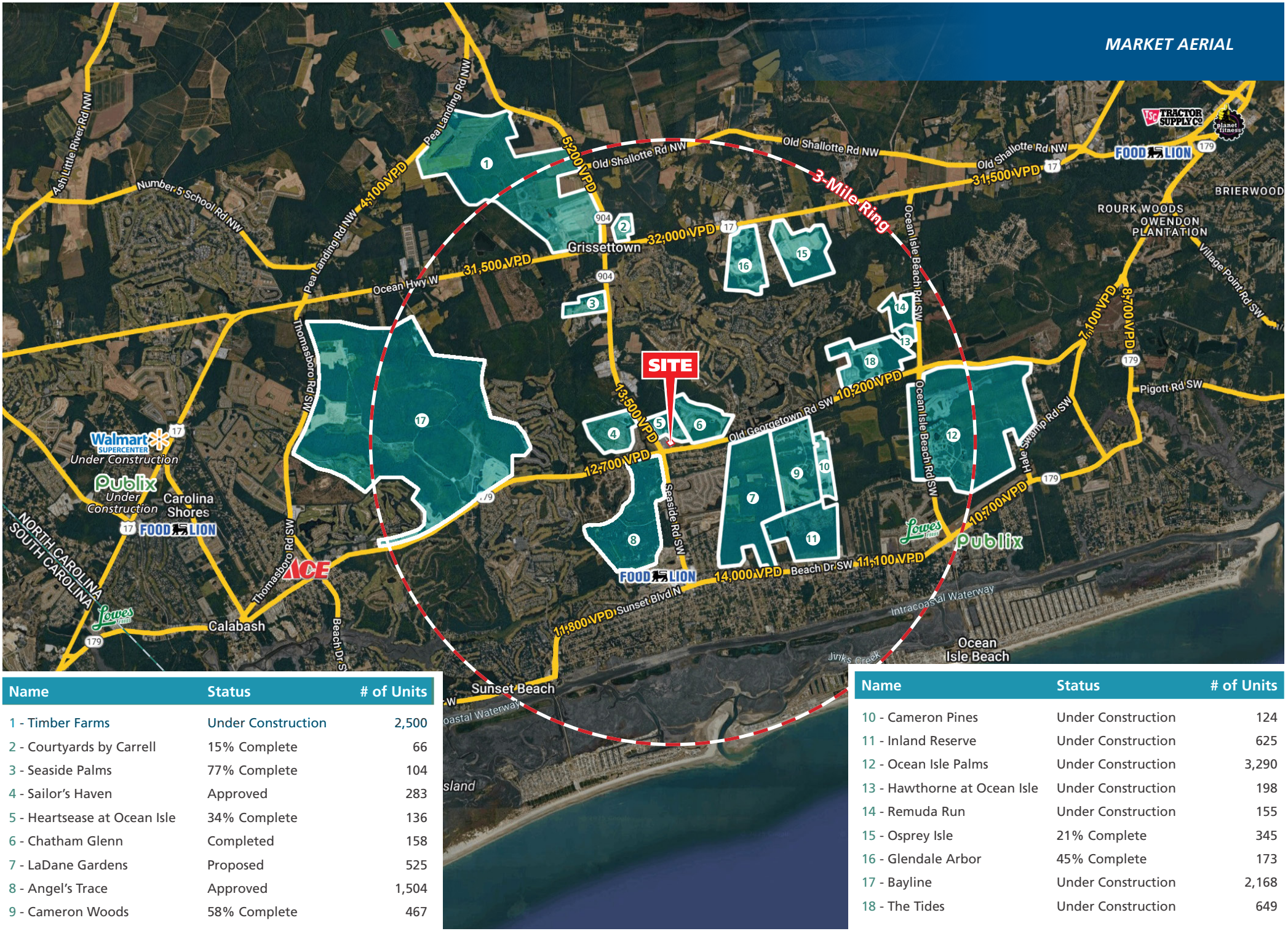

Saltwater
Edward Jones

SITE PHOTOS





MARKET AERIAL



Name	Status	# of Units
1 - Timber Farms	Under Construction	2,500
2 - Courtyards by Carrell	15% Complete	66
3 - Seaside Palms	77% Complete	104
4 - Sailor's Haven	Approved	283
5 - Heartsease at Ocean Isle	34% Complete	136
6 - Chatham Glenn	Completed	158
7 - LaDane Gardens	Proposed	525
8 - Angel's Trace	Approved	1,504
9 - Cameron Woods	58% Complete	467

Name	Status	# of Units
10 - Cameron Pines	Under Construction	124
11 - Inland Reserve	Under Construction	625
12 - Ocean Isle Palms	Under Construction	3,290
13 - Hawthorne at Ocean Isle	Under Construction	198
14 - Remuda Run	Under Construction	155
15 - Osprey Isle	21% Complete	345
16 - Glendale Arbor	45% Complete	173
17 - Bayline	Under Construction	2,168
18 - The Tides	Under Construction	649

CONTACT: **Spencer Brown** | **704.644.4582** | *sbrown@providencegroup.com* **Henry Breaux** | **704.644.4580** | *hbreaux@providencegroup.com*

THE PROVIDENCE GROUP

EXCELLENCE IN RETAIL REAL ESTATE

300 West Summit Ave. Suite 250
Charlotte, North Carolina 28203

CONTACT
Spencer Brown
704.644.4582
sbrown@providencegroup.com

CONTACT
Henry Breaux
704.644.4580
hbreaux@providencegroup.com

WWW.PROVIDENCEGROUP.COM

© 2026 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.