

# For Sale or Build to Suit

1.97 Acres in Cape Carteret, NC

\$450,000

900 WB McLean Dr. Cape Carteret, NC 28584



## HIGHLIGHTS

- Corner Lot
- Build to Suit
- Retail and Medical Office
- Location offers potential for excellent building and sign visibility
- NC DOT 2013 Traffic Counts- Just west of the site 24,000 AADT
- Just east of the site 20,000 AADT

## Property Description

Prime corner location on busy NC Highway 24 in the center of an under served market with approx. 15,000 population and up to 40,000 seasonal population. Ideally located between Morehead City and Jacksonville. Near the intersection of NC Highway 58 and NC Highway 24. The site can accommodate approx. 11,000 sf of building area with 4/1000 parking.



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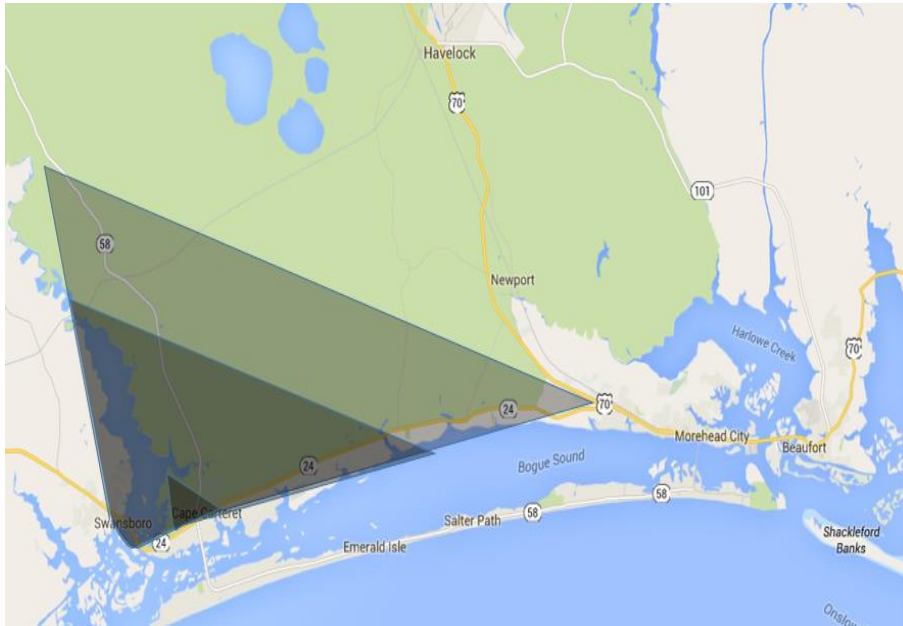
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# Demographics

	1 Mile	5 Miles	10 Miles
Total Population	1,320	12,695	32,604
Total Number of Households	556	5,361	13,083
Average Household Income	\$74,554	\$70,099	\$62,490
Median Age	49.8	45.3	39.1



# Site Plan

