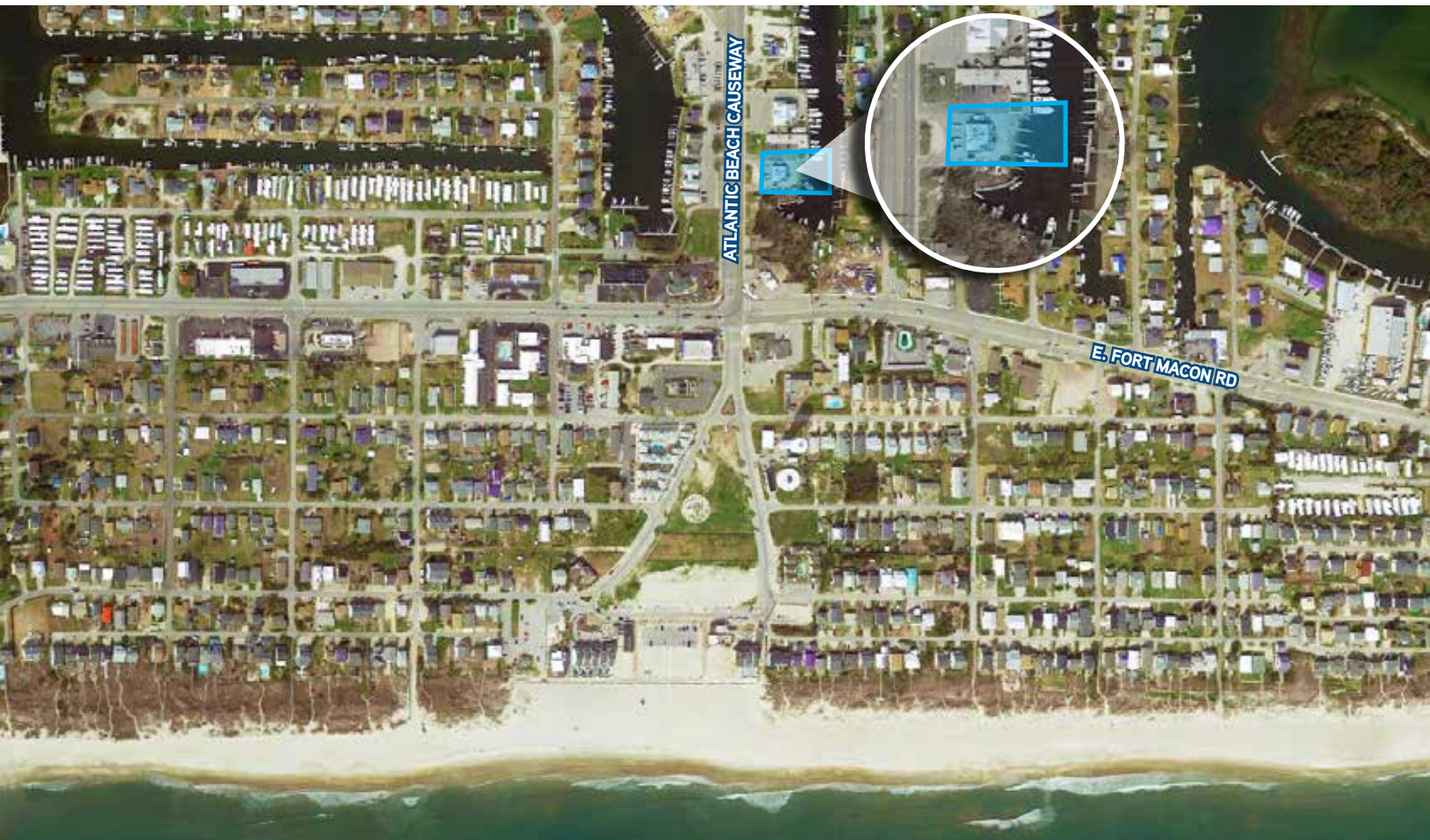


# REDEVELOPMENT OPPORTUNITY

112 Atlantic Beach Causeway, Atlantic Beach, NC | Freemans Bait and Tackle

10 Boat Slips and Successful Fishing Tackle Retail Store



## SITE DETAILS

- **112 Atlantic Beach Causeway Atlantic Beach, NC 28512**
- **Acreage:** 0.28
- **Zoning (Atlantic Beach):** General Business; Causeway Overlay District
- **Parcel #:** 637516948244000
- **Utilities:** Power & Water
- **Water Depth At Low Tide:** Varies 3ft-5ft
- **Boat Slips:** 10 boat slips / 8 currently Leased for Income, \*2 of the slips need pilings and new finger piers.
- **Roof:** Rubber membrane roof is 10 years old and recently refurbished.
- **Apartment:** Two Bedroom upstairs apartment for potential additional revenue. This needs plumbing repairs, then can rent with a boat slip.
- **Key Features:** Boat Slips (Need Maintenance), Prime Development Location, Potential Existing Income Stream from Fishing Tackle Store, Boat Slip Rental and a two bedroom apartment.
- Great room / Kitchen all open is approximately 18 by 36 with window AC unit, closed in porch currently used for storage
- Bedroom 1 is 12 X 15 prox, Bedroom 2 is 12X 15 prox
- 1 bathroom with shower ,toilet and vanity and small floor to ei v cabinet, small counter with drawers, and 3 small closets
- Small bedroom windows overlook boat slips and canal
- **Asking Price: \$875,000**

## CONTACT US

**LEE HOLDER**  
Senior Vice President  
919 582 3129  
[lee.holder@colliers.com](mailto:lee.holder@colliers.com)

COLLIERS INTERNATIONAL | Raleigh-Durham  
1201 Edwards Mill Rd. Suite 300  
Raleigh, NC 27607  
[www.colliers.com/rdu](http://www.colliers.com/rdu)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019. All rights reserved.



# REDEVELOPMENT OPPORTUNITY

112 Atlantic Beach Causeway, Atlantic Beach, NC | Freemans Bait and Tackle

10 Boat Slips and Successful Fishing Tackle Retail Store

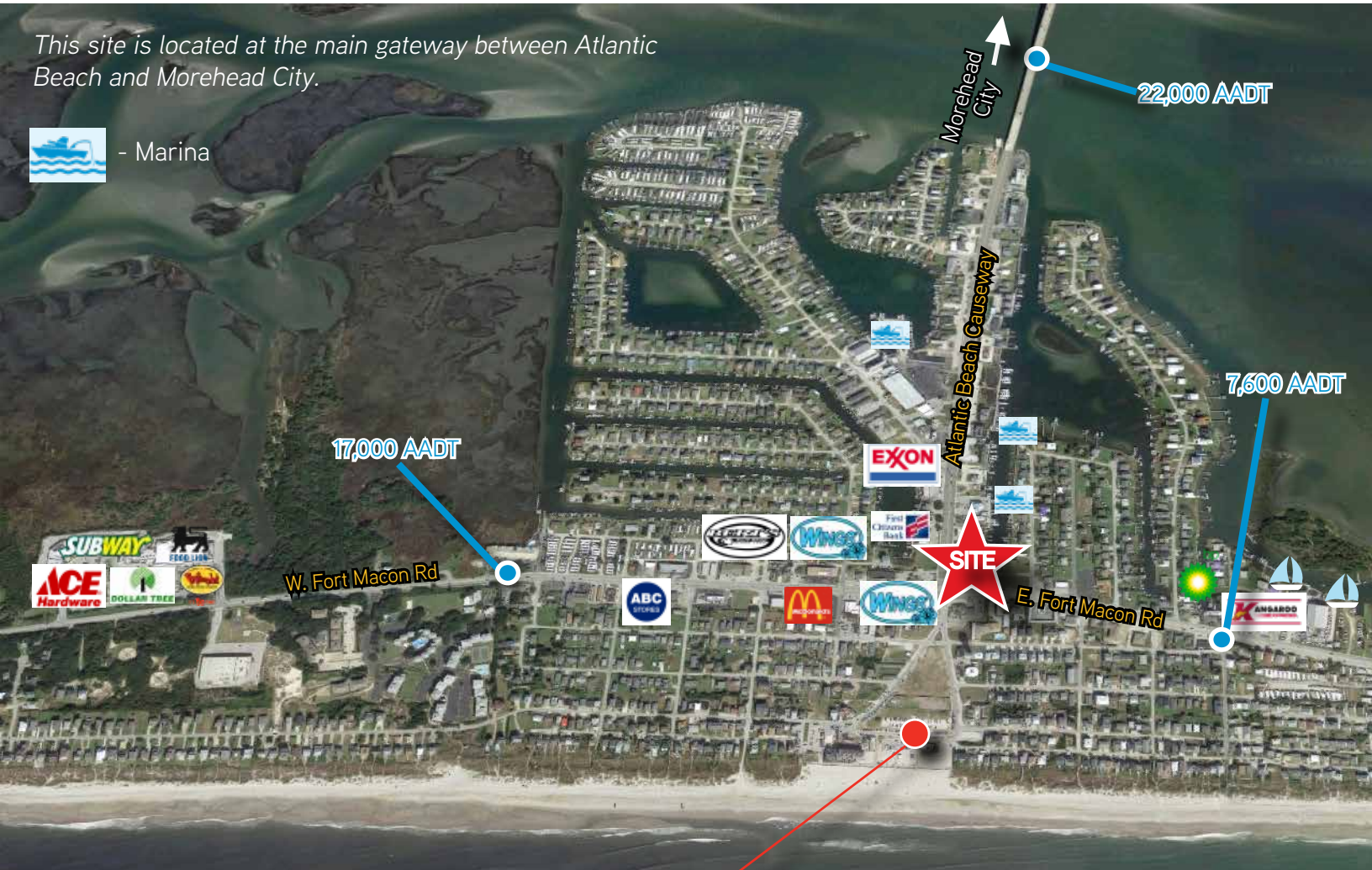


## AREA RETAIL, TRAFFIC COUNTS & DEVELOPMENT

This site is located at the main gateway between Atlantic Beach and Morehead City.



- Marina



### Developments Currently Under Construction and/or Planned:

The Grove Master Plan includes over 146 residential units and commercial space currently under construction or soon to begin.

The Lookouts at the Grove  
The Bungalows at the Grove  
The Grove Oceanside I, II, III



## CONTACT US

**LEE HOLDER**

Senior Vice President  
919 582 3129

[lee.holder@colliers.com](mailto:lee.holder@colliers.com)

COLLIERS INTERNATIONAL | Raleigh-Durham

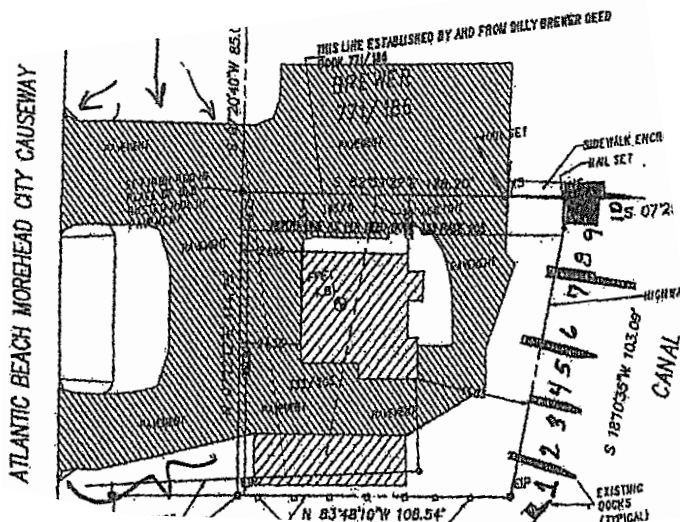
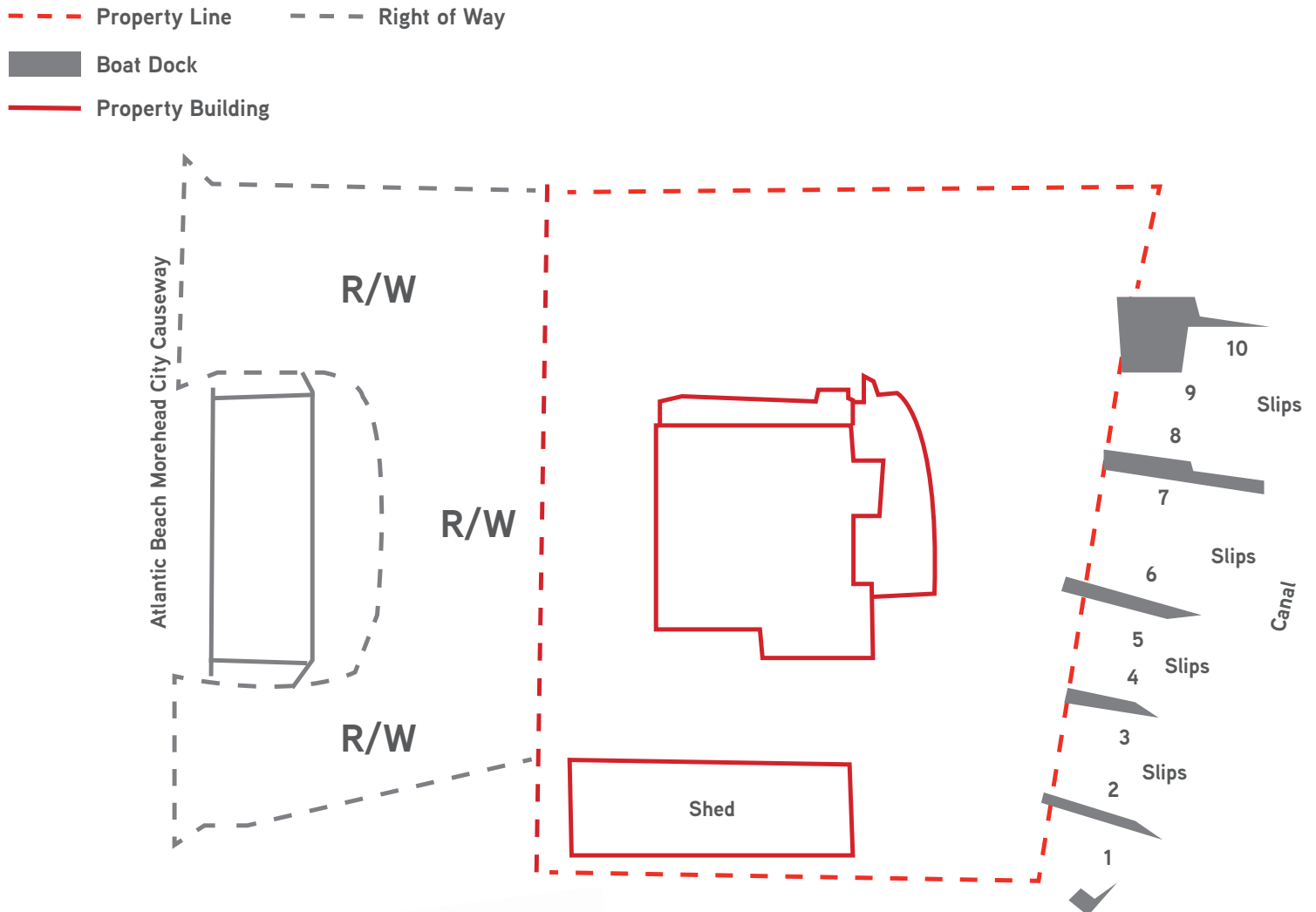
1201 Edwards Mill Rd. Suite 300

Raleigh, NC 27607

[www.colliers.com/rdu](http://www.colliers.com/rdu)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019. All rights reserved.

## 10 Boat Slips and Successful Fishing Tackle Retail Store



\*Dock over water controlled by permit, but not owned. Permit status transfer to be confirmed by buyer.

\*Above site plan for general use only and is subordinate to survey.

## CONTACT US

**LEE HOLDER**  
Senior Vice President  
919 582 3129  
[lee.holder@colliers.com](mailto:lee.holder@colliers.com)

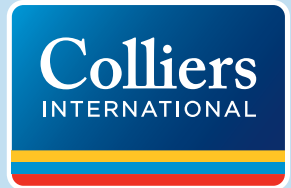
COLLIERS INTERNATIONAL | Raleigh-Durham  
1201 Edwards Mill Rd. Suite 300  
Raleigh, NC 27607  
[www.colliers.com/rdu](http://www.colliers.com/rdu)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019 All rights reserved.

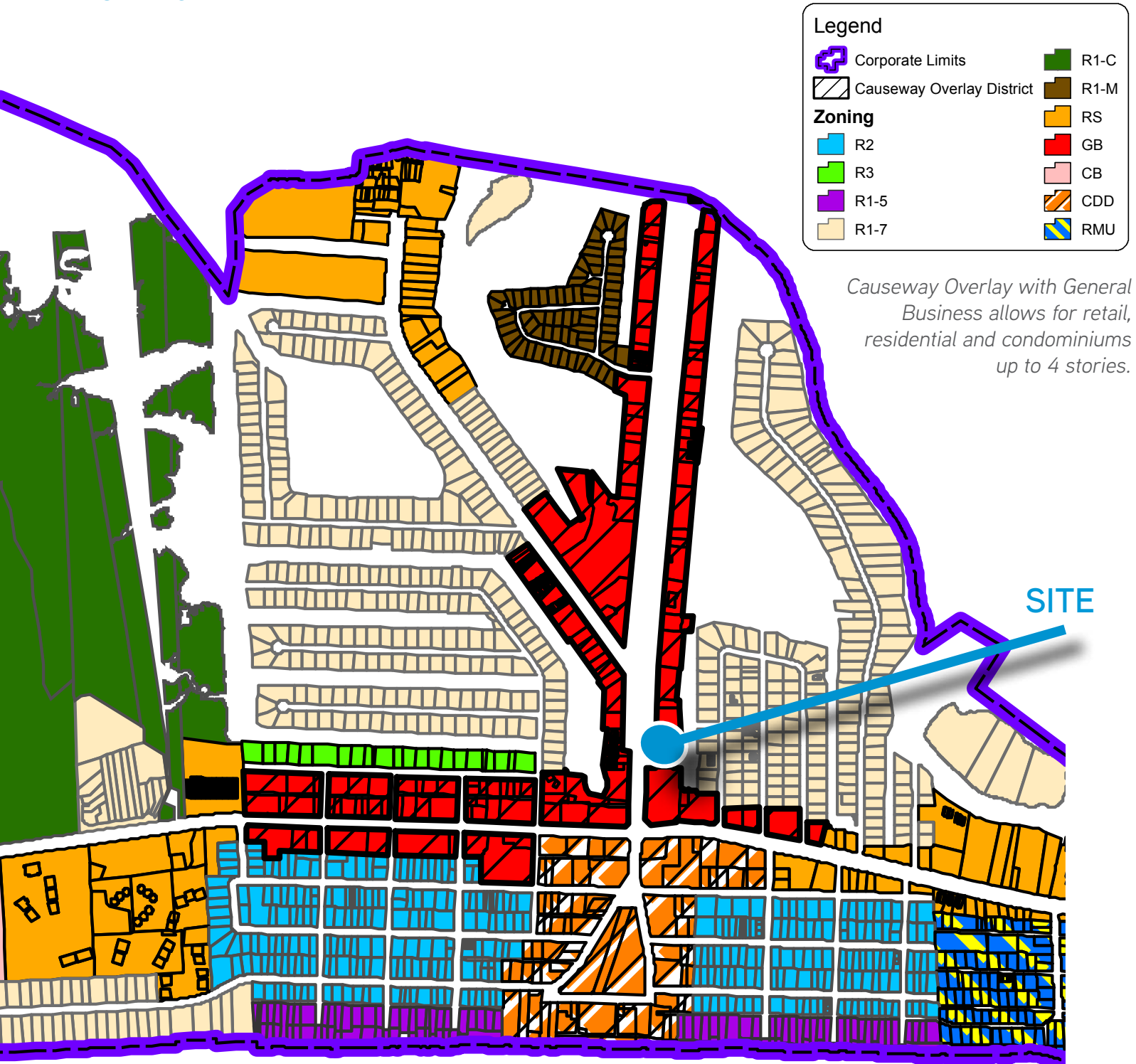
# REDEVELOPMENT OPPORTUNITY

112 Atlantic Beach Causeway, Atlantic Beach, NC | Freemans Bait and Tackle

10 Boat Slips and Successful Fishing Tackle Retail Store



## ZONING



## CONTACT US

**LEE HOLDER**

Senior Vice President  
919 582 3129

[lee.holder@colliers.com](mailto:lee.holder@colliers.com)

COLLIERS INTERNATIONAL | Raleigh-Durham

1201 Edwards Mill Rd. Suite 300

Raleigh, NC 27607

[www.colliers.com/rdu](http://www.colliers.com/rdu)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019. All rights reserved.



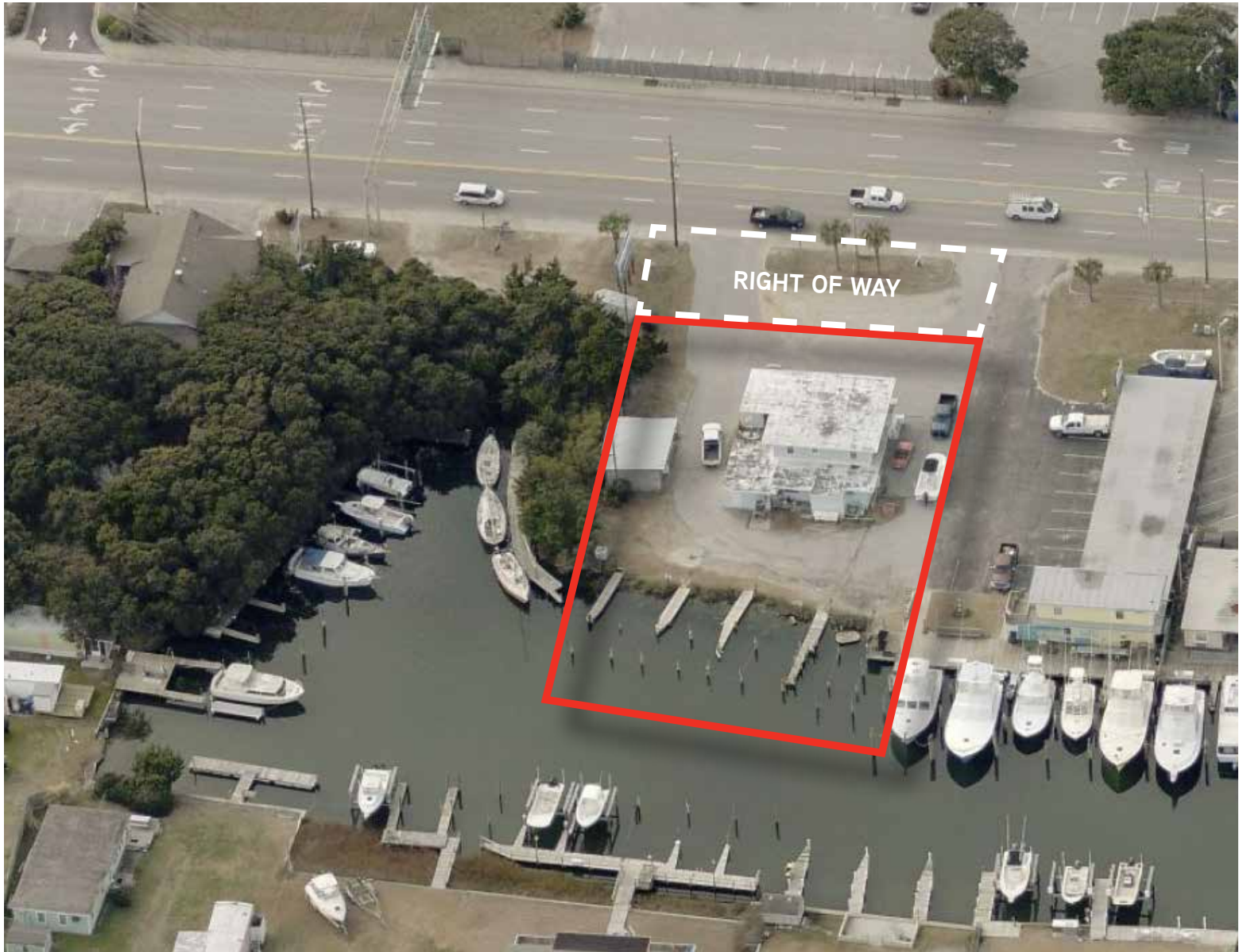
# REDEVELOPMENT OPPORTUNITY

112 Atlantic Beach Causeway, Atlantic Beach, NC | Freemans Bait and Tackle

10 Boat Slips and Successful Fishing Tackle Retail Store



## AERIAL



\*Approximate: to be field verified

## CONTACT US

**LEE HOLDER**

Senior Vice President  
919 582 3129

[lee.holder@colliers.com](mailto:lee.holder@colliers.com)

COLLIERS INTERNATIONAL | Raleigh-Durham

1201 Edwards Mill Rd. Suite 300

Raleigh, NC 27607

[www.colliers.com/rdu](http://www.colliers.com/rdu)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019. All rights reserved.

# REDEVELOPMENT OPPORTUNITY

112 Atlantic Beach Causeway, Atlantic Beach, NC | Freemans Bait and Tackle

10 Boat Slips and Successful Fishing Tackle Retail Store



## AREA DETAILS

Atlantic Beach anchors the eastern end of Bogue Banks, a 22-mile stretch of barrier islands accessed by bridge from Morehead City, North Carolina. These islands face the Atlantic Ocean to the south and Bogue Sound to the north. To the east, Cape Lookout's lighthouse can be seen on clear days, standing magnificently in the sky as a guiding light for sea traffic.

Beach access can be found many places throughout the Atlantic Beach. Practically every access is complete with public parking, and some have bathhouses attached for visitors.

Shackleford Island, just east of Atlantic Beach's coast, is a popular destination for visitors who enjoy exploring. Accessible only by ferry or personal boat, the island has been uninhabited since its introduction as a state wildlife refuge. Populating Shackleford to the east are wild horses, known as "banker horses," which are believed to have originated from a Spanish shipwreck centuries ago.

Morehead City, across the bridge, is a State Port Terminal. The Beaufort Inlet, 1/4 mile from the waterfront, is maintained at 45' depth for ocean freighters, tankers and US Naval ships who use the port terminal. US Marines ship out from a military dock nearby on Radio Island and the US Coast Guard maintains a significant base at Fort Macon, immediately adjacent to the inlet.

As stated by the CCCC there are **70,000** full residents in the county and that population increases to **250,000** during the summer. Also, along with residents comes tourism related jobs which adds about **3,500** jobs during the season and reaches a payroll of **\$53,000,000**.

## POTENTIAL USES

- › Mixed-Use: Retail / Multifamily Component
- › Restaurant



## CONTACT US

**LEE HOLDER**  
Senior Vice President  
919 582 3129  
[lee.holder@colliers.com](mailto:lee.holder@colliers.com)

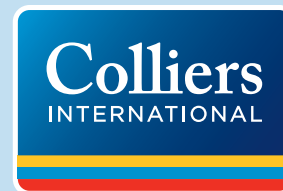
COLLIERS INTERNATIONAL | Raleigh-Durham  
1201 Edwards Mill Rd. Suite 300  
Raleigh, NC 27607  
[www.colliers.com/rdu](http://www.colliers.com/rdu)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019. All rights reserved.

# REDEVELOPMENT OPPORTUNITY

112 Atlantic Beach Causeway, Atlantic Beach, NC | Freemans Bait and Tackle

10 Boat Slips and Succesful Fishing Tackle Retail Store



## DEMOGRAPHICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
2010 Total Population	3,125	12,789	22,111
2019 Population	3,383	13,857	23,824
2024 Projected	3,534	14,512	24,825
2019 Median Age	50.2	49.8	50.8

HOUSEHOLDS	5 MINUTES	10 MINUTES	15 MINUTES
2010 Total Households	5,409	11,904	18,305
2019 Households	6,188	13,376	20,269
2024 Projected	6,567	14,145	21,289
2019 Avg Size	1.80	2.10	2.11

MEDIAN HOUSEHOLD INCOME	5 MINUTES	10 MINUTES	15 MINUTES
2019 Median Household Income	\$44,916	\$50,768	\$52,774
2024 Median Household Income	\$49,266	\$53,028	\$55,575

AVERAGE HOUSEHOLD INCOME	5 MINUTES	10 MINUTES	15 MINUTES
2019 Average Household Income	\$71,919	\$76,994	\$79,637
2024 Average Household Income	\$81,037	\$84,620	\$87,542
2019-2024 Annual Rate	0.88%	0.93%	0.83%


PER CAPITA INCOME	5 MINUTES	10 MINUTES	15 MINUTES
2019 Per Capita Income	\$38,252	\$36,172	\$37,068
2024 Per Capita Income	\$43,331	\$39,793	\$40,747

  
11,132  
Households

23,824  
Population

  
\$52,774  
Median Household Income

  
\$37,068  
Per Capita Income

  
\$124,877  
Median Net Worth

3.3%  
Unemployment Rate

## CONTACT US

**LEE HOLDER**  
Senior Vice President  
919 582 3129  
[lee.holder@colliers.com](mailto:lee.holder@colliers.com)

COLLIERS INTERNATIONAL | Raleigh-Durham  
1201 Edwards Mill Rd. Suite 300  
Raleigh, NC 27607  
[www.colliers.com/rdu](http://www.colliers.com/rdu)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019. All rights reserved.



# REDEVELOPMENT OPPORTUNITY

112 Atlantic Beach Causeway, Atlantic Beach, NC | Freemans Bait and Tackle

10 Boat Slips and Succesful Fishing Tackle Retail Store



## CARTERET COUNTY

Crystal Coast's proximity to the Gulf Stream the waters are not only a magnificent turquoise color but they are also rich with marine life such as seashells, fish, turtles and dolphins. The area is also know for its phenomenal offshore fishing and is home to the annual Big Rock Blue Marlin Tournament - the largest tournament one on the east coast.



Cape Lookout National Seashore, Fort Macon, Shackleford Banks, crystal coast kayaking, Croatan National Forest, boating and fishing.



Crystal Coast Communities: Atlantic Beach, Beaufort, Emerald Isle, Morehead City, Pine Knoll Shores, Cape Lookout.



## CONTACT US

**LEE HOLDER**

Senior Vice President  
919 582 3129

[lee.holder@colliers.com](mailto:lee.holder@colliers.com)

COLLIERS INTERNATIONAL | Raleigh-Durham

1201 Edwards Mill Rd. Suite 300

Raleigh, NC 27607

[www.colliers.com/rdu](http://www.colliers.com/rdu)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019. All rights reserved.



# REDEVELOPMENT OPPORTUNITY

112 Atlantic Beach Causeway, Atlantic Beach, NC | Freemans Bait and Tackle

10 Boat Slips and Succesful Fishing Tackle Retail Store



## CARTERET COUNTY



Great Diving: "Graveyard of the Atlantic," more than 2,000 vessels have made their watery graves along the North Carolina coast.



Home of Delightful Distractions: North Carolina Aquarium at Pine Knoll Shores, Core Sound Waterfowl Museum and Heritage Center and Fort Macon State Park.



## CONTACT US

### LEE HOLDER

Senior Vice President  
919 582 3129

[lee.holder@colliers.com](mailto:lee.holder@colliers.com)

COLLIERS INTERNATIONAL | Raleigh-Durham

1201 Edwards Mill Rd. Suite 300

Raleigh, NC 27607

[www.colliers.com/rdu](http://www.colliers.com/rdu)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019. All rights reserved.