

6326 & 6350 BEACH DRIVE OCEAN ISLE BEACH, NC



NEARBY RETAILERS

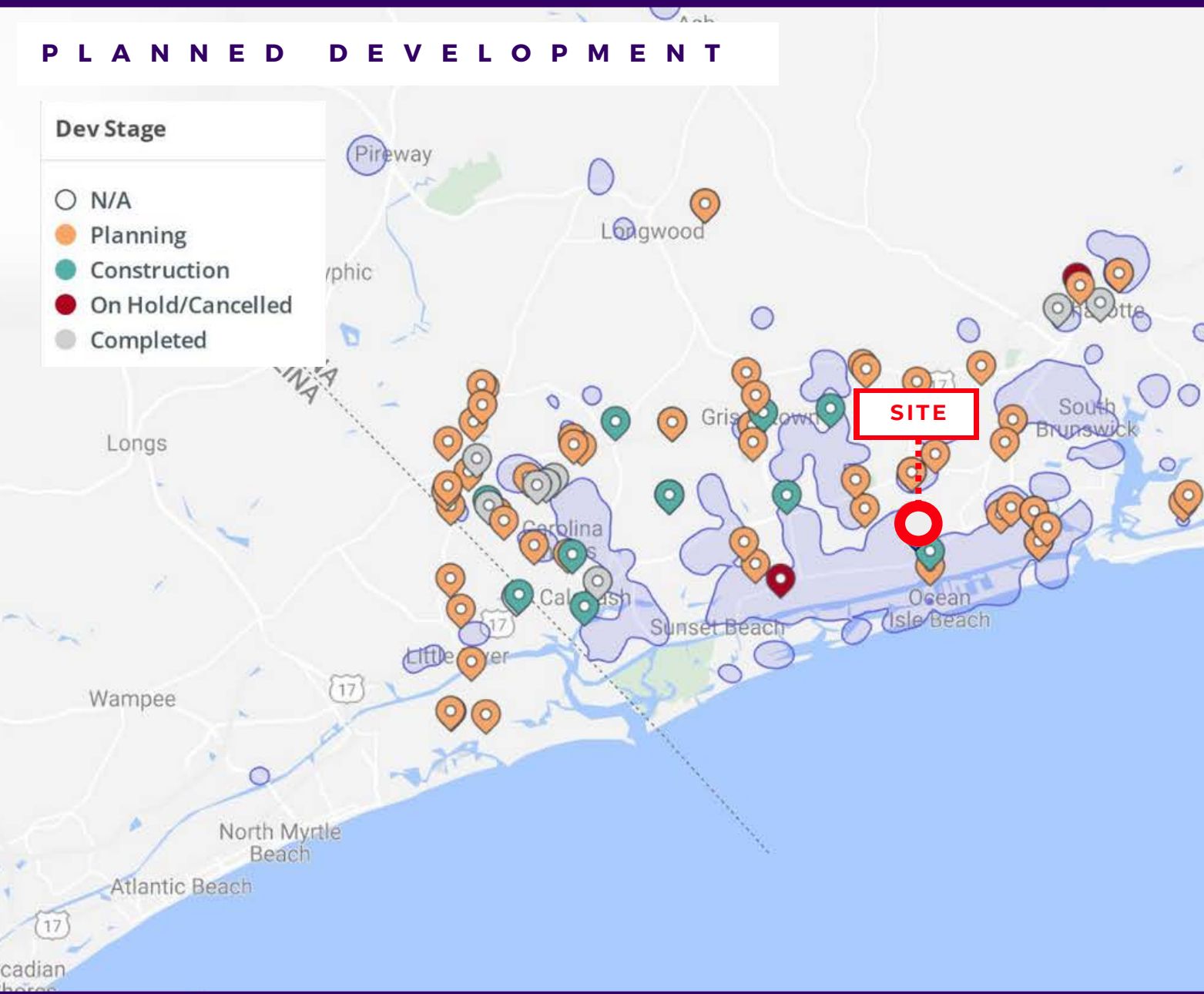


OCEAN ISLE BEACH

PLANNED DEVELOPMENT

Dev Stage

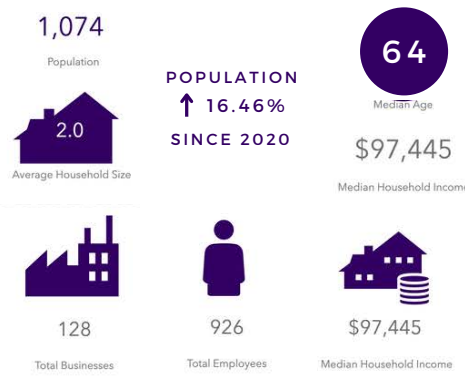
- N/A
- Planning
- Construction
- On Hold/Cancelled
- Completed



BRUNSWICK COUNTY DEMOGRAPHICS



DEMOGRAPHICS



OCEAN ISLE BEACH RETAILER VOID



T A P E S T R Y P R O F I L E



SAVVY SUBURBANITES

16.3% of households
16,986 households

Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.



BOOMBURBS

11.0% of households
11,459 households

This is the new growth market, with a profile similar to the original: young professionals with families that have opted to trade up to the newest housing in the suburbs. The original Boomburbs neighborhoods began growing in the 1990s and continued through the peak of the housing boom. Most of those neighborhoods are fully developed now. This is an affluent market but with a higher proportion of mortgages. Rapid growth still distinguishes the Boomburbs neighborhoods, although the boom is more subdued now than it was 10 years ago. So is the housing market. Residents are well-educated professionals with a running start on prosperity



ENTERPRISING PROFESSIONALS

8.7% of households
9,083 households

Enterprising Professionals residents are well educated and climbing the ladder in STEM occupations. They change jobs often and therefore choose to live in condos, townhomes, or apartments; many still rent their homes. The market is fast-growing, located in lower-density diverse neighborhoods of large metro areas. This young market makes over one and a half times more income than the US median, supplementing their income with investments. At home, they enjoy the internet and TV on high-speed connections with premier channels and services.

OCEAN ISLE BEACH



- 7 MILES OF BEACH SPANNING EAST TO WEST
- 26 GOLF COURSES IN 20 MILE RADIUS
- 201 EMPLOYEES
- 97.5% HOME OWNERSHIP
- 71.1% HOMEOWNERSHIP WITH MORTGAGE

- OCEAN ISLE BEACH, NC POPULATION IN 2021: 768
- MEDIAN AGE: 67.6 YEARS
- MEDIAN HOUSEHOLD INCOME: \$95,714
- POPULATION GROWTH FROM 2020 TO 2021: 3.36%
- HOUSEHOLD INCOME GROWTH FROM 2020 TO 2021: 2.09%

