

## Property Description

- Retail opportunity primely located in Rivertowne Square Shopping Center
- ±3,305 SF of shop space available for sublease
- Nearby retailers include Planet Fitness, Starbucks and Dollar General
- Call broker for details on pricing



### AVAILABLE SUITE

ADDRESS	3017 Dr. M.L.K. Jr Blvd, New Bern, NC
SUITE	Suite B
SIZE	±3,305 SF
STATUS	Available - Sublease

### Traffic Counts

Dr. M.L.K. Jr Blvd  
**37,985**  
 VPD

Hwy 70  
**52,988**  
 VPD

### CONTACT

**Charlie Robinson**  
 +1 704 618 9500  
 Charlie.Robinson@cbre.com



### Household Income

2025 Estimates

1 MILE	\$89,609
3 MILE	\$96,387
5 MILE	\$94,877



### Households

2025 Estimates

1 MILE	2,519
3 MILE	14,765
5 MILE	20,837



### Population

2025 Estimates

1 MILE	5,130
3 MILE	32,080
5 MILE	46,310



### Daytime Population

2025 Estimates

1 MILE	9,064
3 MILE	40,561
5 MILE	54,759