

JOIN KOHL'S AND ASHLEY HOMESTORE

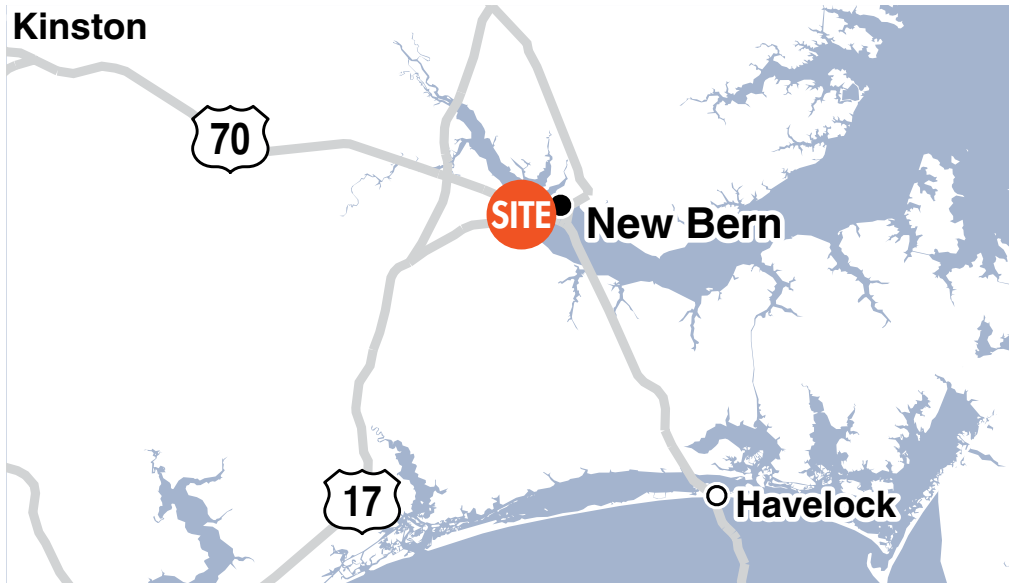
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CROSSROADS SHOPPING CENTER

2009 SOUTH GLENBURNIE RD, NEW BERN, NC 28562

FOR LEASE | ±3,927 SF (CAN BE SUBDIVIDED)



PROPERTY FEATURES

- Join brand new anchors Kohl's and Ashley Homestore
- Great opportunity in the middle of the prime retail corridor for New Bern and surrounding areas
- 26,500 VPD on Dr. M.L.K. Boulevard and 18,000 VPD on South Glenburnie Road
- National and regional retail tenants nearby such as Target, Walmart, TJ Maxx, Ross, Hobby Lobby, HomeGoods, Academy Sports, PetSmart, Publix and Harris Teeter
- Surrounded by strong residential communities (Trent Woods, Riverbend and Emerald Golf Club) and regional access via NC 70 and NC 17

DEMOGRAPHICS

1 MILE RADIUS		3 MILE RADIUS	
	4,391 ESTIMATED POPULATION		29,677 ESTIMATED POPULATION
	45.9 MEDIAN AGE		43.1 MEDIAN AGE
	\$246,888 MEDIAN HOME VALUE		\$234,441 MEDIAN HOME VALUE
	3,647 TOTAL EMPLOYEES		14,030 TOTAL EMPLOYEES
	\$74,415 MEDIAN HOUSEHOLD INCOME		\$72,581 MEDIAN HOUSEHOLD INCOME
5 MILE RADIUS		10 MILE RADIUS	
	44,443 ESTIMATED POPULATION		66,910 ESTIMATED POPULATION
	43.4 MEDIAN AGE		44.0 MEDIAN AGE
	\$247,202 MEDIAN HOME VALUE		\$249,404 MEDIAN HOME VALUE
	20,861 TOTAL EMPLOYEES		24,547 TOTAL EMPLOYEES
	\$72,346 MEDIAN HOUSEHOLD INCOME		\$72,603 MEDIAN HOUSEHOLD INCOME

FOR MORE INFORMATION, PLEASE CONTACT:

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SITE PLAN



UNIT	TENANT	SIZE	UNIT	TENANT	SIZE
1	Benchmark PT	1,431 SF	7	Nothing Bundt Cakes	1,629 SF
2	Peking Gardens	1,529 SF	8+9	Skechers	10,239 SF
3	Papa John's	1,280 SF	10	Musashi Steakhouse	8,298 SF
4 + 5B	Ashley Homestore	21,320 SF	11	AVAILABLE	3,927 SF (can be subdivided)
5A	Kohl's	40,488 SF	11A	Stanton Optical	2,500 SF
6	Jenna's Boutique	6,070 SF	12	Hallmark	7,505 SF

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