

# CROSS POINTE CENTRE

1250 WESTERN BLVD  
JACKSONVILLE, NC 28546



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COMMERCIAL REAL ESTATE SERVICES  
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# PROPERTY OVERVIEW

## AVAILABLE

- Suite 17 - 20,253 SF, Existing 2nd generation gym
- Suite 22 - 6,000 SF Coming available
- Lease rate: Contact broker

## PROPERTY OVERVIEW

- Located on Western Boulevard, Jacksonville's main retail corridor
- 196,214 SF Power center anchored by Old Navy, Marshall's, and Ashley Furniture; Co-tenants include Shoe Carnival, Pet Warehouse, Cracker Barrel, and 2nd & Charles
- Convenient to US Marine Corps Camp LeJeune, Coastal Carolina Community College, and the Jacksonville Mall

## DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	42,139	74,156	136,459
Avg. HH Income	\$83,967	\$81,339	\$82,281
Number of Businesses	2,198	2,886	3,512
Number of Employees	29,510	37,847	43,599
Daytime Population	58,394	107,577	157,074

Source: ESRI 2025



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# SITE PLAN



## TENANT ROSTER

Suite 1	Shogun Steakhouse	7,200 SF
Suite 2	The Groom Room: A Gentleman's Shop	2,300 SF
Suite 3	Honey Baked Ham	1,900 SF
Suite 4	Golden Pot Asian Cuisine	2,100 SF
Suite 5	Joker Smoker	2,200 SF
Suite 6	Hallmark	4,450 SF
Suite 7	Giggle Drop-in Childcare	4,000 SF
Suite 8	Twee's Nails	1,300 SF
Suite 9	Playback Video Games	2,700 SF
Suite 10	Pho Le'	2,254 SF
Suite 11	Cold Stone Creamery	1,620 SF
Suite 12/13	Goin' Postal	3,240 SF
Suite 14	Party Suppliers	9,718 SF
Suite 15	Lane Bryant	4,760 SF
Suite 16	One Main Financial	2,500 SF
<b>SUITE 17</b>	<b>AVAILABLE</b>	<b>20,253 SF</b>
Suite 18	Carter's	5,100 SF
Suite 19	Old Navy	19,527 SF
Suite 20	Shoe Carnival	10,000 SF
Suite 21	Marshalls	30,000 SF
<b>SUITE 22</b>	<b>SHIMMER BOUTIQUE - COMING AVAILABLE</b>	<b>6,000 SF</b>
Suite 23	The Pet Warehouse	5,400 SF
Suite 24	Sun Tan City	2,660 SF
Suite 25	2nd & Charles	17,500 SF
Suite 26	Ashley Furniture Homestore	27,000 SF

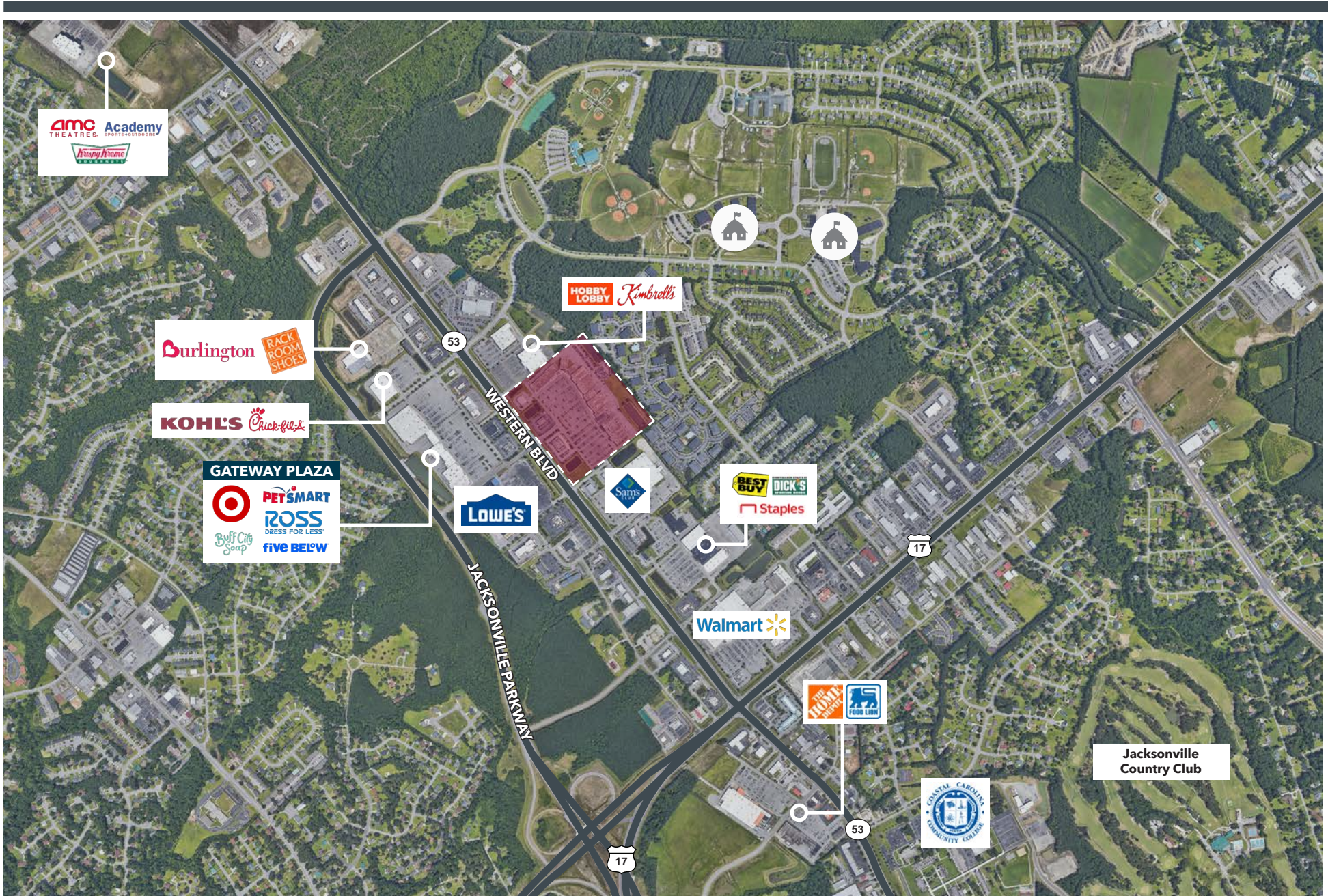
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# IMMEDIATE AREA OVERVIEW



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# AREA OVERVIEW



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## Presented by:

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