

JACKSONVILLE NC MOVE-IN READY RESTAURANT SPACE

1105 GUM BRANCH ROAD
JACKSONVILLE, NC 28540

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Property Summary



Lease
Rate

**REQUEST FOR PROPOSAL: TENANT
BUILD-OUT**

DEMOGRAPHICS

2 MILES

5 MILES

10 MILES

Total Households

10,569

28,613

45,868

Total Population

25,126

77,406

131,580

Average HH Income

\$73,867

\$74,297

\$75,320

OFFERING SUMMARY

Building Size:	3,205 SF
Usable Square Footage:	3,205 SF
Lot Size:	0.69 Acres
Year Built:	1983
Zoning:	CB District
APN:	034194

Property Description



PROPERTY DESCRIPTION

This 3,205 SF former Smithfield's Chicken 'N Bar-B-Q is a fully equipped, move-in-ready restaurant opportunity.

The space is designed for high-volume operations, featuring a 11'5" x 19' walk-in cooler, full kitchen with floor drains, and a fire suppression system.

The property includes a functional drive-thru, an outdoor dining area, and 40 repaved parking spaces [14.65/1,000 SF ratio].

Ideal for credit-rated tenants looking for a turnkey facility with zero downtime.

\$6,900/mo NNN Lease Structure, Request a Lease Proposal from Landlord (RFP)

Property Highlights



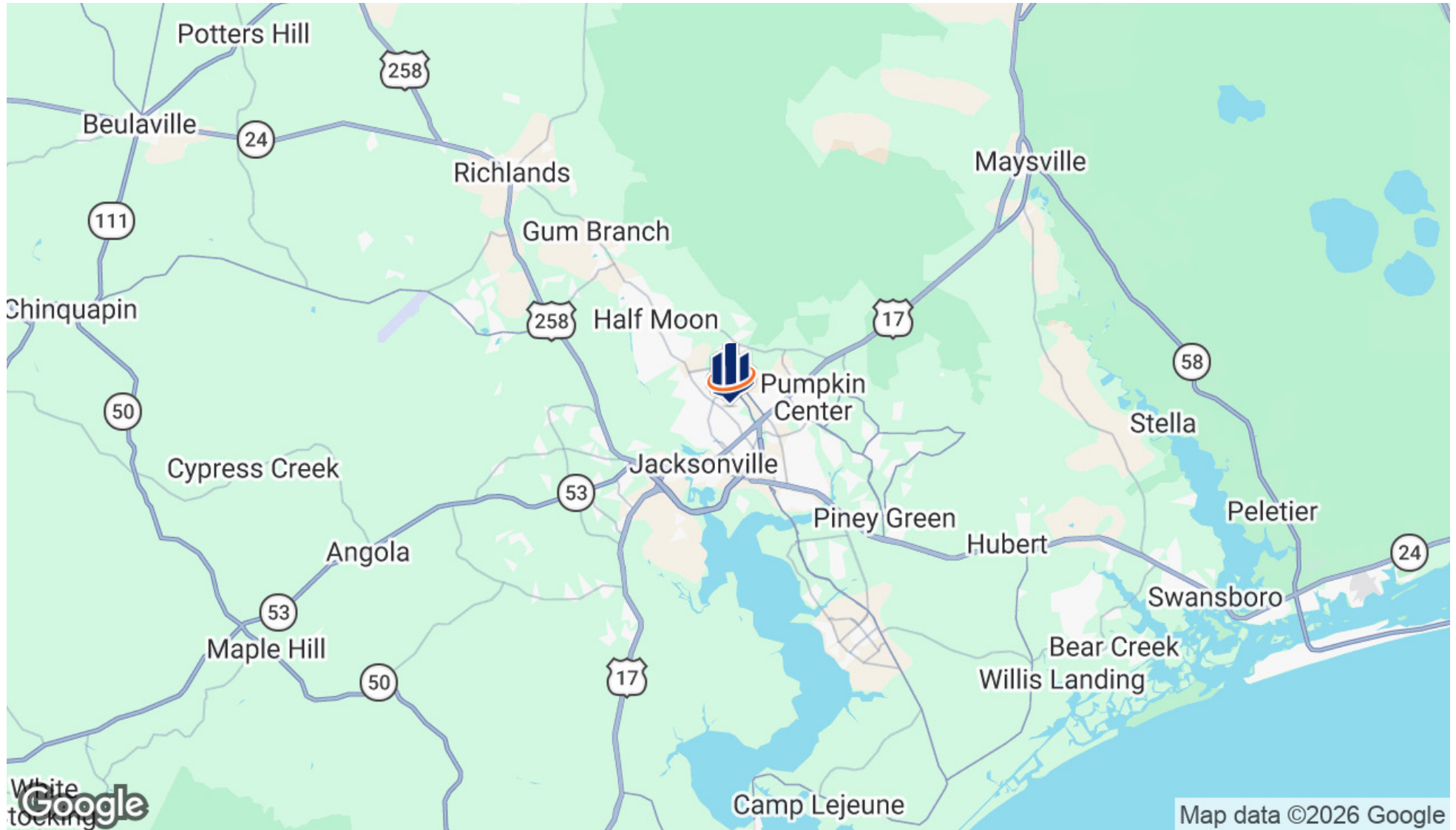
PROPERTY HIGHLIGHTS

- PRICE REDUCTION!
- Move-In Ready Infrastructure:
- Turnkey 3,205 SF restaurant space featuring a 11.5' x 19' walk-in cooler, full kitchen with floor drains, and fire suppression system.
- High-Volume Accessibility:
- Exceptional parking ratio of 14.65/1,000 SF [40 repaved spaces] and a dedicated drive-thru window for maximum efficiency.
- Dominant Market Visibility:
- Prime frontage on Gum Branch Road with monument signage and a high daily traffic count of 27,203 [2025 ADT].
- Strong Local Demographics:
- Strategically located to serve a population of 130,000+ within 10 miles, featuring stable household incomes exceeding \$75,000.
- Modern Site Amenities:
- Includes an outdoor dining area [12' x 35'], three Rinnai water heaters, and ADA-compliant facilities to ensure a premium customer experience.

Grids

Triple Net Expenses	Annual	Total	Responsibility
2025 Taxes			
Onslow County	\$6,085.61		Tenant
Jacksonville	\$5,574.60		Tenant
		\$11,660.21	Tenant
2025 Insurance		\$8,200.00	Tenant
CAM (common area maintenance) roof, HVAC, repairs & maintenance		TBD	Tenant
Utilities			Tenant
Power			Tenant
Gas			Tenant
Water			Tenant
Sewer			Tenant

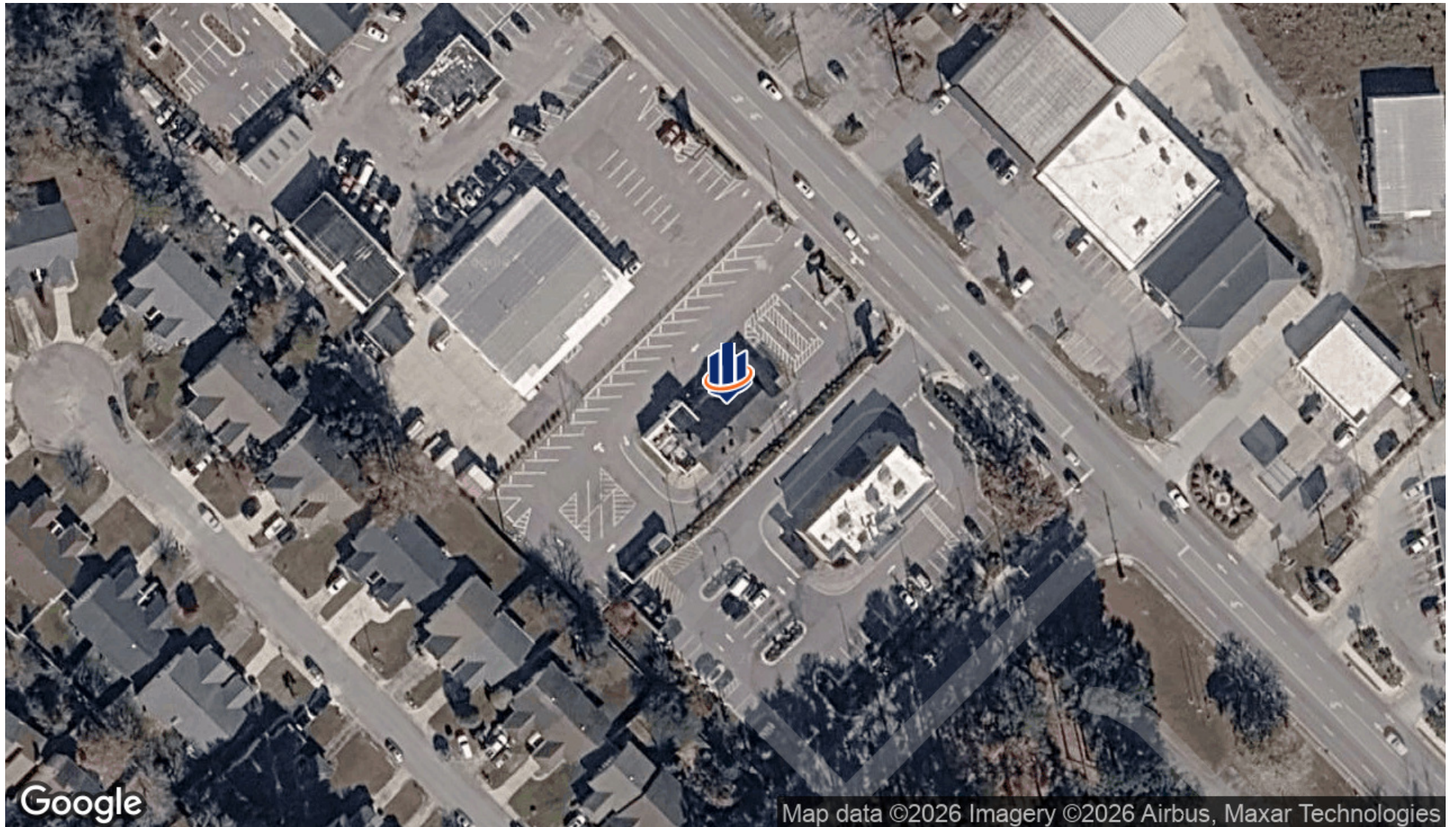
Regional Map



Location Map



Aerial Map



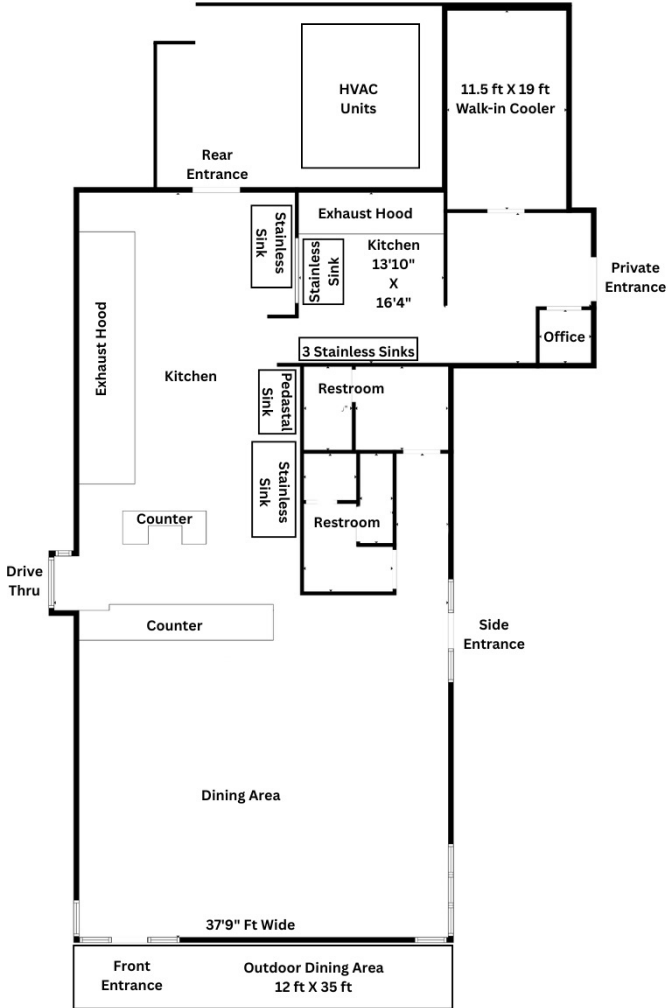
Additional Photos



Additional Photos



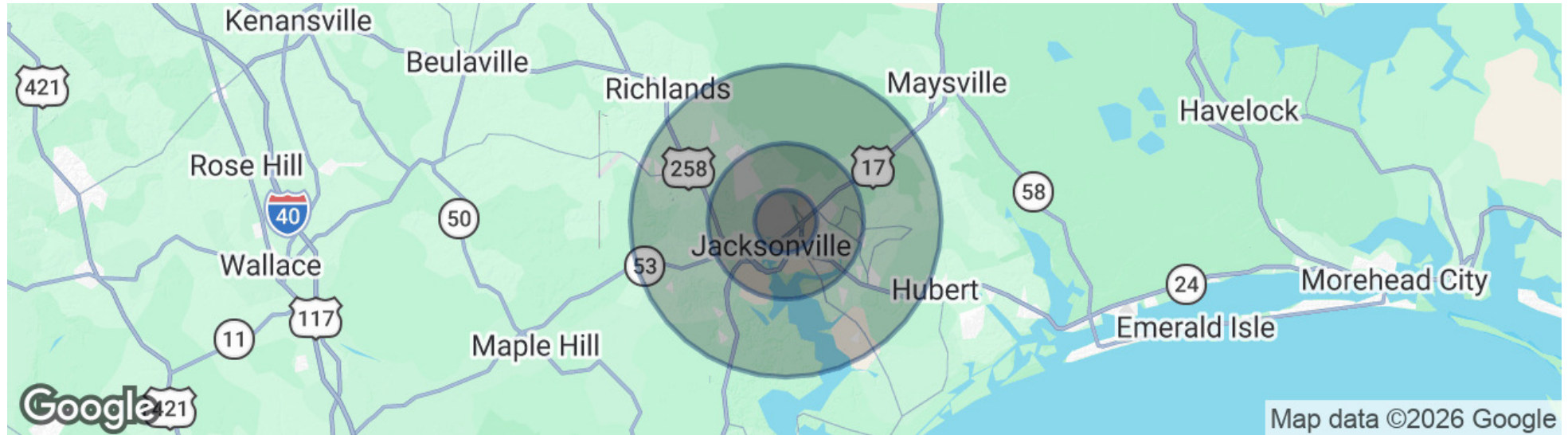
Floor Plans



Floor plan created by CubiCasa application. Measurements deemed highly reliable, but not guaranteed.

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Demographics Map & Report



	2 MILES	5 MILES	10 MILES
POPULATION			
Total Population	25,126	77,406	131,580
Average Age	36	34	33
Average Age (Male)	35	33	32
Average Age (Female)	38	35	34
HOUSEHOLDS & INCOME			
Total Households	10,569	28,613	45,868
# of Persons per HH	2.4	2.7	2.9
Average HH Income	\$73,867	\$74,297	\$75,320
Average House Value	\$237,946	\$234,667	\$231,903

2020 American Community Survey (ACS)

Advisor Bio



FRANK EFIRD JR

Managing Director

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NC #106541 // NC #C30323

PROFESSIONAL BACKGROUND

Experience:

SVN Efird Commercial Real Estate - Wilmington, NC
Realty Presentations, Inc. / RPI Media, Inc. - Wilmington, NC
Coldwell Banker Real Estate, FL
Gimelstob Realty Better Homes & Gardens - FL
Landfall Development - Wilmington, NC
Security Building Company - Chapel Hill NC
Goforth Properties - Chapel Hill NC
River Bend Development - Town of River Bend NC

Frank Efird Jr is the Managing Director / Partner at SVN | Efird Commercial Real Estate, a collaborative force that accelerates clients' growth by harnessing the power of shared data, knowledge, and opportunities within the commercial real

estate industry. He has over 35 years of experience in developing, selling, and leasing properties across North Carolina and Florida, with a focus on 1031 exchanges, asset management, and marketing.

He is also the Managing Partner of Efird Companies, the original developer of the Town of River Bend, a 50+ year Planned Unit Development (PUD) that encompasses residential homes, golf and country club, marina and commercial center. He oversees the operations, finances, and strategies of the company. He is passionate about creating sustainable and livable communities that enhance the quality of life and the environment.

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