



3494 Western Boulevard - Jacksonville, NC

Retail Property **For Sale**

Presented By:

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3494 WESTERN BOULEVARD

RETAIL PROPERTY **FOR SALE**

PROPERTY DESCRIPTION

Prime multi-tenant NNN investment offering in concentrated retail corridor with VPD of 45,000. Located adjacent to Publix-anchored shopping center, featuring top regional and state-wide sales for national tenants. Site features great visibility, multiple points of ingress/egress, signal access, and updated 2016 build.

PROPERTY HIGHLIGHTS

- Tenants include: Jersey Mike's Subs, Massage Envy, Peno Mediterranean Grill and Kwench Juice Cafe.
- Primary retail thoroughfare for submarket.
- Well-established tenants with staggered term expirations.

OFFERING SUMMARY

Sale Price:	\$3,672,000
NOI:	\$251,499.00
Cap Rate:	6.85%
Lease Type:	NNN

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RENT ROLL

	PENO MEDITERRANEAN GRILL	KWENCH JUICE CAFE	JERSEY MIKE'S SUBS	MASSAGE ENVY
SF	1,739	1,360	1,600	3,600
2026 Annual Base Rent	\$60,256	\$36,803	\$47,520	\$106,920
2026 \$/SF	\$34.65	\$26.01	\$29.70	\$29.70
Current Term Began	1/9/18	11/6/20	1/1/18	6/1/17
Current Term Ends	1/8/28	11/5/30	12/31/32 (10% increase 1/1/28)	5/31/32
Renewal Options		Two Five-Year Options with 2% increases at each option	Three Five-Year Options with 10% increases at each option	One Five-Year Option with 10% increase

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DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total population	192	1,061	5,765
Median age	38.6	33.7	29.9
Median age (Male)	36.1	31.6	28.3
Median age (Female)	44.8	39.5	34.2
Total households	90	545	2,962
Total persons per HH	2.1	1.9	1.9
Average HH income	\$79,819	\$70,189	\$66,243
Average house value	\$235,897	\$212,922	\$199,452

LOCATION OVERVIEW

Welcome to the retail hub surrounding 3494 Western Boulevard, Jacksonville, NC. The area boasts a strong consumer base and convenient access, making it an attractive prospect for retail and community center investors. Situated in a bustling commercial district, the location benefits from high foot traffic and excellent visibility. Nearby points of interest include a diverse array of retail outlets, dining establishments, and entertainment venues, making it an appealing destination for businesses seeking to establish a vibrant presence. With its favorable demographic profile and strategic positioning, the area surrounding 3494 Western Boulevard offers an exceptional opportunity for retail and community center investment.

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RETAIL PROPERTY **FOR SALE****SALE PRICE:** \$3,672,000

LOCATION INFORMATION

Street Address	3494 Western Boulevard
City, State, Zip	Jacksonville, NC 28546

PROPERTY INFORMATION

Property Type	Retail
Zoning	CC — Community Shopping Center
Lot Size	1.12 Acres
Building Size	8,299 SF
Occupancy %	100.0%
Tenancy	Multiple
Year Built	2016
Number of Parking Spaces	55



JACKSONVILLE, NC

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COMMERCIAL REAL ESTATE



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