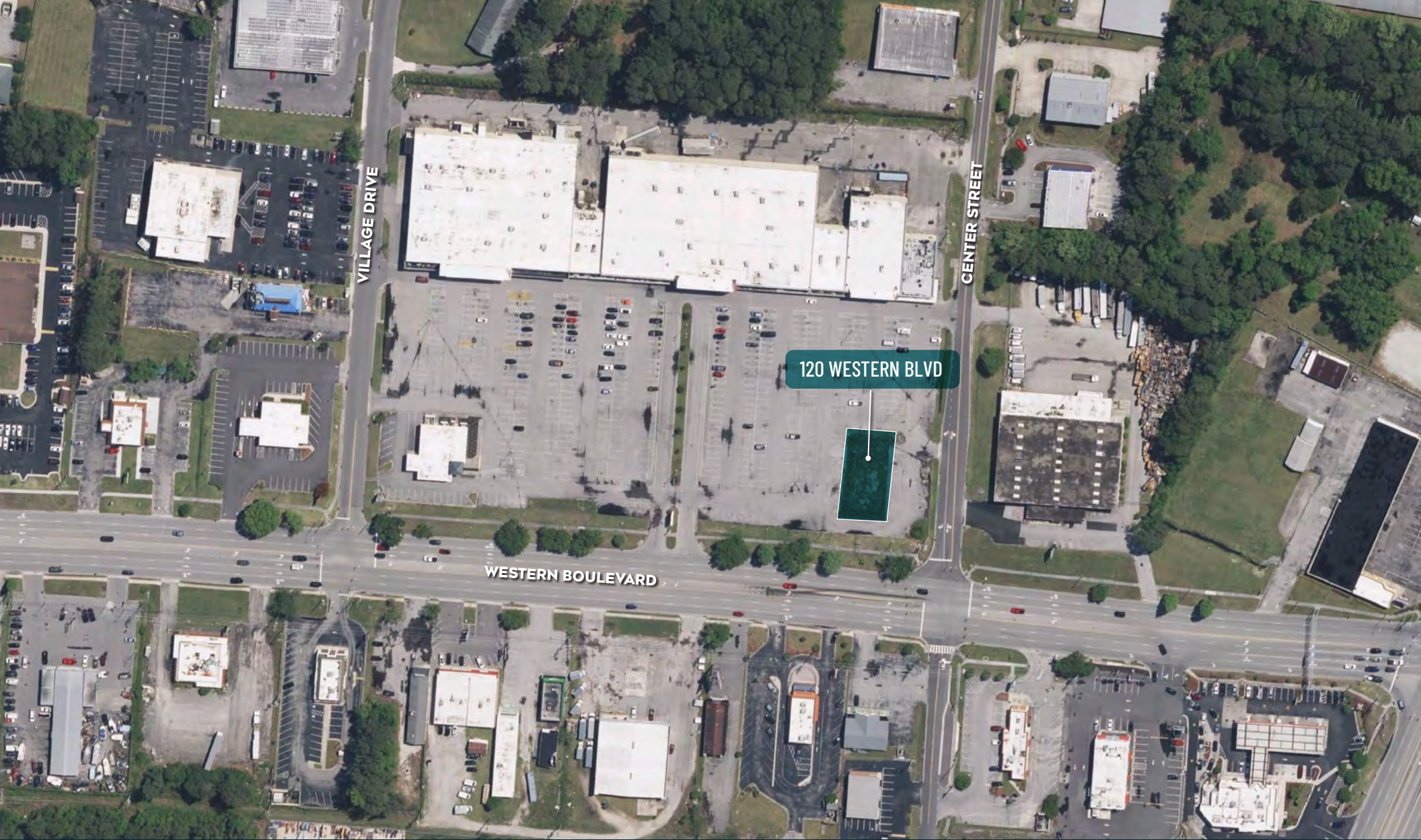




RETAIL OUTPARCEL ON WESTERN BLVD.

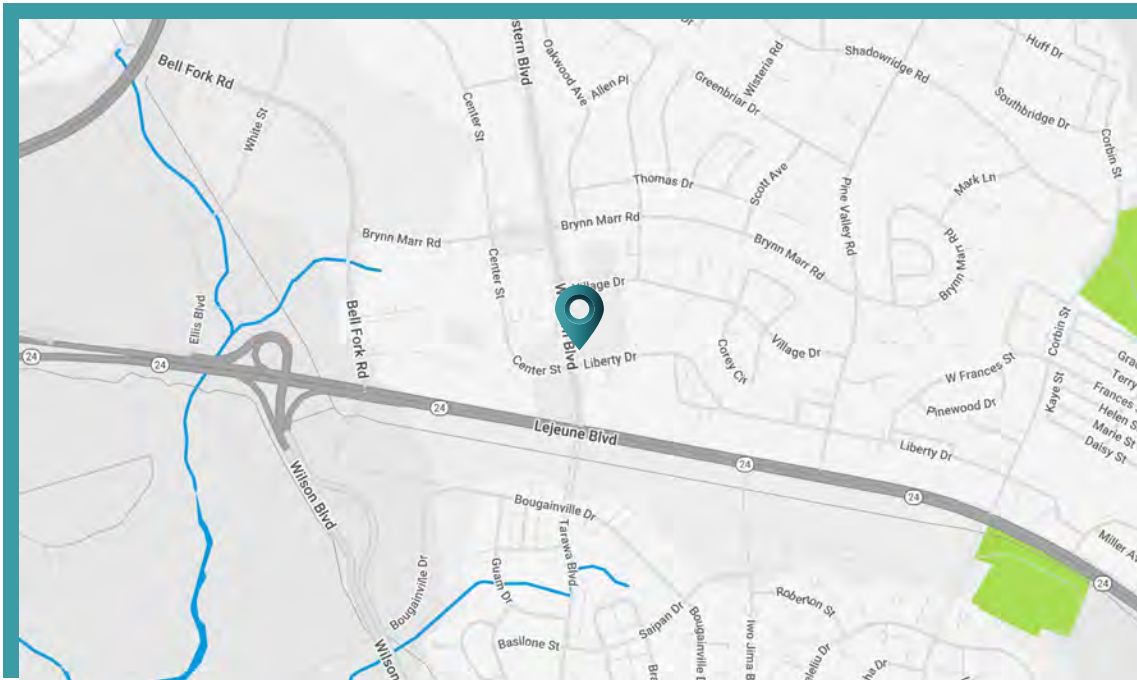
GLENN IMBODEN
ALLAN FOX

FOR LEASE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpcommercial.com



**Sun Coast
Partners**
COMMERCIAL



120 Western Boulevard Jacksonville, NC 28546

AVAILABLE SF*	6,710 SF
LEASE RATE	\$4,000/Month
LEASE TYPE	NNN
ZONED	CC

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

Located on Jacksonville's Main Retail corridor, this highly visible Shopping Center is located near the Marine Corps Base Camp Lejeune's Tarawa Terrace II Base Housing Complex. This center is anchored by a Roses Variety Store, Harbor Freight Tools, Barton's Home Outlet Store (Bargain Outlet Surplus Warehouse) and Extreme Outfitters with First National Bank located in one of the out parcels. Great direct access to Western Blvd. and signalized access via either Liberty Dr. or Village Dr. The former restaurant building on this pad site has been demolished and removed so the site is ready for construction.

AREA DESCRIPTION

Jacksonville is the home of Marine Corp Base Camp Lejeune the east coast hub of the United States Marine Corps. The base and surrounding community is home to an active duty, dependent, retiree and civilian employee population of approximately 170,000 people. The base generates almost \$3 billion in commerce each year, coming from payrolls and contracts to support the structure required to train and equip our modern Marines.



RETAIL OUTPARCEL ON WESTERN BLVD.

LEASE

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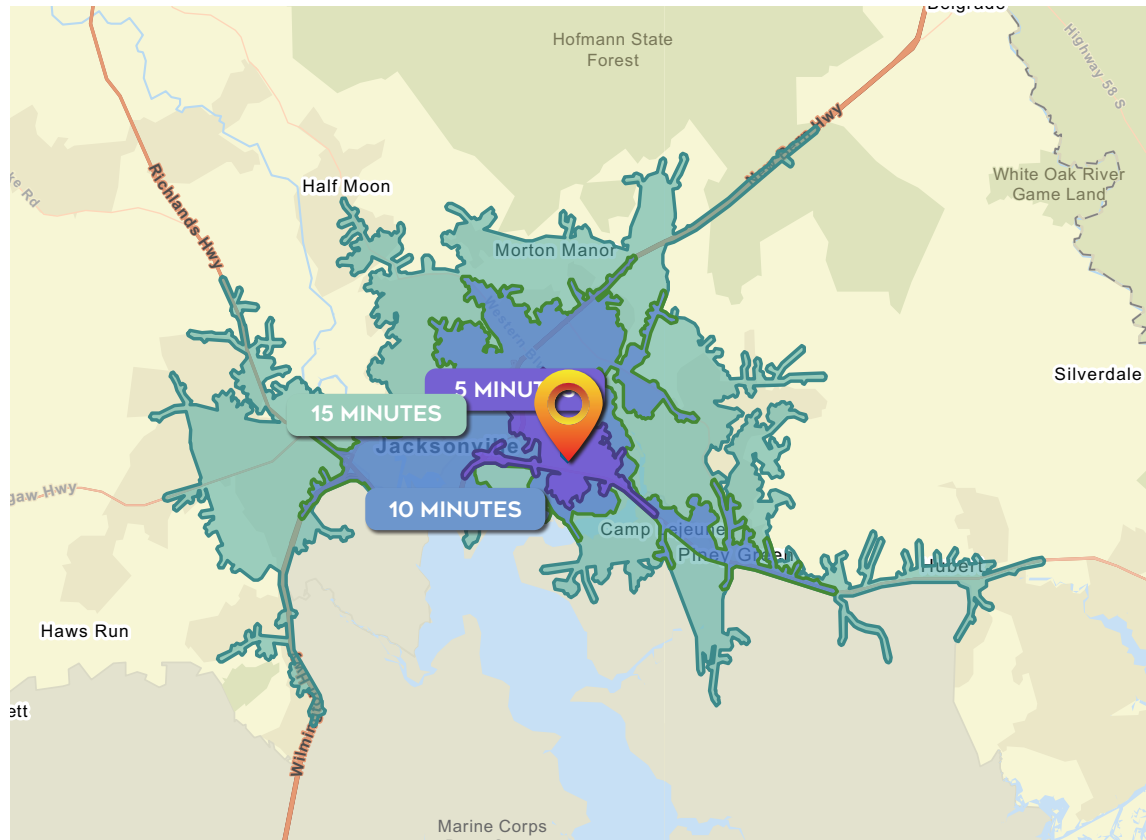
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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	5,542	32,224	68,840
Average Age	28.3	29.8	29.8
Households	2,398	13,487	27,443
Average HH Size	2.27	2.33	2.44
Median HH Income	\$44,686	\$51,309	\$54,872
Average HH Income	\$58,533	\$72,954	\$77,941
Per Capita Income	\$25,378	\$30,281	\$31,399

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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