



3494 Western Boulevard

Retail Suite **For Lease**

Presented By:

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3494 WESTERN BOULEVARD

RETAIL SUITE **FOR LEASE**

PROPERTY DESCRIPTION

Second-generation, turn-key restaurant available in prime retail corridor with VPD of 45,000. Located adjacent to Publix-anchored shopping center, with excellent visibility and multiple points of ingress/egress to Western Blvd. The $\pm 1,739$ SF suite was outfitted in 2016 and can convey with all FF&E, including 10-foot hood with annul system and grease trap.

PROPERTY HIGHLIGHTS

- Business-ready restaurant space.
- Primary retail thoroughfare for submarket.
- Well-established co-tenants include: Jersey Mike's Subs, Massage Envy, and Kwench Juice Cafe.
- Ample Parking.
- High Traffic Visibility.

OFFERING SUMMARY

Lease Rate:	\$36 SF/yr
Lease Type:	NNN, \$7.58/SF
Available SF:	$\pm 1,739$ SF

JACKSONVILLE, NC

3494 WESTERN BOULEVARD

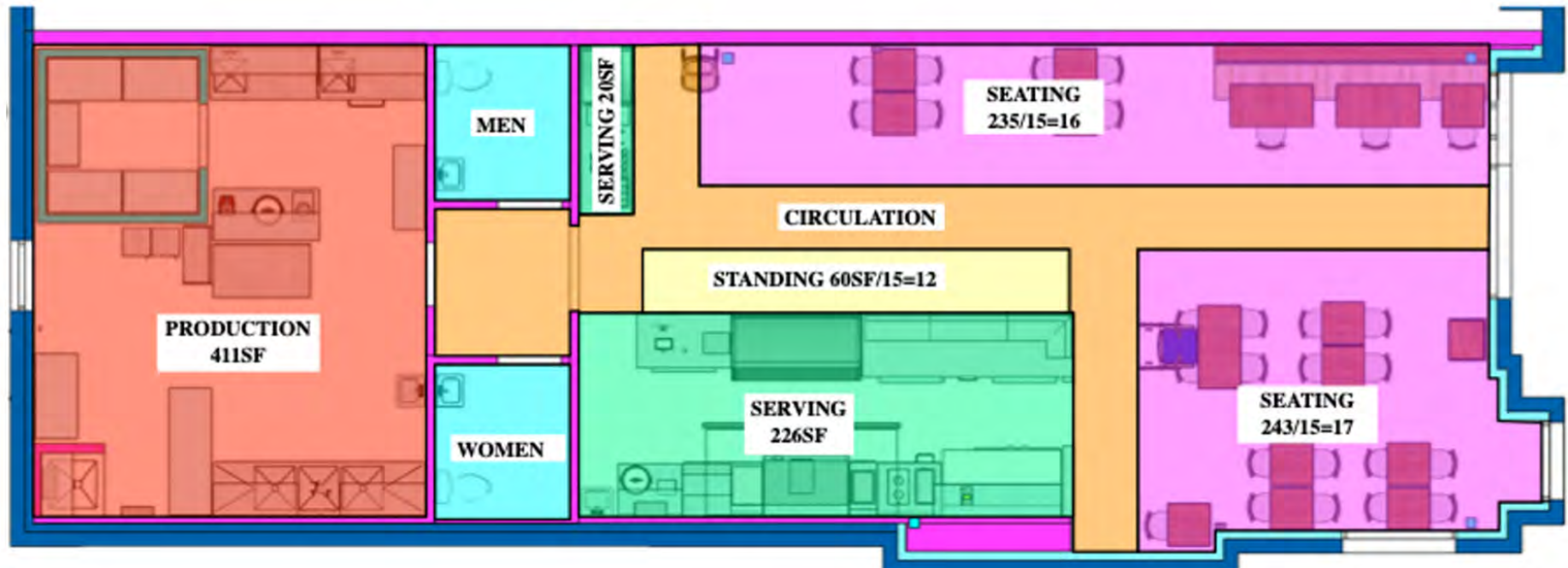
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RETAIL PROPERTY **FOR LEASE**



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	6,354	40,165	68,230
Median age	33	35	35
Median age (Male)	31	34	34
Median age (Female)	34	37	36
Total households	2,738	16,139	26,278
Total persons per HH	2.3	2.5	2.6
Average HH income	\$70,730	\$75,590	\$75,885
Average house value	\$257,802	\$235,394	\$233,283

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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LEASE RATE: \$36 SF/YR
LEASE TYPE: NNN, \$7.58/SF

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
Suite Size	±1,739 SF
Number of Floors	1
Year Built	2016
Number of Parking Spaces	55

