

FOR SALE

Jacksonville, NC Retail Location

3 ARAGONA BLVD, JACKSONVILLE, NC 28540

MICHAEL OVERTON, CCIM | 252.355.7006 | MICHAEL@OVERTONGROUP.NET
401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Overton Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

SECTION 1

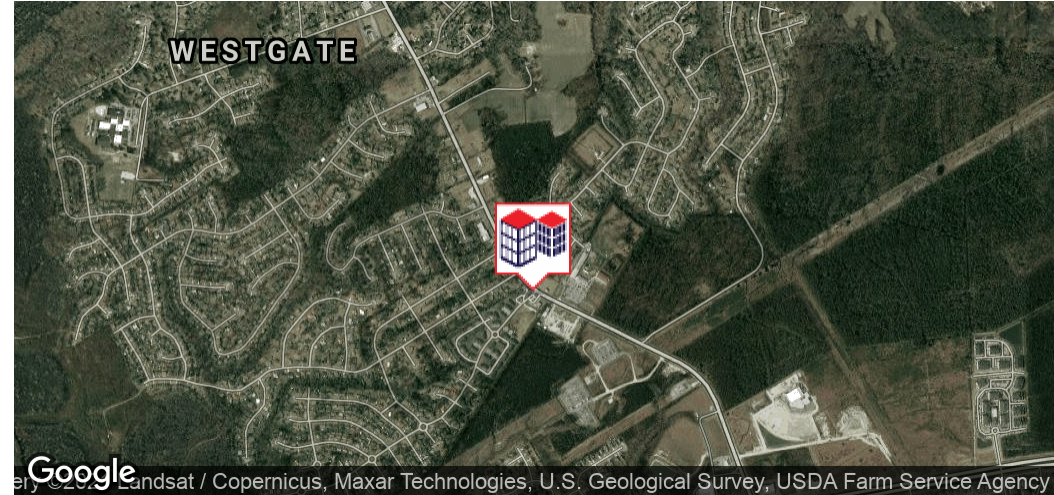
PROPERTY INFORMATION



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OFFERING SUMMARY

Sale Price:	\$375,000
Building Size:	2,640 SF
Lot Size:	0.66 Acres
Price / SF:	\$142.05
Zoning:	B-1
Market:	Jacksonville
Submarket:	Eastern North Carolina
Traffic Count:	29,500

PROPERTY OVERVIEW

The property has excellent visibility and frontage on one of Jacksonville's major north/south thoroughfares with a 29500+/- VDP. This is located between two of Jacksonville's largest neighborhoods, providing a high concentration of rooftops. This site is located on the direct route to Jacksonville's dense retail corridor that has a mix of local and national retailers including Food Lion, Lowes Foods, Publix, Walmart, and more.

PROPERTY HIGHLIGHTS

- Corner lot with incredible visibility and ease of access
- Located across from Living Water Christian School (265 students)
- Walking distance from a high concentration of rooftops
- Centrally located near single-family neighborhoods

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PROPERTY DESCRIPTION

The property has excellent visibility and frontage on one of Jacksonville's major north/south thoroughfares with a 29500+/- VDP. This is located between two of Jacksonville's largest neighborhoods, providing a high concentration of rooftops. This site is located on the direct route to Jacksonville's dense retail corridor that has a mix of local and national retailers including Food Lion, Lowes Foods, Publix, Walmart, and more.

LOCATION DESCRIPTION

Nice retail location on Gum Branch Rd. Over 29,000 vehicles per day. Great visibility. Some Deeded use restrictions.

SITE DESCRIPTION

This property can not be utilized as a convenient store, tobacco store, or sell gas.

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LOCATION INFORMATION

Building Name	Jacksonville, NC Retail Location
Street Address	3 Aragona Blvd
City, State, Zip	Jacksonville, NC 28540
County	Onslow
Market	Jacksonville
Sub-market	Eastern North Carolina
Signal Intersection	No

BUILDING INFORMATION

Building Class	B
Condition	Fair
Free Standing	Yes
Number of Buildings	1

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ADDITIONAL PHOTOS | PAGE 7

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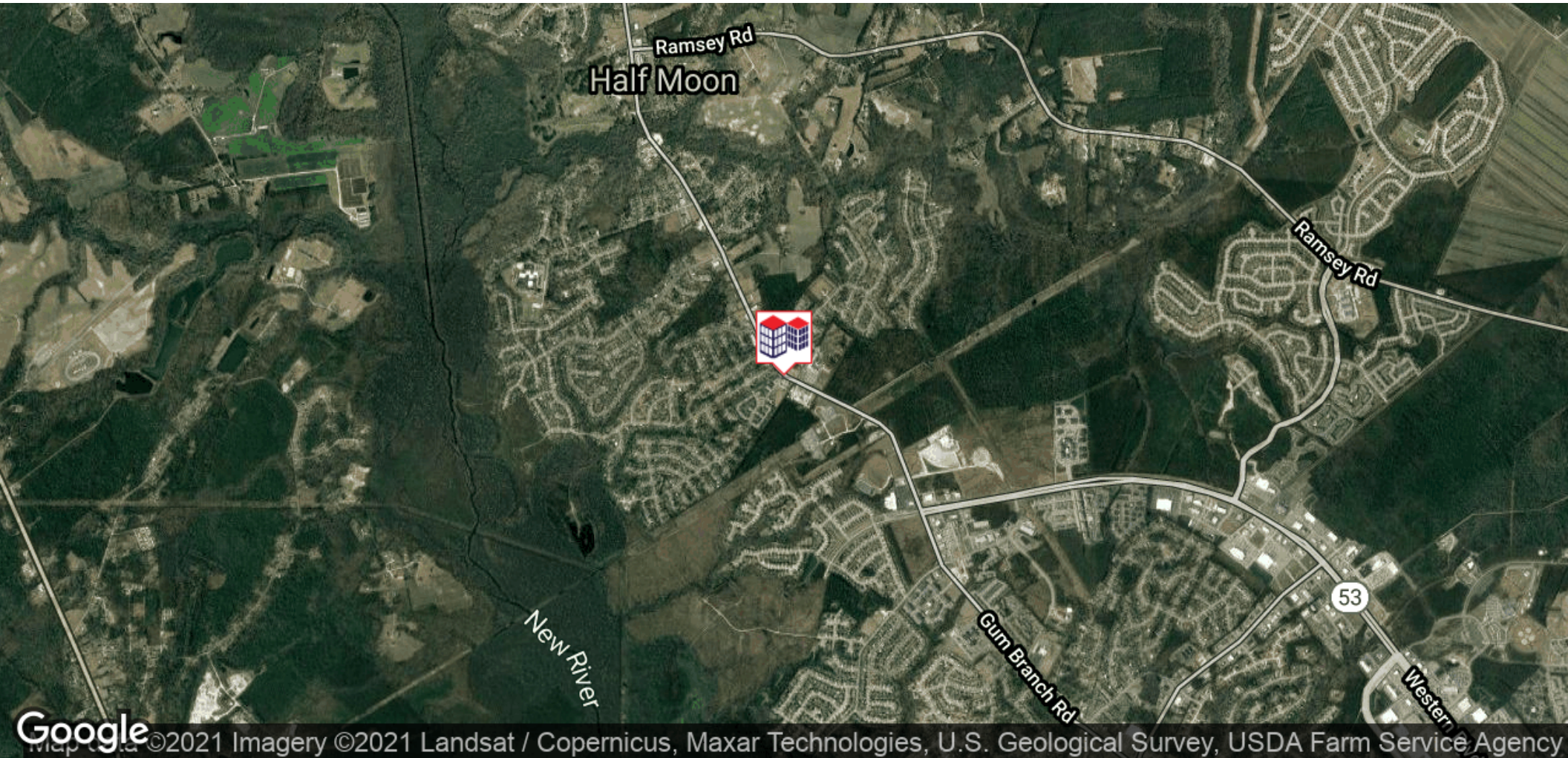
SECTION 2

LOCATION INFORMATION

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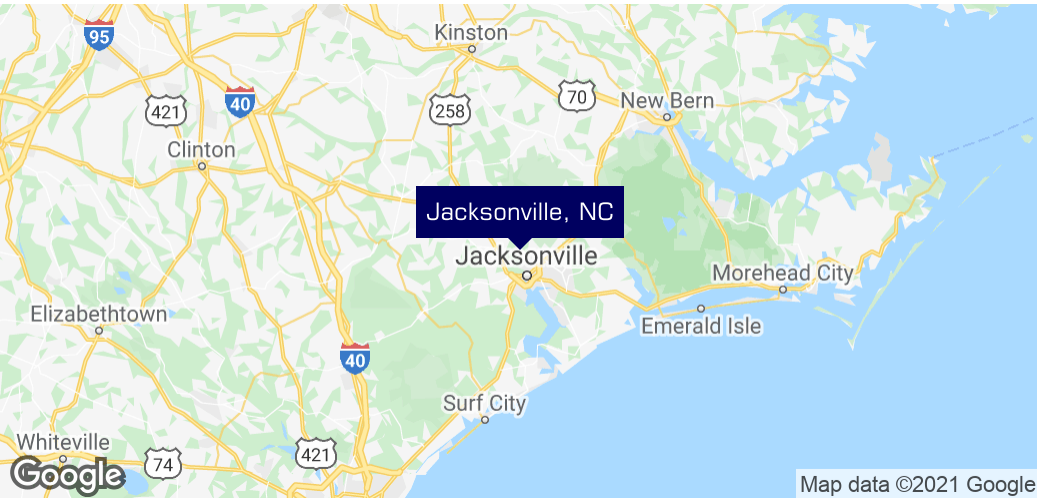
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FOR SALE

Jacksonville, NC | Eastern NC

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JACKSONVILLE, NORTH CAROLINA

Jacksonville is the commercial hub of Onslow County and home to Marine Corps Base Camp Lejeune and Marine Corps Air Station New River. The City has grown rapidly since 1941, when Camp Lejeune was established. In the last few years, Jacksonville's sports events and festivals have grown, making it a tourism destination in the state. Approximately 82,000 people call Jacksonville their home, making it the 14th largest city in North Carolina. Demographically, Jacksonville is the youngest City in the United States with an average age of 22.8 years old, which can be attributed to the large military presence.

LOCATION DETAILS

Market	Jacksonville
Sub Market	Eastern North Carolina
County	Onslow

SECTION 3

DEMOGRAPHICS

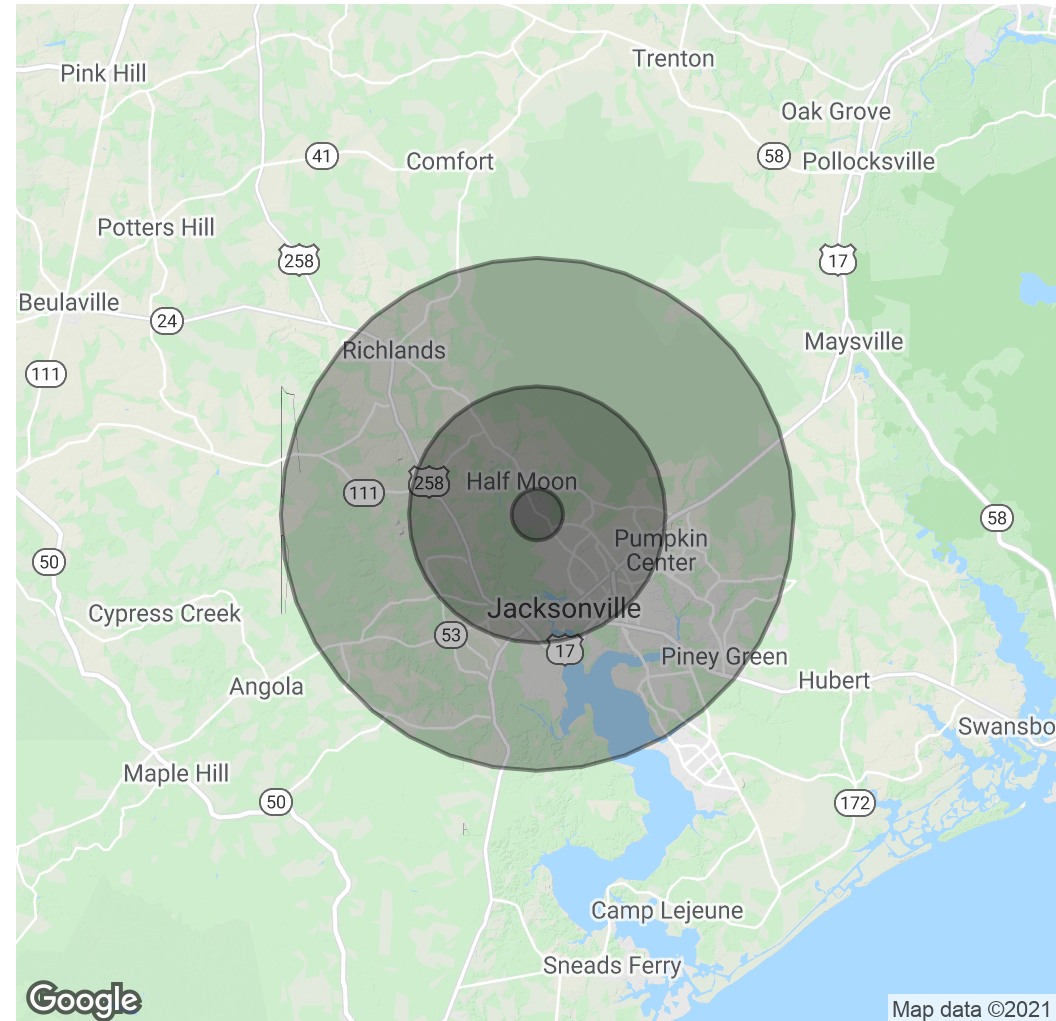


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,122	50,351	122,545
Average age	31.3	29.6	27.5
Average age (Male)	27.5	28.4	26.4
Average age (Female)	34.8	31.4	28.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	755	19,134	42,842
# of persons per HH	2.8	2.6	2.9
Average HH income	\$63,770	\$57,421	\$54,716
Average house value	\$155,309	\$164,945	\$159,290

* Demographic data derived from 2010 US Census



SECTION 4

ADVISOR BIOS



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MICHAEL OVERTON, CCIM

President & Owner

michael@overtongroup.net

Direct: 252.355.7006

PROFESSIONAL BACKGROUND

Michael, a native to Greenville and Eastern North Carolina, is the owner of The Overton Group, LLC. Michael earned a degree in Business Marketing from East Carolina University in 1996. Michael joined his family business, Overton's Inc., the largest watersports catalog company, where he served as VP of Operations until the company was sold in 2003. Michael is a licensed NC General Contractor and holds a broker's license in North Carolina, South Carolina and Georgia. Michael and the The Overton Group team have built one of the area's largest commercial real estate firms with agents in Greenville and Wilmington. He is a CCIM designee and has completed additional real estate courses through ICSC University at the Wharton School of Business. Michael was formerly a member of the East Carolina University Board of Visitors, Pitt Community College Board of Trustees, and Realtors Commercial Alliance for Southeastern North Carolina. Currently he serves on the Greenville Planning Board and also serves as chair for the Greenville-ENC Alliance which is Pitt County's new Public-Private Economic Development Partnership. In his spare time, he enjoys spending time with his family out on the water and building relationships within his church community. Michael is always up for a new challenge and loves working in an industry that provides new experiences each day. He is thankful to live, work, and play in Eastern North Carolina, an area that has been home to his family for several generations.

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