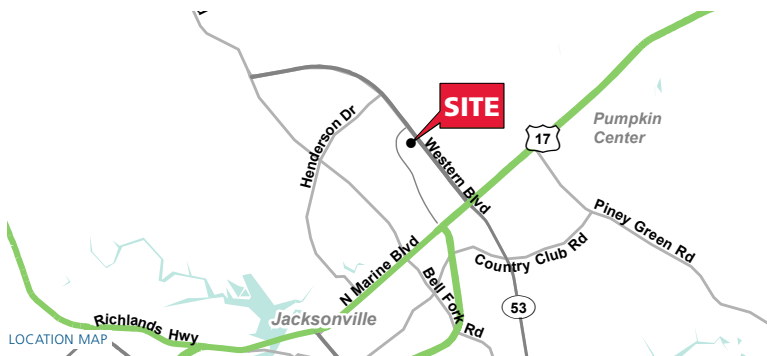




**GATEWAY PLAZA**

1305 WESTERN BLVD. | JACKSONVILLE, NORTH CAROLINA



**LEASE INFORMATION**

AVAILABLE: 1,200 - 3,055 SF  
TICAM: \$3.83 / SF  
LEASE RATE: Please Call

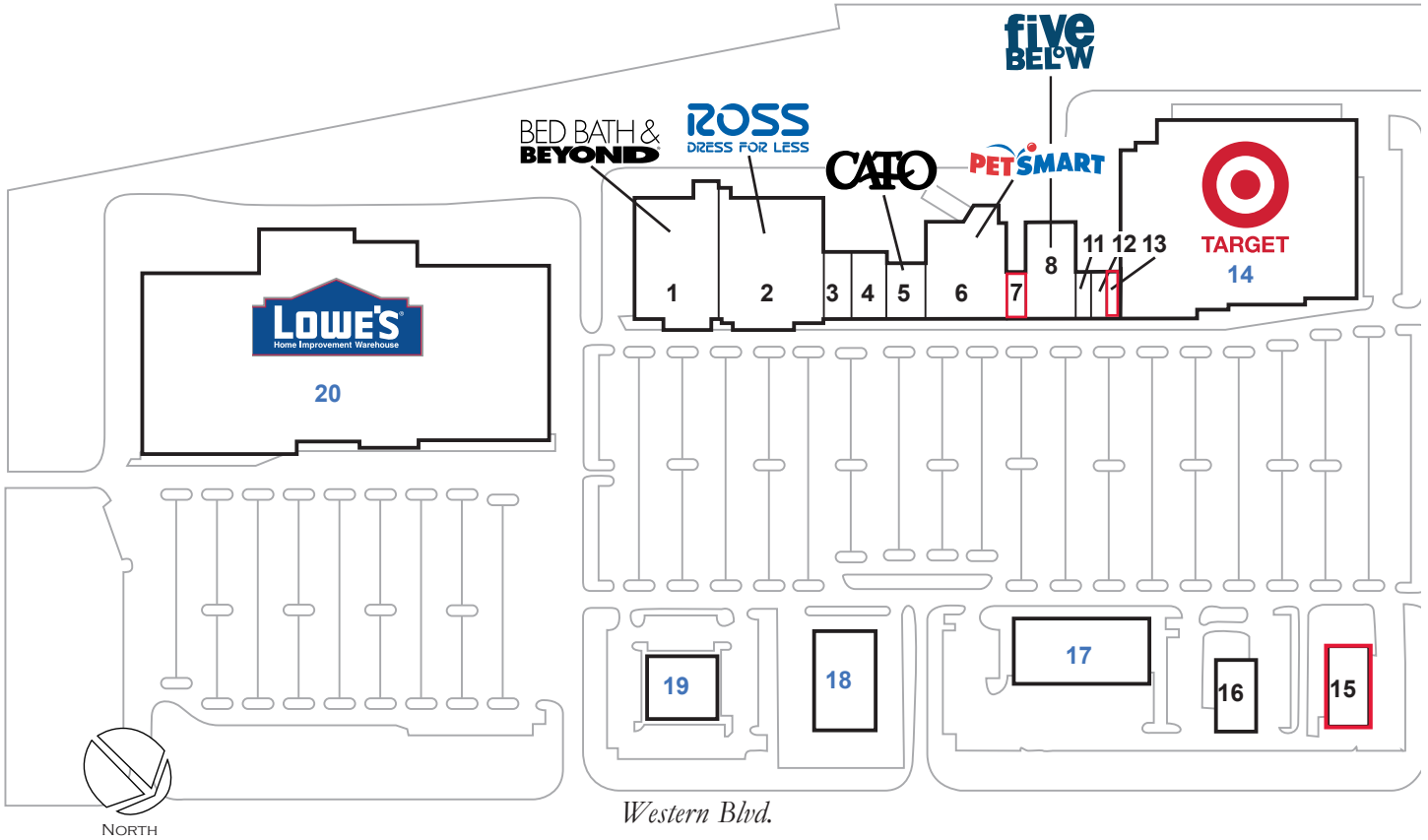
**PROPERTY DESCRIPTION**

- Well positioned in thriving community of Jacksonville, NC, just a few miles from Camp Lejeune
- Anchors include Target, Lowe's Home Improvement, PetSmart, Ross Dress for Less and Bed Bath & Beyond
- The premier power center in the market
- Strategically located at the main retail corridor along Western Boulevard, just off of Highway 17
- Signalized access

<b>DEMOGRAPHICS (2018)</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Population	6,333	44,526	74,967
Average HH Income	\$66,638	\$72,198	\$67,076
Median HH Income	\$49,912	\$48,782	\$48,846
Business Establishments	435	2,480	3,214
Daytime Employment	5,111	29,839	37,270

# GATEWAY PLAZA

1305 WESTERN BLVD. | JACKSONVILLE, NORTH CAROLINA



Unit #	Sq. Ft.	Tenant
1	23,000	Bed, Bath & Beyond
2	30,179	Ross Dress for Less
3	4,000	Cici's Pizza
4	6,284	Kirkland's
5	4,160	Cato Fashions
6	19,235	Petsmart

7	2,400	Available
8	8,500	Five Below
11	2,100	GameStop
12	1,200	Foxy Nails
13	1,200	Available
14		Target
15	3,055	Available
16	3,387	Arby's

17	Mattress Firm, Chipotle, Noodles & Company Eyemart Express, Vitamin Shoppe
18	Pier 1
19	Chili's
20	Lowe's

*items in blue are owned by others*

## TRAFFIC COUNTS 2016 (NCDOT)

- 40,000 VPD on Western Blvd. at Henderson Dr.

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