

SHOPPES AT CAROLINA FOREST | Jacksonville, North Carolina



Outparcel and small shop retail opportunities available at new center anchored by a new Walmart Neighborhood Market located on Jacksonville's major retail corridor.

Site offers easy access with signalized intersection and excellent visibility from the highly trafficked Western Blvd.

Situated at Western Blvd. and Carolina Forest Blvd., just north of the new Jacksonville Parkway.

Located seven miles from the front gate of Marine Corps Base Camp Lejeune, which is home to over 150,000 Marines, dependents and civilian workers.

AREA RETAILERS



SIZE

50,000 square feet

LOCATION

Jacksonville, North Carolina
Carolina Forest Blvd. & Western Blvd.

TRAFFIC COUNTS

Western Blvd. - 40,000
US-17 - 36,000
US-17 Bypass - 14,000

KEY DEMOGRAPHICS

5-MILE RADIUS

POPULATION

Current Estimated Population	65,754
Projected Population (5 Years)	67,175
2010 Census Population	63,119

HOUSEHOLDS

Current Estimated Households	25,040
Projected Households (5 Years)	28,061
2010 Census Households	18,905

INCOME

Average Household Income	\$61,202
Household Income \$50,000+	61.5%

MEDIAN AGE

27 years

DAYTIME DEMOGRAPHICS

Number of Businesses	3,422
Number of Employees	35,632
Total Daytime Population	52,573

CONSUMER EXPENDITURES

Total Retail Expenditures	\$575 M
Per Household per Month	\$1,914



LEASING CONTACTS

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SPACE	TENANT	SIZE
	Walmart Neighborhood Market	42,197 s.f.
110	Firehouse Subs	1,834 s.f.
120	Mandarin Bistro	1,823 s.f.
125	AVAILABLE	1,215 s.f.
130	Color Nail Spa	1,210 s.f.
135	CPR (Cell Phone Repair)	1,194 s.f.
140	Abruzzo's Pizza	1,471 s.f.

Tenant names, building sizes and shopping center configuration are subject to change.



