

1.44 AC OUTPARCEL AVAILABLE FOR SALE OR LEASE | Jacksonville, North Carolina



PROPERTY HIGHLIGHTS

Outparcel available at new center anchored by Walmart Neighborhood Market located on Jacksonville's major retail corridor.

Site offers easy access near 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.

Average Daily Traffic Counts:

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

DEMOGRAPHICS

5-MILE RADIUS

POPULATION (Current)	65,754
POPULATION (5 years)	67,175
HOUSEHOLDS	25,040
AVG. HOUSEHOLD INCOME	\$61,202
HOUSEHOLDS EARNING MORE THAN \$50K	61.5%
MEDIAN AGE	27
DAYTIME POPULATION	52,573
BUSINESSES	3,422
EXPENDITURE - RETAIL (Total)	\$575 M
EXPENDITURE - RETAIL PER HOUSEHOLD PER MONTH	\$1,914

Carolina Forest Outparcel

CASTO

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FOR MORE INFORMATION

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