

1105 GUM BRANCH RD

JACKSONVILLE, NORTH CAROLINA 28540

FOR LEASE OR BUILD-TO-SUIT

FREESTANDING RESTAURANT / RETAIL SPACE

\$7,500/MONTH NNN | $\pm 2,730$ SF building with drive-thru on ± 0.69 AC



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**TRINITY
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PROPERTY OVERVIEW

Available Space	Lease Rate	Site	Zoning	Year Built	Availability	County
± 2,730 SF	\$7,500/Month NNN	± 0.69 AC	CB District	1983	Immediate	Onslow

FEATURES & IMPROVEMENTS

- Former Smithfield's BBQ — ideal restaurant setup
- Drive-thru window
- 16' x 12' walk-in cooler
- Fire suppression system
- Three Rinnai hot water heaters
- Built-in sinks (included)
- Floor drains throughout kitchen
- Two ADA-compliant restrooms
- Sink in dining area
- Outdoor dining area
- Detached 12' x 10' storage building
- Recently re-paved lot with **40 parking spaces**
- Building signage with frontage on Gum Branch Road



UTILITIES

- Electric: Duke Energy
- Gas: Piedmont Natural Gas
- Water/Sewer: City of Jacksonville

LOCATION HIGHLIGHTS

EXCELLENT VISIBILITY AND ACCESSIBILITY

CENTRALLY LOCATED IN JACKSONVILLE RETAIL CORRIDOR

TRAFFIC COUNT: ±15,000 VPD ON GUM BRANCH RD



SITE MAP







DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	7,198	42,025	79,258
HOUSEHOLDS	3,222	17,533	29,889
FAMILIES	2,017	11,156	20,143
MEDIAN AGE	33.5	32.1	28.9
AVERAGE HH SIZE	2.23	2.33	2.41
OWNER-OCCUPIED UNITS	1,657	8,552	14,743
RENTER-OCCUPIED UNITS	1,565	8,981	15,146
MEDIAN HH INCOME	\$55,841	\$61,200	\$61,644
AVERAGE HH INCOME	\$86,010	\$83,229	\$81,188
PER CAPITA INCOME	\$38,602	\$34,847	\$31,560

PROJECTED GROWTH TRENDS

	1 MILE	3 MILES	5 MILES
POPULATION GROWTH RATE	0.31%	0.42%	0.46%
HOUSEHOLD GROWTH RATE	0.92%	0.94%	1.01%
FAMILY GROWTH RATE	0.75%	0.77%	0.87%
OWNER HH GROWTH RATE	1.62%	1.69%	1.75%
MEDIAN HH INCOME RATE	2.33%	1.36%	1.41%



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