

# Just Listed

# Jacksonville

## REDEVELOPMENT SITE

2043 Lejeune Blvd, Jacksonville, NC 28546



### A +/- 3.7-ACRE SELF-STORAGE AND COMMERCIAL / RETAIL REDEVELOPMENT OPPORTUNITY



Land Area

**± 3.7 AC**



Zoning

**Corridor  
Commercial (CC)**



Projected Site Use

**Self-Storage &  
Commercial /  
Retail**



Tax Rate

**1.255%**



County

**Onslow**

## PROPERTY SUMMARY

Northmarq is pleased to present the **Jacksonville Redevelopment Site**, a +/- 3.7-acre self-storage and commercial/retail redevelopment opportunity in Jacksonville, North Carolina. The Site is located off Pine Valley Road and has great visibility along Lejeune Boulevard, allowing for significant accessibility and connectivity to all of Jacksonville, as well as North Carolina's east coast. **The Jacksonville Redevelopment Site** contains an existing retail structure that is currently vacant and spans roughly 9,300 square feet. A significant Jacksonville demand driver, Marine Corps Base Camp Lejeune, is located south of the Site along Highway 172. **The Jacksonville Redevelopment Site** provides a developer with a unique opportunity in a great location of Jacksonville, North Carolina.



## QUICK FACTS

ADDRESS	2043 Lejeune Blvd, Jacksonville, NC 28546
OFFERING PRICE	To Be Determined by Market
TERMS	All Cash
ACREAGE	+/- 3.7 AC
PROJECTED SF (SELF-STORAGE)	40,080 SF (Sample Programming)
PROJECTED SF (RETAIL)	15,680 SF (Sample Programming)
APN NUMBERS	019883, 059517
TAX RATE	1.255%
COUNTY	Onslow County
SUBMARKET	East Jacksonville
CURRENT USE	Retail
PROJECTED SITE USE	Self-Storage, Commercial/Retail
ZONING	Corridor Commercial (CC)

## Project Leads

SCOTT LAMONTAGNE  
National Director  
512.450.6820  
slamontagne@northmarq.com

DANA SUMMERS  
Senior Vice President  
*Self-Storage*  
602.692.3262  
dsummers@northmarq.com

DIANE SOGAL  
Vice President  
512.450.6822  
dsogal@northmarq.com

CHASE GARDNER  
Senior Associate  
512.450.6817  
csgardner@northmarq.com

**IN ASSOCIATION WITH**  
Greg Laughton  
NC Lic #: 313776

## National Development Services Group

SCOTT LAMONTAGNE  
National Director  
512.450.6820  
slamontagne@northmarq.com

JEANNETTE JASON  
Senior Vice President  
813.254.4900  
jjason@northmarq.com

DIANE SOGAL  
Vice President  
512.450.6822  
dsogal@northmarq.com

LINDSEY FAHEY  
Vice President  
303.225.2139  
lfahey@northmarq.com

ALAN SPERLING  
Vice President  
954.686.5898  
asperling@northmarq.com

CHASE GARDNER  
Senior Associate  
512.450.6817  
csgardner@northmarq.com

NICO RAMIREZ  
Associate  
512.450.6805  
nramirez@northmarq.com

## Debt & Equity

JOEL HEIKENFELD  
Managing Director  
972.455.1943  
jheikenfeld@northmarq.com

JAMES CURRELL  
Senior Vice President  
972.455.4921  
jcurrell@northmarq.com

## Commercial

GREG LAUGHTON  
Vice President  
704.935.7014  
glaughton@northmarq.com

MICHAEL SMITH  
Associate Vice President  
704.935.7016  
mdsmith@northmarq.com

CRAY COLLETT  
Associate  
704.935.7015  
ccollett@northmarq.com