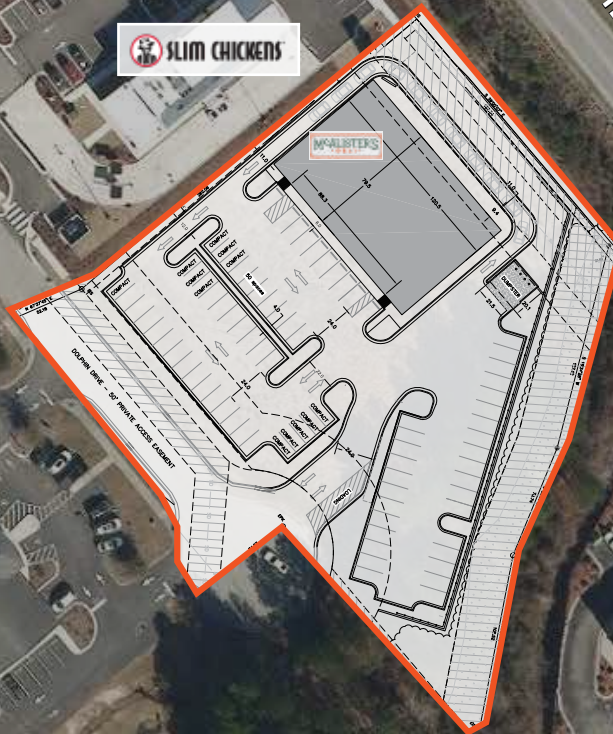


FOUNDRY
COMMERCIAL



54,301 VPD



335 DOLPHIN DRIVE
JACKSONVILLE, NC 28546

FOR LEASE | ±1,422 - ±4,945 SF





PROPERTY FEATURES

- Located on Jacksonville's busiest retail corridor with over 54,000 VPD on Western Boulevard
- Fully signalized intersection with excellent frontage and visibility
- Surrounded by national anchor tenants including Publix, Target, Aldi, Academy Sports, Lowe's Home Improvement, Home Depot, and Walmart
- Less than 3 miles from the Onslow Memorial Hospital with 162 beds and 1,100 employees
- Close proximity to Marine Corps Air Station New River that houses nearly 7,000 military members

DEMOGRAPHICS

1 MILE RADIUS

 6,515
ESTIMATED POPULATION

 28.4
MEDIAN AGE

 \$53,453
MEDIAN HOUSEHOLD INCOME


 3,633
TOTAL EMPLOYEES


 \$200,710
MEDIAN HOME VALUE

3 MILE RADIUS

 40,813
ESTIMATED POPULATION


 30.2
MEDIAN AGE


 \$59,026
MEDIAN HOUSEHOLD INCOME

 20,007
TOTAL EMPLOYEES

 \$207,188
MEDIAN HOME VALUE

5 MILE RADIUS

 68,714
ESTIMATED POPULATION

 29.3
MEDIAN AGE

 \$59,014
MEDIAN HOUSEHOLD INCOME

 28,349
TOTAL EMPLOYEES

 \$210,062
MEDIAN HOME VALUE

AREA RETAILERS



FOR MORE INFORMATION, PLEASE CONTACT:

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Licensed Real Estate Broker

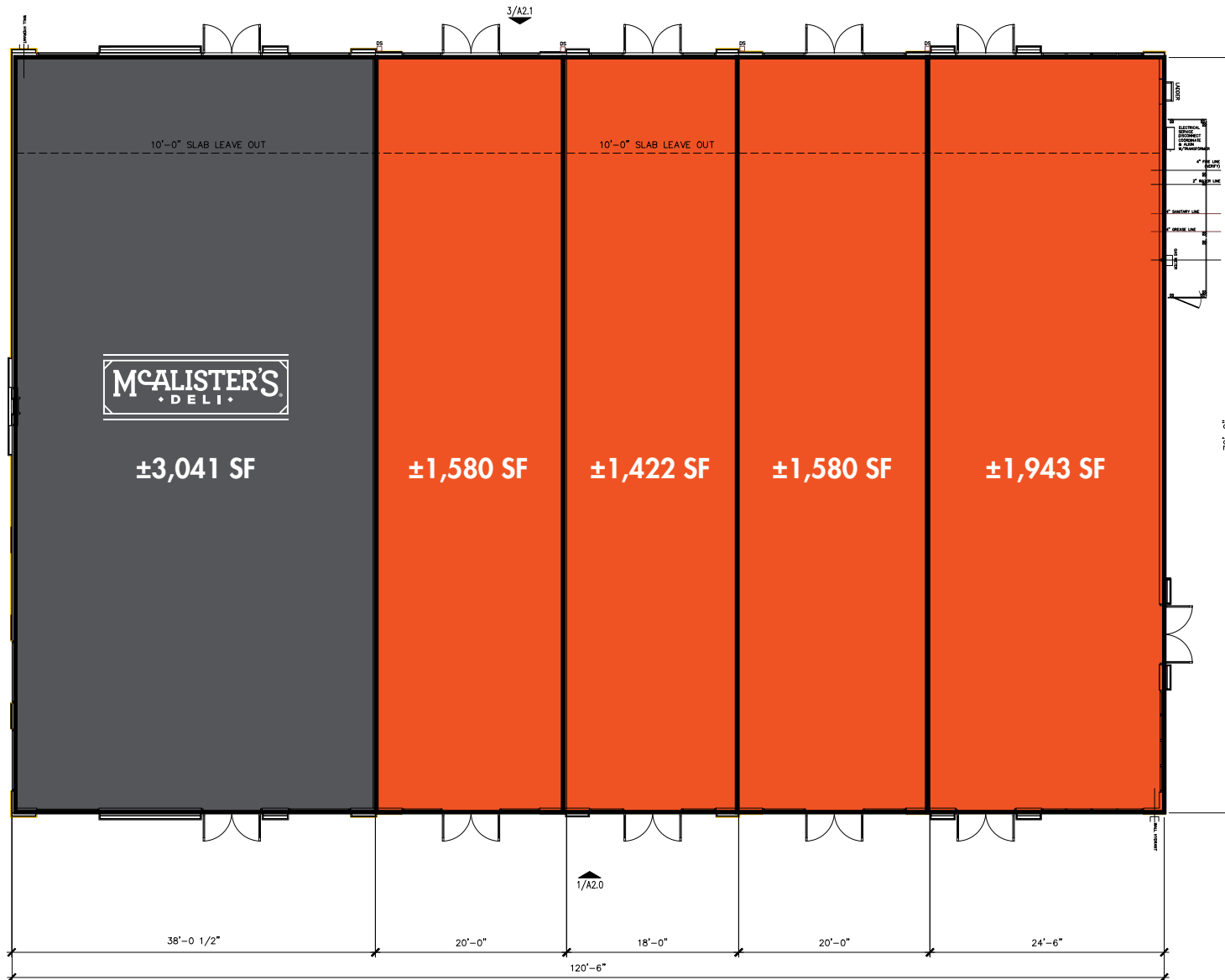
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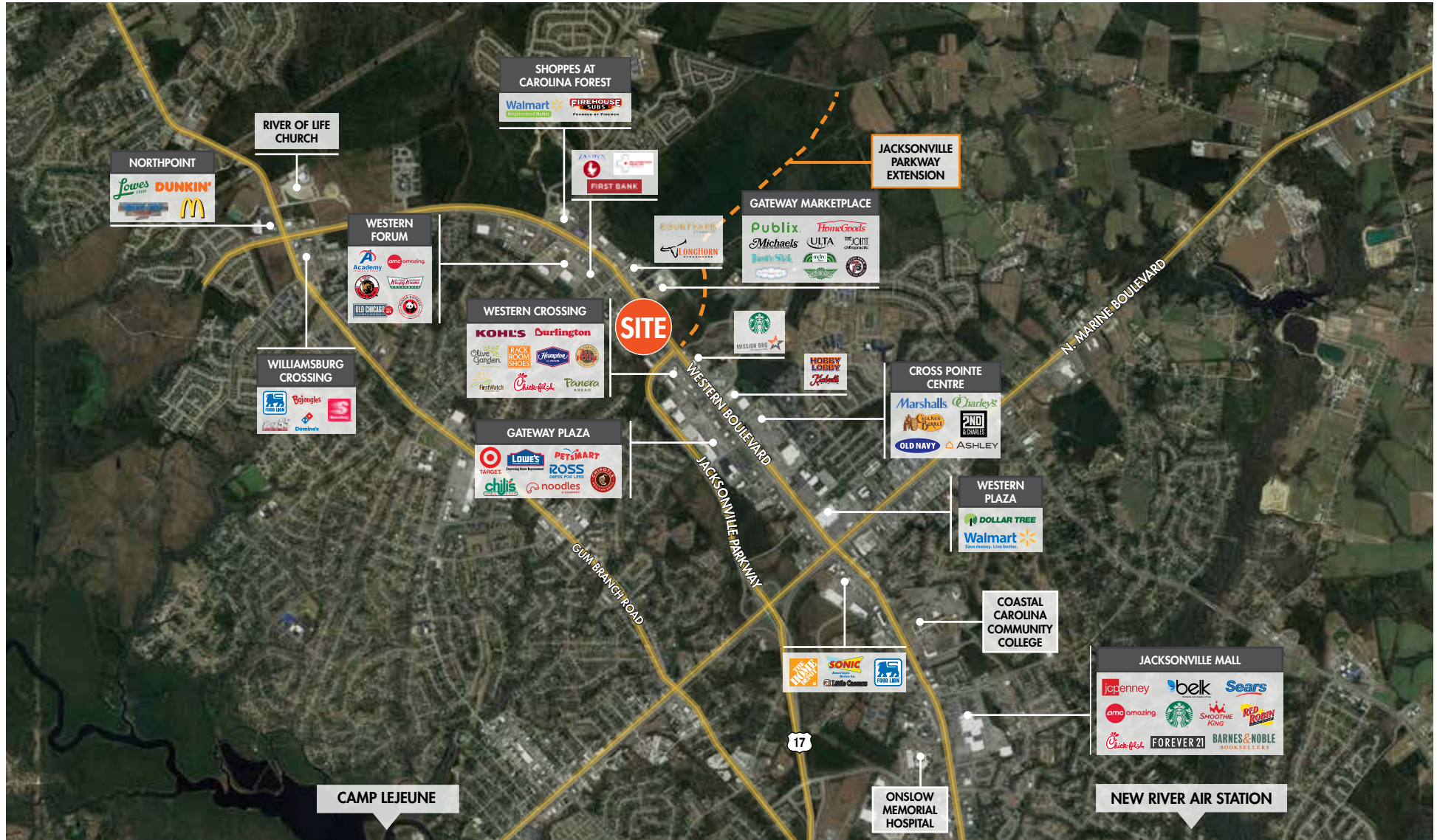
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