

**JOIN KOHL'S AND ASHLEY HOMESTORE**

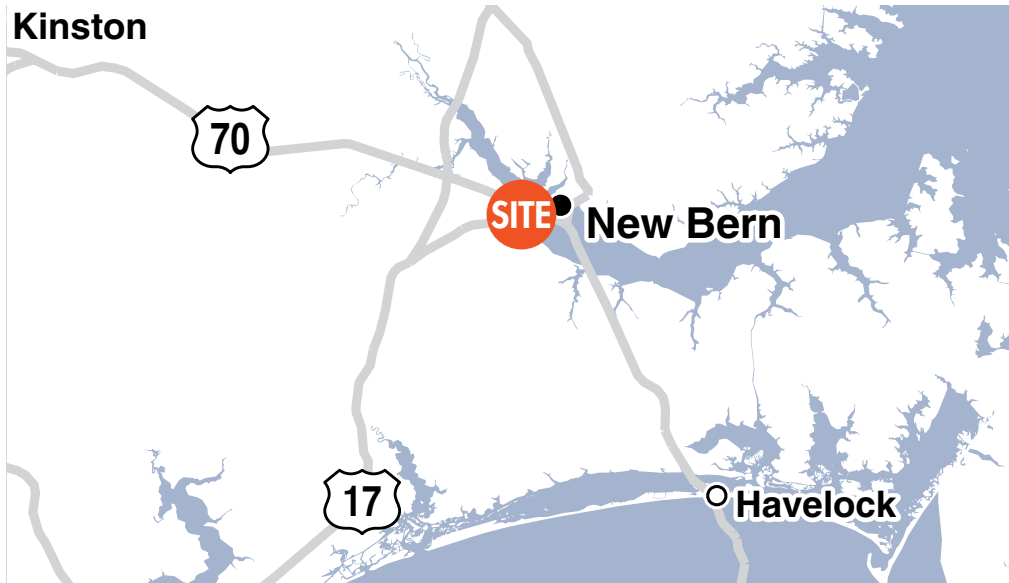
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# CROSSROADS SHOPPING CENTER

2009 SOUTH GLENBURNIE RD, NEW BERN, NC 28562

FOR LEASE | ±1,465 - 11,850 SF



## PROPERTY FEATURES

- Join brand new anchors Kohl's and Ashley Homestore that are currently under construction
- Great opportunity in the middle of the prime retail corridor for New Bern and surrounding areas
- ±1,465 SF – 11,850 SF shop spaces available
- 26,500 VPD on Dr. M.L.K. Boulevard and 18,000 VPD on South Glenburnie Road
- National and regional retail tenants nearby such as Target, Walmart, TJ Maxx, Ross, Hobby Lobby, HomeGoods, Academy Sports, PetSmart, Publix and Harris Teeter
- Surrounded by strong residential communities (Trent Woods, Riverbend and Emerald Golf Club) and regional access via NC 70 and NC 17

## DEMOGRAPHICS

1 MILE RADIUS		3 MILE RADIUS	
	4,442 ESTIMATED POPULATION 2023		29,254 ESTIMATED POPULATION 2023
	46.1 MEDIAN AGE		42.1 MEDIAN AGE
	\$216,572 MEDIAN HOME VALUE 2023		\$204,743 MEDIAN HOME VALUE 2023
	4,695 TOTAL EMPLOYEES		15,141 TOTAL EMPLOYEES
	\$66,489 MEDIAN HOUSEHOLD INCOME		\$67,336 MEDIAN HOUSEHOLD INCOME
5 MILE RADIUS		10 MILE RADIUS	
	44,011 ESTIMATED POPULATION 2023		64,217 ESTIMATED POPULATION 2023
	42.8 MEDIAN AGE		44.7 MEDIAN AGE
	\$213,515 MEDIAN HOME VALUE 2023		\$211,085 MEDIAN HOME VALUE 2023
	22,026 TOTAL EMPLOYEES		25,730 TOTAL EMPLOYEES
	\$70,286 MEDIAN HOUSEHOLD INCOME		\$71,258 MEDIAN HOUSEHOLD INCOME

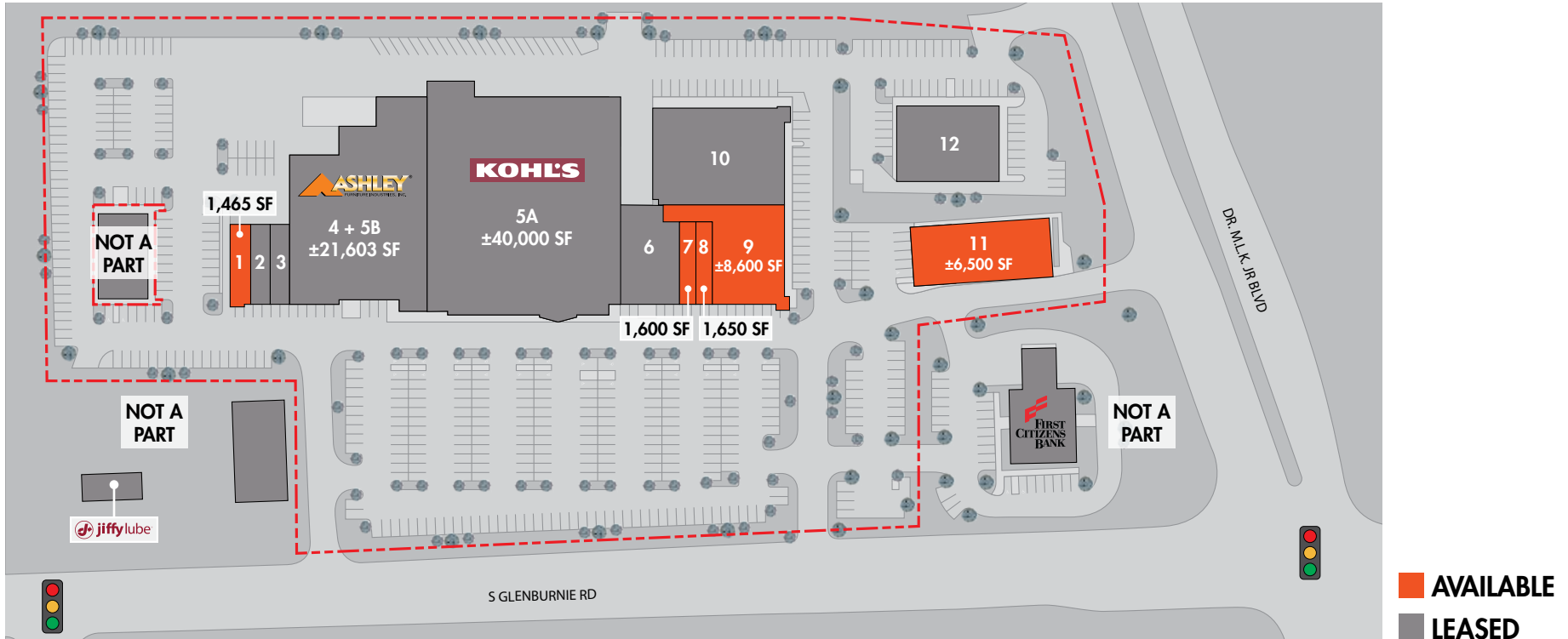
FOR MORE INFORMATION, PLEASE CONTACT:

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## SITE PLAN



UNIT	TENANT	SIZE	UNIT	TENANT	SIZE
1	AVAILABLE	1,465 SF	7	AVAILABLE	1,600 SF
2	Peking Gardens	1,540 SF	8	AVAILABLE	1,650 SF
3	Papa John's	1,260 SF	9	AVAILABLE	8,600 SF
4 + 5B	Ashley Homestore	21,603 SF	10	Musashi Steakhouse	8,500 SF
5A	Proposed Kohl's	40,000 SF	11	AVAILABLE	6,500 SF
6	Jennas's Just In Boutique	6,114 SF	12	Hallmark	7,500 SF

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