

RETAIL FOR SALE OR LEASE



411 Western Blvd

Jacksonville NC 28546



PROPERTY DESCRIPTION

Great opportunity to lease or own prime retail/office space on Western Blvd. The building consists of 7170 square feet that is set up for office, retail, retail services or potential medical/dental use. Great visibility with traffic counts over 30,000 vehicles per day. The building has 27 units, with 19 available for lease to boost revenue. It can also be leased as four larger units, each with its own power meter, entrances, restrooms, and break areas.

PROPERTY HIGHLIGHTS

- High Visibility and easily accessible
- Air Conditioning
- Signage

OFFERING SUMMARY

Sale Price:	Call for Pricing
Lot Size:	.44 +/- Acres
Building Size:	7,170 +/- SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,537	16,786	28,890
Total Population	4,004	43,102	79,709
Average HH Income	\$81,638	\$73,278	\$76,384

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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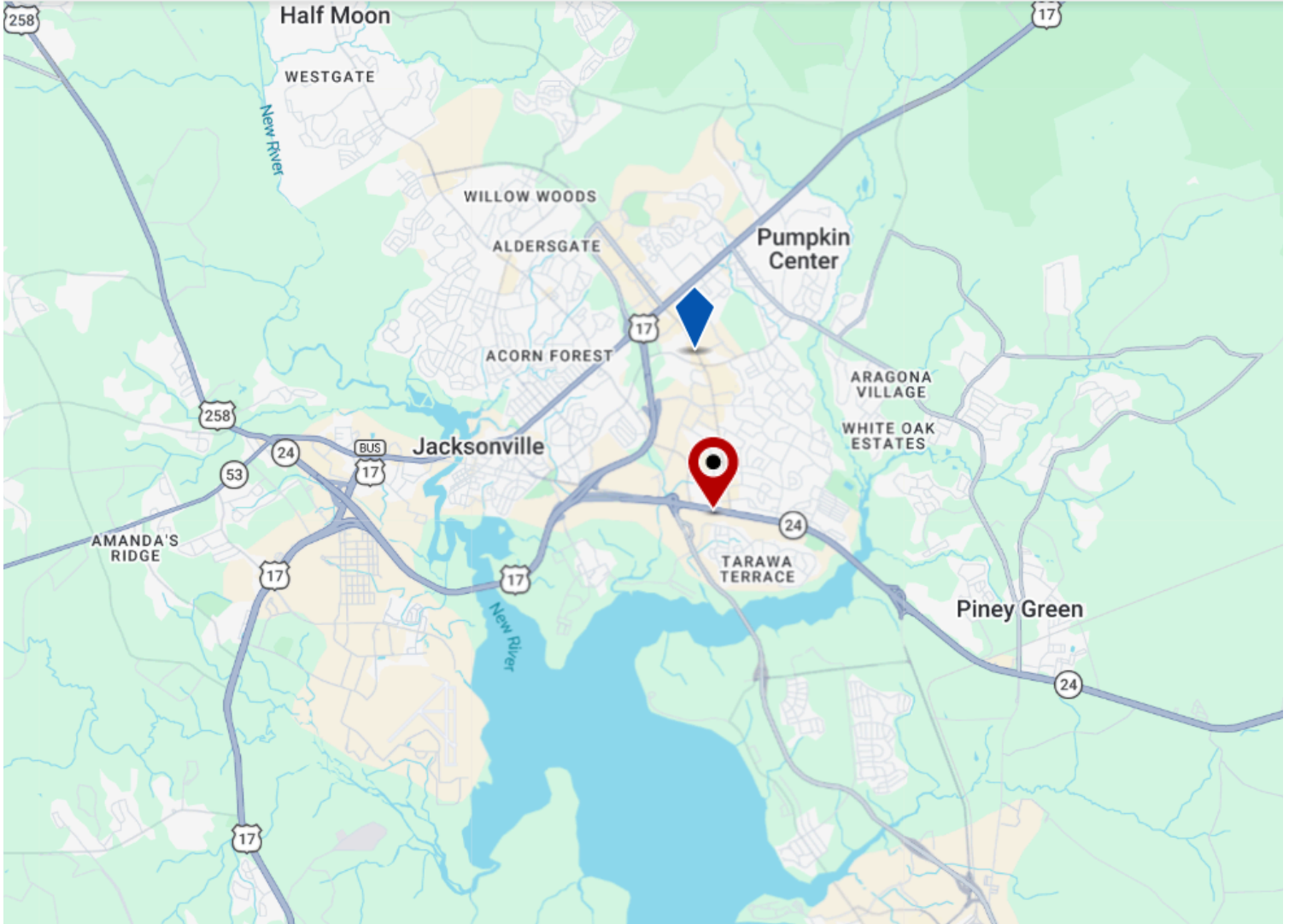
KW COMMERCIAL
1001 Military Cutoff Rd
Wilmington, NC 28405

Each Office Independently Owned and Operated



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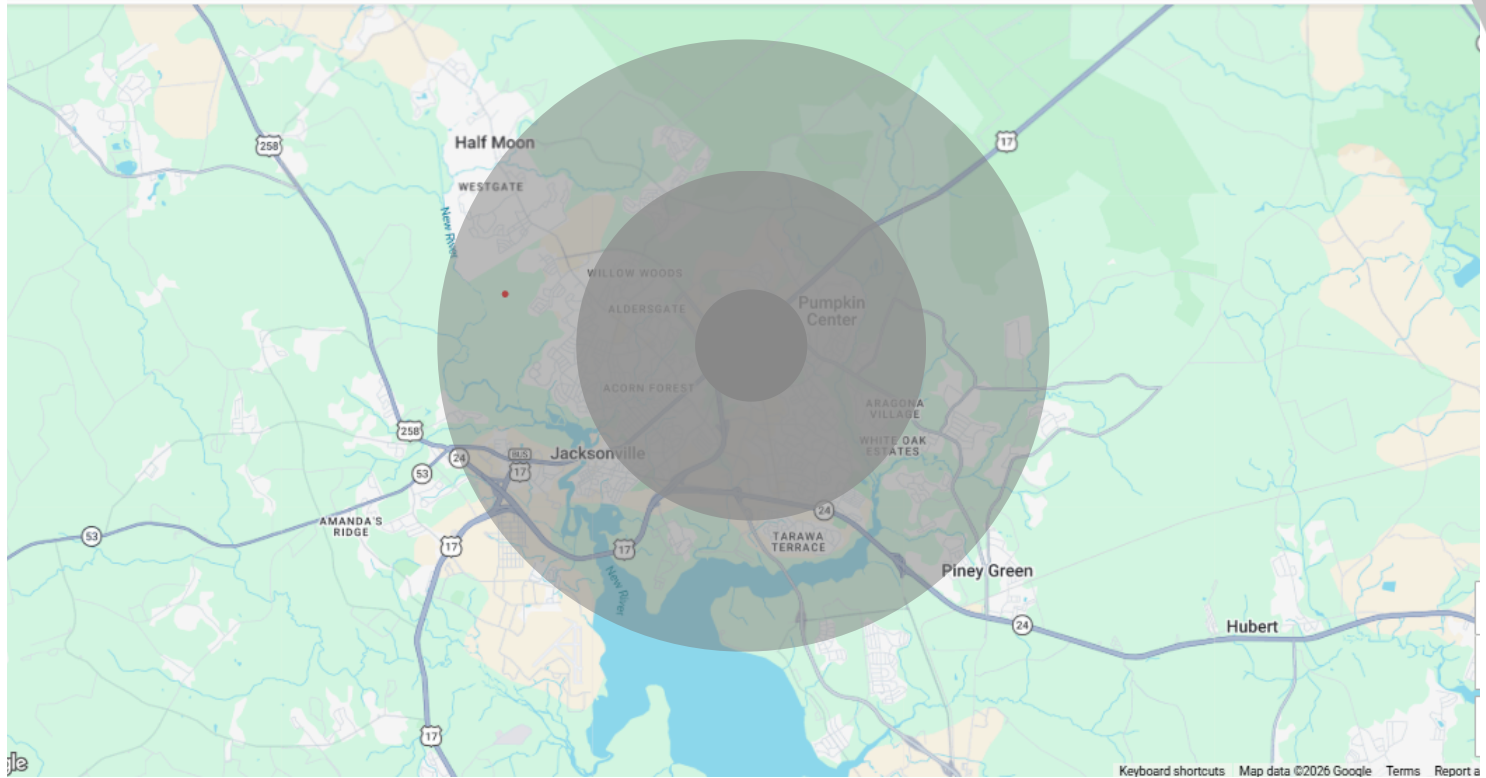
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HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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* Demographic data derived from 2024 ACS - US Census

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