

LAST REMAINING OUTPARCEL

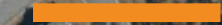


13,500 VPD



GATEWAY MARKETPLACE OUTPARCEL

3020 WESTERN BOULEVARD, JACKSONVILLE, NC 28546



COURTYARD
BY AIRBOTT

Michaels

HomeGoods

ULTA
BEAUTY

Publix

LONGHORN

Feno
kwerch
Honey Mesquite

EXXON

PNC BANK

FUTURE
Guthrie's

FUTURE
CHASE

THE JOINT
chiropractic
Burrito Shak
HUMMUS
REPUBLIC

GATEWAY
MARKETPLACE
FUTURE PHASE II

TRUIST

54,301 VPD

SEVEN BREW
CRAFT BEER

SITE

FIRST
CITIZENS
BANK

TAKE 5

metro
by
GREEN ST

SLIM CHICKENS

FUTURE
McALISTER'S
DELI.

FOR LEASE OR BUILD-TO-SUIT | ±0.67 AC



PROPERTY FEATURES

- Last remaining outparcel to to Publix anchored center located on Western Boulevard, the prominent retail corridor of this prosperous military market
- Located near the intersection of Western Boulevard and Jacksonville Parkway with future extension to Ramsey Road
- Fully signalized intersection
- Camp Lejeune (2nd largest US Marine Base) and MCAS New River total military population 126K with continued growth due to BRAC (Base Realignment and Closure Act)

DEMOGRAPHICS

1 MILE RADIUS	3 MILE RADIUS
6,246 ESTIMATED POPULATION	40,678 ESTIMATED POPULATION
28.0 MEDIAN AGE	29.8 MEDIAN AGE
\$64,406 MEDIAN HOUSEHOLD INCOME	\$62,016 MEDIAN HOUSEHOLD INCOME
3,573 TOTAL EMPLOYEES	20,118 TOTAL EMPLOYEES
\$237,917 MEDIAN HOME VALUE	\$238,252 MEDIAN HOME VALUE
5 MILE RADIUS	
68,180 ESTIMATED POPULATION	28,833 TOTAL EMPLOYEES
29.0 MEDIAN AGE	\$237,484 MEDIAN HOME VALUE
\$59,634 MEDIAN HOUSEHOLD INCOME	

AREA RETAILERS



FOR MORE INFORMATION, PLEASE CONTACT:

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