



408 WESTERN BLVD

408 Western Boulevard, Jacksonville, NC 28546

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PROPERTY DESCRIPTION

Available for Sale (\$2,025,000)
 Cap Rate 7.75%

Welcome to 408 Western Blvd - a Prime Multi-Tenant Retail Center in the heart of Jacksonville, NC. With a total area of 7,060 SF, this piece of property includes three successful tenants - Popeyes, Five Guys and Kure Vaporium. All tenants' leases are structured on a Triple Net Lease that ensures the Landlord is reimbursed for most expenses associated with the property. Popeyes and Five Guys offers Recession-Proof Brands that ensure a solid foundation to the property's success. Contact the listing agent for further details.

Scheduled Base Rent - \$248,408.40
 Net Operating Income - \$156,932.40 (inclusive of ground lease rental payments)

OFFERING SUMMARY

Sale Price:	\$2,025,000
Building Size:	7,060 SF
NOI:	\$156,932.40
Cap Rate:	7.75%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,639	16,544	29,781
Total Population	4,187	41,561	80,509
Average HH Income	\$86,884	\$72,399	\$74,232



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RENT ROLL

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
101	Popeyes Jacksonville LLC	2,465 SF	\$43.31	\$106,759	6/15/2011	8/31/2027
102	Kure CBD & Vape	1,210 SF	\$33.00	\$39,930	6/1/2024	5/31/2027
103	Stein5, LLC- 5 Guys Burgers	3,385 SF	\$30.05	\$101,719	6/15/2011	8/31/2027
TOTALS		7,060 SF	\$106.36	\$248,408		



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ADDITIONAL PHOTOS



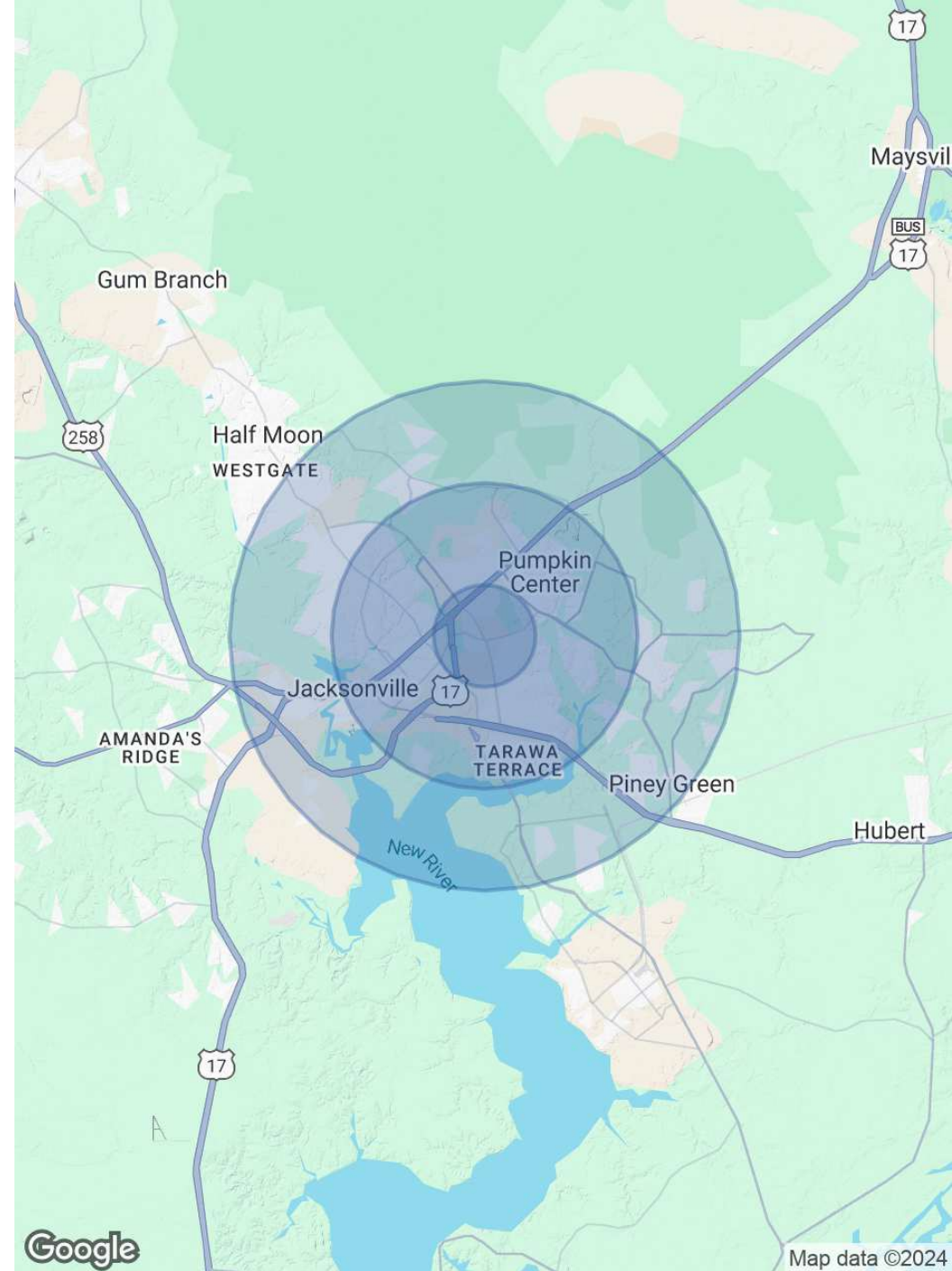
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,187	41,561	80,509
Average Age	38	35	33
Average Age (Male)	36	33	32
Average Age (Female)	40	36	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,639	16,544	29,781
# of Persons per HH	2.6	2.5	2.7
Average HH Income	\$86,884	\$72,399	\$74,232
Average House Value	\$198,103	\$206,788	\$233,920

Demographics data derived from AlphaMap



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RETAILER MAP



Google

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies



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