

Clear View Commons

Jacksonville, NC



Retail For Lease

5200 Richlands Highway, Jacksonville, NC

Presented By



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**CLEAR VIEW COMMONS
JACKSONVILLE, NC**

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PLEASE DO NOT TALK OR CONTACT ANY TENANTS WITHOUT WRITTEN PERMISSION OF MANAGEMENT.



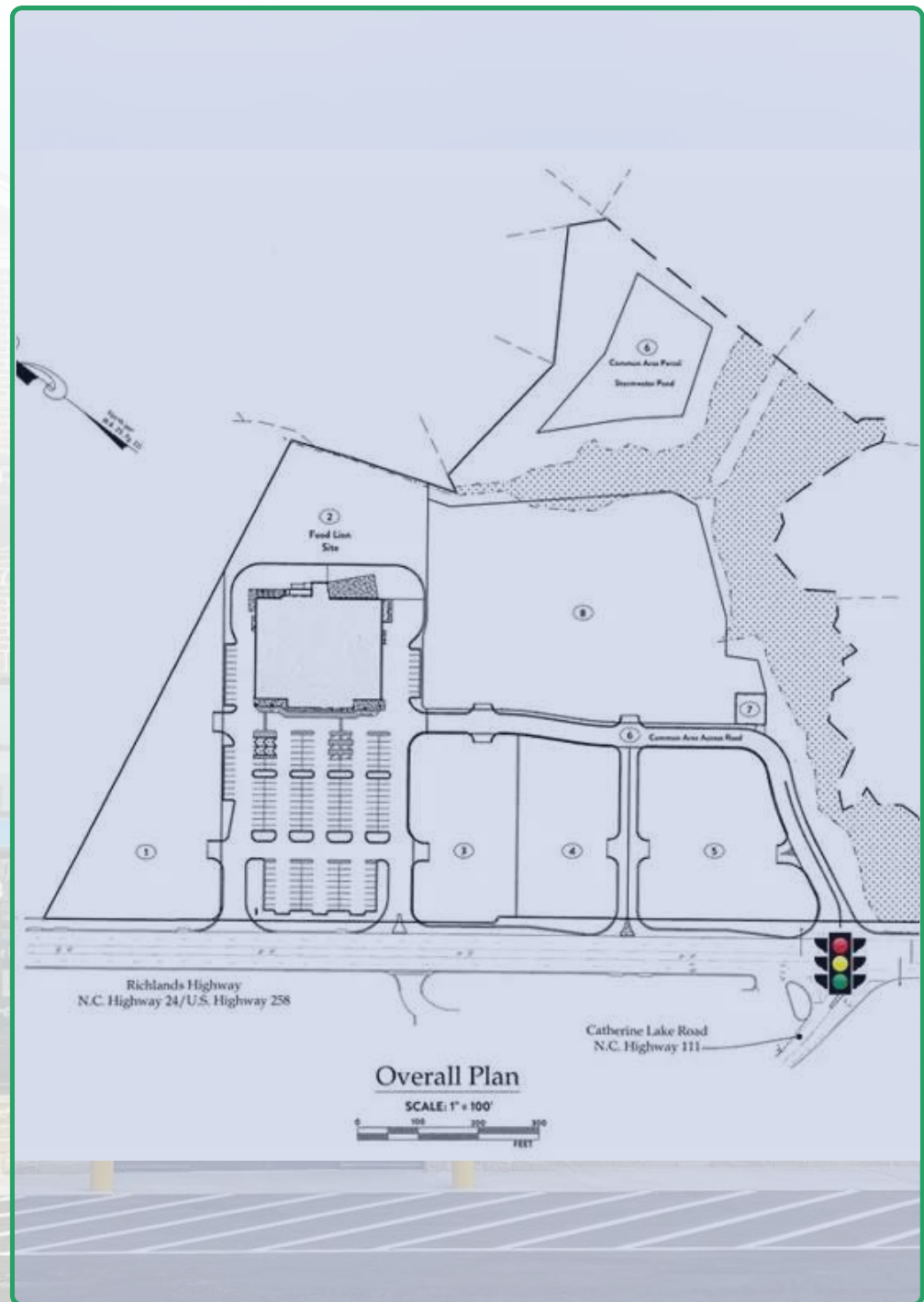
CLEAR VIEW COMMONS

Executive Summary

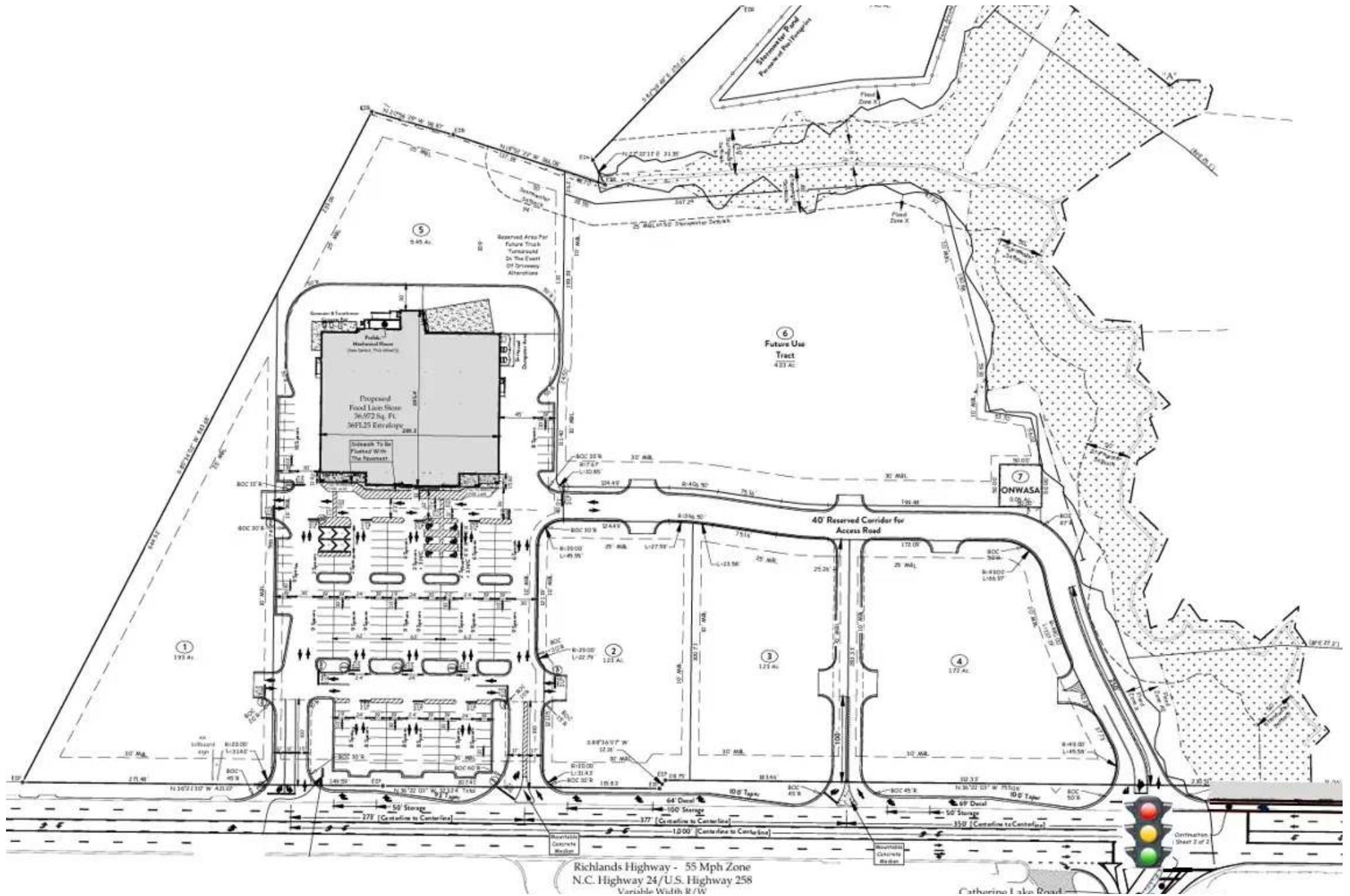
- Clear View Commons is a new construction, Food Lion grocery anchored shopping center in Jacksonville, NC.
- Food Lion's planned opening is Q4 2027.
- Outparcels available for ground lease or build-to-suit. Inline retail shop space available.
- Full access to a signalized intersection.
- 26,400 cars per day on Richlands Highway and 9,400 cars per day on Catherine Lake Rd.
- 1,500 new single family homes and townhomes have recently been completed, are in development, and are in permitting within 1 mile of the shopping center.
- New Clear View Elementary School is 0.75 miles from the site, with 800 students.
- 2.7% projected annual population growth within 2 miles of the shopping center.
- Average household income is \$93,000 within the primary trade area.

Property Overview

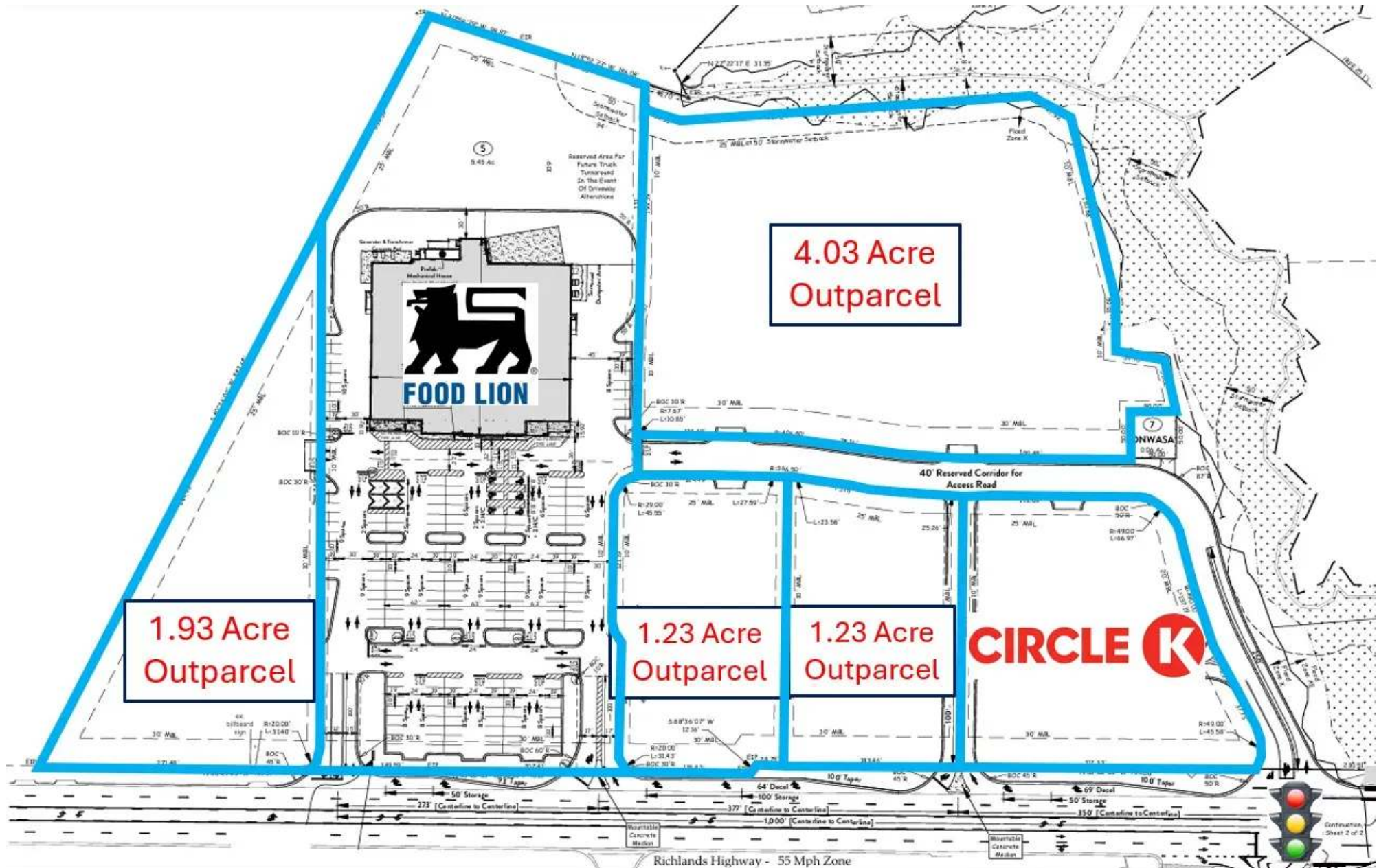
- Clear View Commons is a brand new construction, 23-acre Food Lion anchored shopping center in Jacksonville, NC.
- Pad ready outparcels available between 0.5 acre – 4.03 acres.
- Outparcels are served by a master stormwater system and a master sewer lift station serving the entire development.
- Zoned Highway Business.
- Site is located at the signalized intersection of Richlands Highway (Highway 258) and Catherine Lake Road (Highway 111).
- Located on Richlands Highway, a major north/south corridor in the Jacksonville, NC market.
- Catherine Lake Rd. is a major crossroad that connects to multiple residential neighborhoods and Ellis Airport, which is served by American Airlines and Delta and located 5 miles down Catherine Lake Rd.
- Ellis Airport is undergoing a \$30 million expansion to increase the number of daily flights.



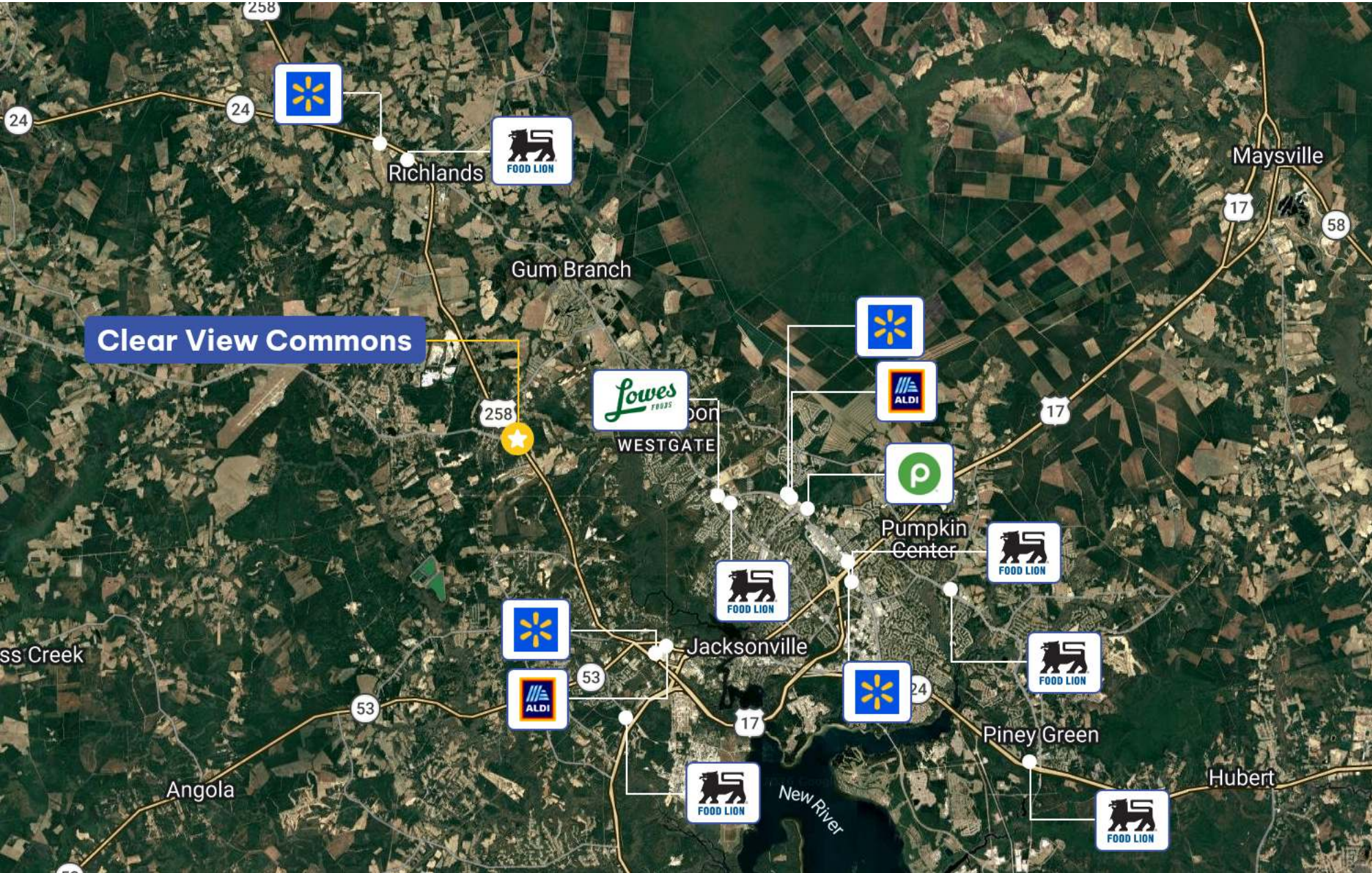
Site Plan



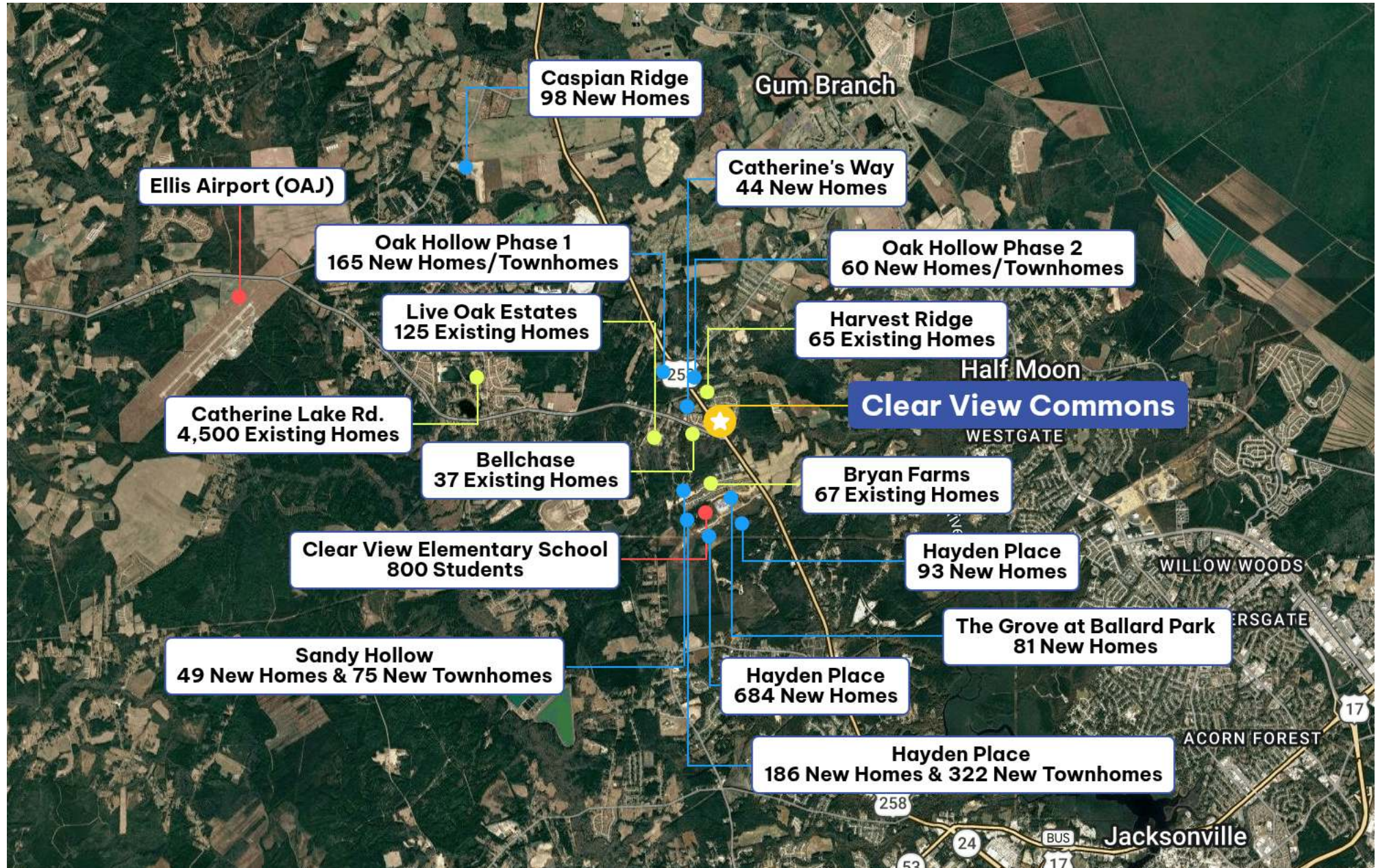
Outparcel Availability



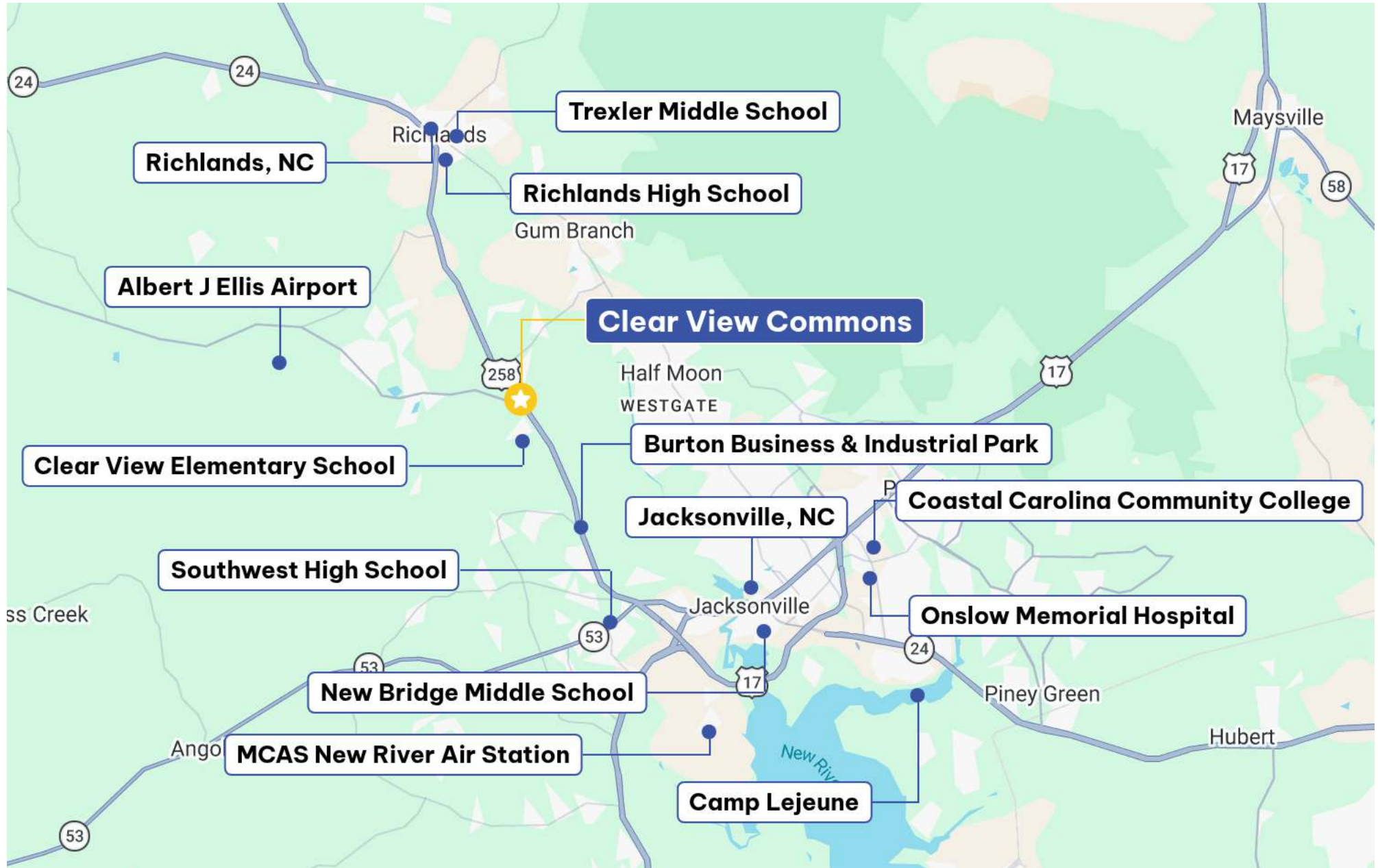
Grocery Store Aerial



Residential Growth Aerial



Key Landmarks Aerial Map





Co-Tenancy: Food Lion

Food Lion is a leading regional grocery retailer that delivers an easy, fresh, and affordable shopping experience to millions of neighbors across the Southeastern and Mid-Atlantic United States. Founded in Salisbury, North Carolina, in 1957, the company operates as a proud brand of Ahold Delhaize USA. It has built a trusted, decades-long heritage centered on value, quality products, and local community care.

For nearly 70 years, Food Lion has been the dependable heart of the neighborhoods it serves. Driven by a “low-price heritage” and a commitment to raising standards without raising prices, Food Lion provides a seamless, budget-friendly shopping experience designed for modern families.



Food Lion has a substantial footprint, operating more than 1,100 supermarkets across 10 states. They are served by a dedicated team of more than 82,000 passionate associates ensuring excellent customer service that conveniently offers an easy in-store experience alongside digital eCommerce options like grocery pickup and home delivery.

As a necessity-driven daily grocer, Food Lion ensures a steady, reliable stream of active consumers, dramatically boosting retail sales for surrounding businesses.



Co-Tenancy: Circle K

Circle K is a dominant global retail force and the second largest convenience store operator in the United States, delivering an on-the-go lifestyle experience to millions of travelers daily. Founded in El Paso, Texas, in 1951, the company operates as the primary global banner of Canadian multinational parent company Alimentation Couche-Tard.

It has built a reputation for high-velocity transaction speeds, premium fuel mobility, and neighborhood convenience across the globe. Circle K offers an expansive footprint, being part of a parent network operating close to 17,300 stores globally across 29 countries and territories. They are a U.S. Market Leader with over 7,100 corporate-owned convenience stores across the United States, anchoring high-visibility commercial corridors.

Their stores are known for their proprietary beverage portfolio, including the iconic Polar Pop and Thirst Buster fountain drink brands, alongside award-winning, fresh-ground premium coffee in addition to their freshly prepared hot food, bakery, and sandwich offerings tailored to time-crunched customers.



Demographic Information

	3 Mile Radius	4 Mile Radius	5 Mile Radius
2026 Population	10,190	22,647	31,145
2026 Number of Households	4,385	9,802	13,565
2026 Average Household Income	\$ 93,115	\$ 90,538	\$ 92,938
2026 Estimated Household Expenditures	\$ 324.66 million	\$ 716.80 million	\$ 1.01 billion



Jacksonville, NC

Area Description

Jacksonville, NC, located in Onslow County, is a vibrant city known for its rich military history and youthful energy. Home to major military installations like Camp Lejeune and New River Air Station, the city boasts a population with a median age of just 22.8. Nestled near North Carolina's beautiful Crystal Coast, Jacksonville offers scenic landscapes, recreational activities, and a thriving community. The city has seen remarkable growth since its establishment in 1842, evolving into the 14th most populous city in the state. Its blend of outdoor adventures and military heritage attracts residents and visitors alike, making it a noteworthy destination in North Carolina.

Recreational Delights

Jacksonville is an outdoor enthusiast's paradise, offering a myriad of recreational opportunities. The city is in close proximity to stunning North Carolina beaches, including the renowned Emerald Isle, Cape Lookout and Topsail Island, perfect for sunbathing, fishing, and water sports. Local parks like Riverwalk Park provide walking trails, picnic areas, and playgrounds. Additionally, the nearby Croatan National Forest is a treasure trove for hikers and nature lovers. For the adventure-seekers, activities such as kayaking, paddleboarding, and biking are readily available, allowing for immersive experiences in Jacksonville's natural beauty. Events like the Jacksonville Seafood Festival celebrate the city's coastal culture, making outdoor experiences even more enjoyable.



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Contact Us



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