

JACKSONVILLE NC MOVE-IN READY RESTAURANT SPACE

1105 GUM BRANCH ROAD
JACKSONVILLE, NC 28540

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SVN
COMMERCIAL REAL ESTATE

Available

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Property Summary



Lease Rate

REQUEST A LEASE OR BUILD-TO-SUIT PROPOSAL (RFP)

DEMOGRAPHICS

2 MILES

5 MILES

10 MILES

Total Households	10,569	28,613	45,868
Total Population	25,126	77,406	131,580
Average HH Income	\$73,867	\$74,297	\$75,320

OFFERING SUMMARY

Building Size:	2,948 SF
Usable Square Footage:	2,948 SF
Lot Size:	0.69 Acres
Year Built:	1983
Zoning:	CB District
APN:	034194

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Property Description



PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 1105 Gum Branch Road, Jacksonville, NC. This former Smithfield's Chicken 'N Bar-B-Q restaurant is move-in ready and presents an ideal location for your business. Boasting 74 feet of frontage on Gum Branch Road with drive-thru window and monument building signage, this property is well-equipped to drive visibility and foot traffic. With a re-paved parking lot offering 40 spaces, a high parking ratio of 14.65/1,000 SF, and a 27,203 2025 Average Daily Traffic count, it ensures seamless accessibility for customers. The property features a range of essential amenities including kitchen equipment, outdoor dining area, fire suppression system, and ADA-compliant restrooms, making it the perfect setting for your enterprise.

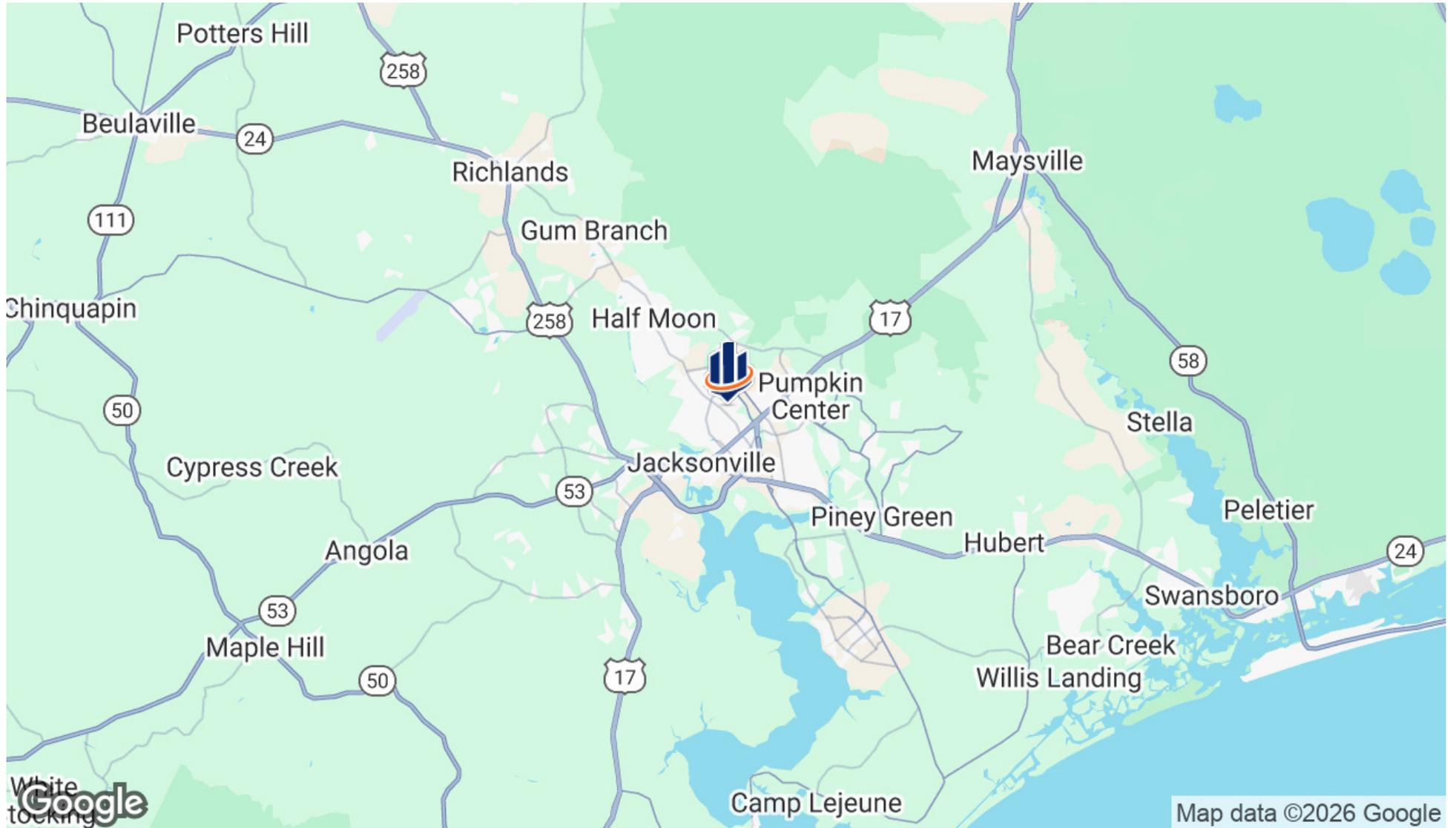
Property Highlights



PROPERTY HIGHLIGHTS

- REQUEST A LEASE OR BUILD-TO-SUIT PROPOSAL
- Former Smithfield's Chicken 'N Bar-B-Q restaurant, move-in ready
- Total households: 2 miles = 10,569 / 5 miles = 28,613 / 10 miles = 45,868
- Total population: 2 miles = 25,126 / 5 miles = 77,406 / 10 miles = 131,580
- Average household income: 2 miles = \$73,867 / 5 miles = \$74,297 / 10 miles = \$75,320
- 74 feet frontage on Gum Branch Road with 2 curb cuts
- Drive-thru window & monument building signage
- Triple (NNN) Lease Structure, Request a Lease Proposal from Landlord (RFP)
- Re-paved parking lot with 40 parking spaces, Parking Ratio: 14.65/1,000 SF
- 27,203 2025 Average Daily Traffic at Gum Branch Road & Nottingham Rd NW
- 11.5 ft X 19 ft Walk-in Cooler
- Floor drains throughout the kitchen with 4 Stainless Steel Built-in sinks (included)
- Two ADA-compliant restrooms
- Outdoor Dining Area 12 ft X 35 ft
- Fire suppression system & Three Rinnai hot water heaters

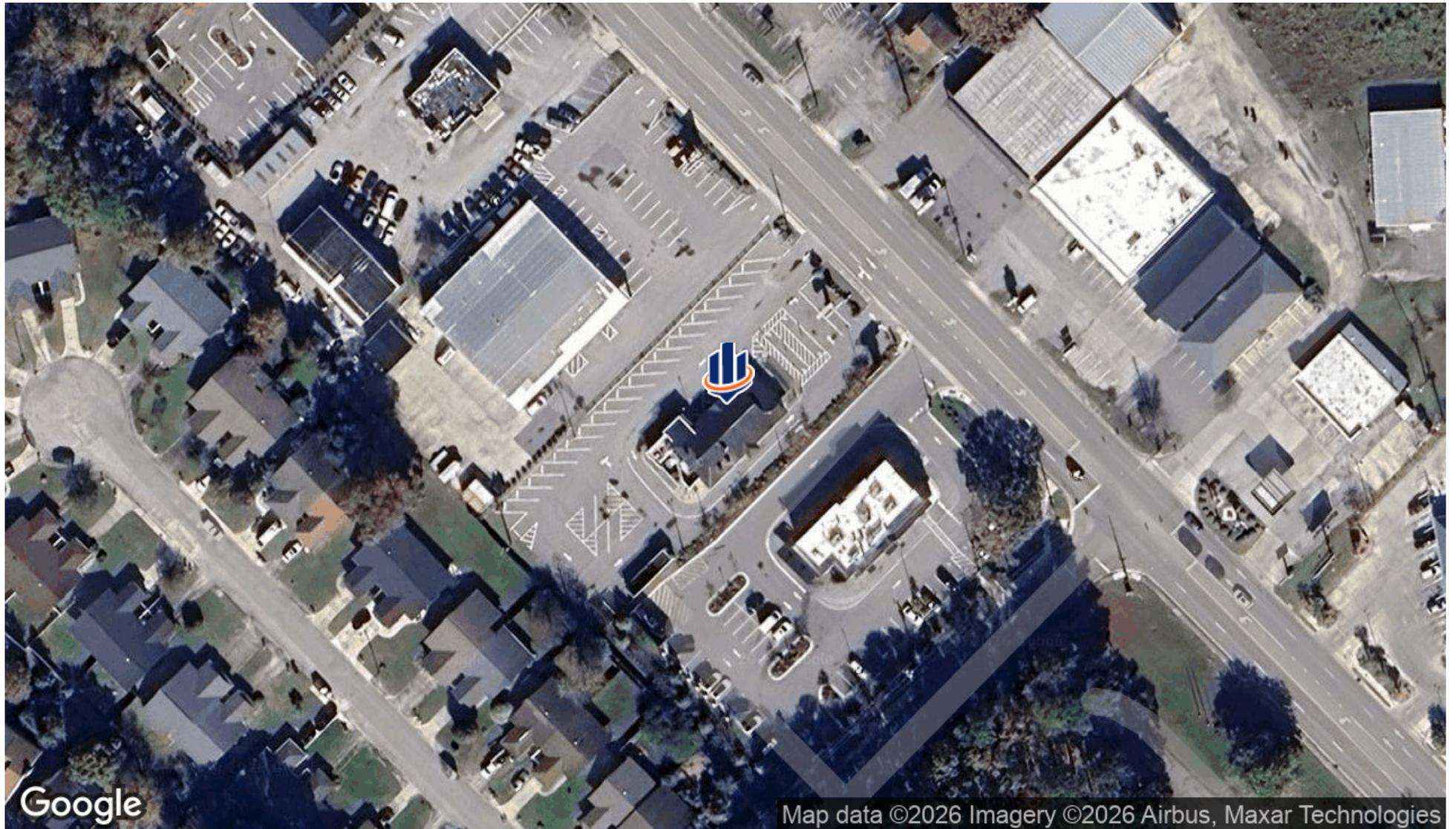
Regional Map



Location Map



Aerial Map



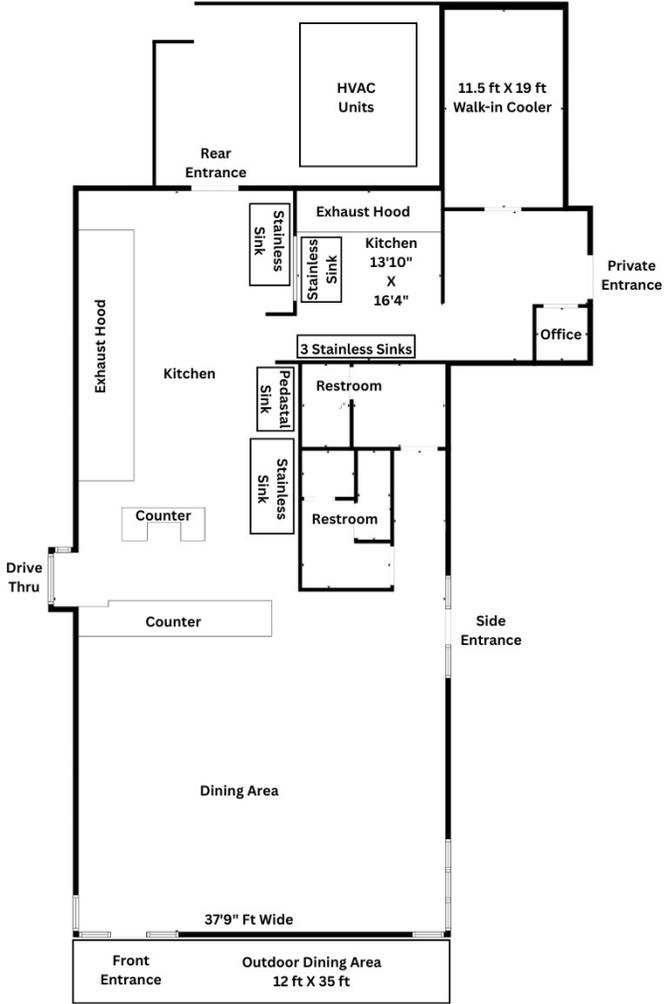
Additional Photos



Additional Photos



Floor Plans



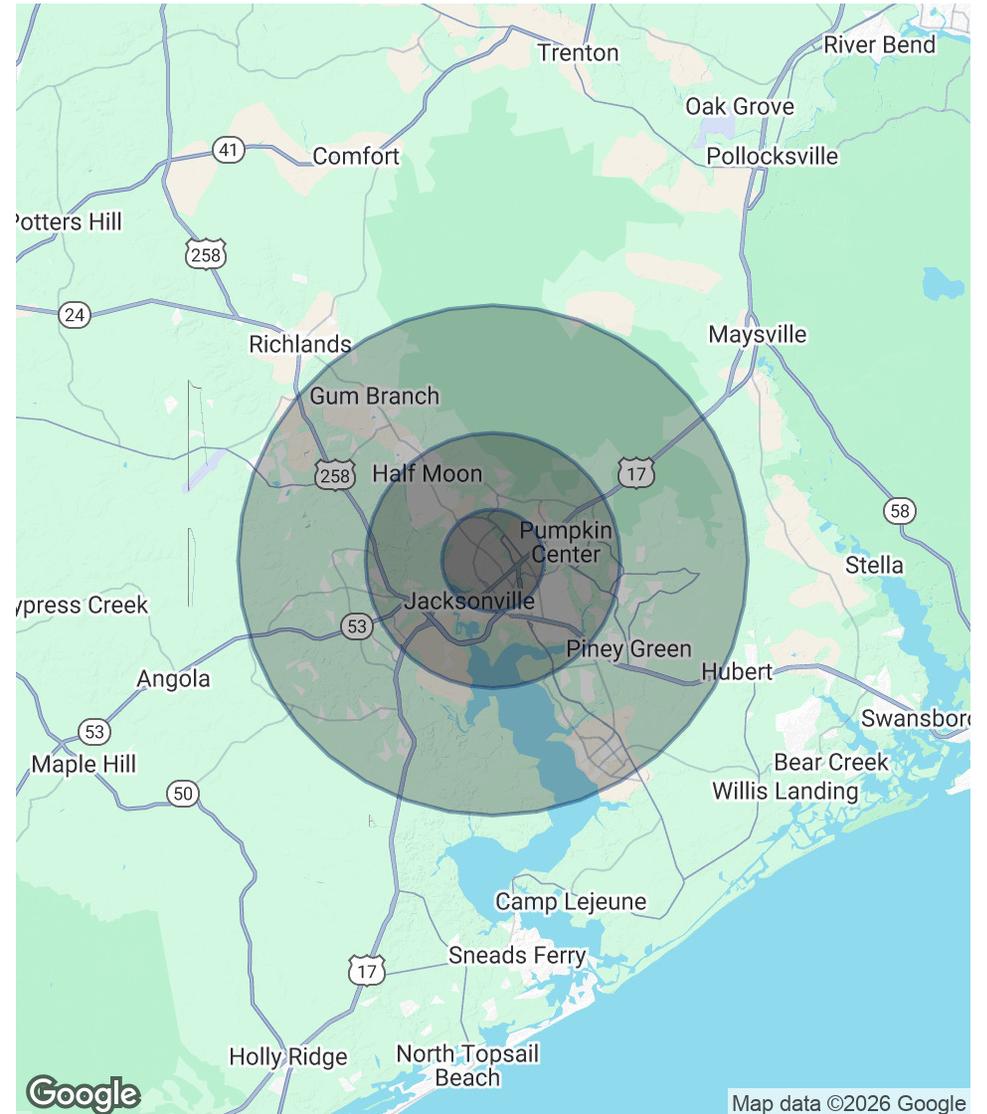
Floor plan created by CubiCasa application. Measurements deemed highly reliable, but not guaranteed.

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Demographics Map & Report

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	25,126	77,406	131,580
Average Age	36	34	33
Average Age (Male)	35	33	32
Average Age (Female)	38	35	34
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	10,569	28,613	45,868
# of Persons per HH	2.4	2.7	2.9
Average HH Income	\$73,867	\$74,297	\$75,320
Average House Value	\$237,946	\$234,667	\$231,903

Demographics data derived from AlphaMap



Advisor Bio



FRANK EFIRD JR

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PROFESSIONAL BACKGROUND

Experience:

SVN Efird Commercial Real Estate - Wilmington, NC
Realty Presentations, Inc. / RPI Media, Inc. - Wilmington, NC
Coldwell Banker Real Estate, FL
Gimelstob Realty Better Homes & Gardens - FL
Landfall Development - Wilmington, NC
Security Building Company - Chapel Hill NC
Goforth Properties - Chapel Hill NC
River Bend Development - Town of River Bend NC

Frank Efird Jr is the Managing Director / Partner at SVN | Efird Commercial Real Estate, a collaborative force that accelerates clients' growth by harnessing the power of shared data, knowledge, and opportunities within the commercial real

estate industry. He has over 35 years of experience in developing, selling, and leasing properties across North Carolina and Florida, with a focus on 1031 exchanges, asset management, and marketing.

He is also the Managing Partner of Efird Companies, the original developer of the Town of River Bend, a 50+ year Planned Unit Development (PUD) that encompasses residential homes, golf and country club, marina and commercial center. He oversees the operations, finances, and strategies of the company. He is passionate about creating sustainable and livable communities that enhance the quality of life and the environment.

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Disclaimer

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.