



# 3494 Western Boulevard

Retail Property **For Sale**

Presented By:

**AUBREY LINVILLE**

336.345.7300  
aubrey@ltpcommercial.com

**CALI RICH**

857.204.8326  
cali@ltpcommercial.com

# 3494 WESTERN BOULEVARD

RETAIL PROPERTY **FOR SALE**



## PROPERTY DESCRIPTION

Prime multi-tenant NNN investment offering in concentrated retail corridor with VPD of 45,000. Located adjacent to Publix-anchored shopping center, featuring top regional and state-wide sales for national tenants. Site features great visibility, multiple points of ingress/egress, signal access, and updated 2016 build.

## PROPERTY HIGHLIGHTS

- Tenants include: Jersey Mike's Subs, Massage Envy, Peno Mediterranean Grill and Kwench Juice Cafe.
- Primary retail thoroughfare for submarket.
- Well-established tenants with staggered term expirations.

## OFFERING SUMMARY

Lease Type:	NNN
NOI 2026:	\$265,253
Cap Rate:	6.35%
Sale Price:	<b>\$4,175,000</b>

# 3494 WESTERN BOULEVARD

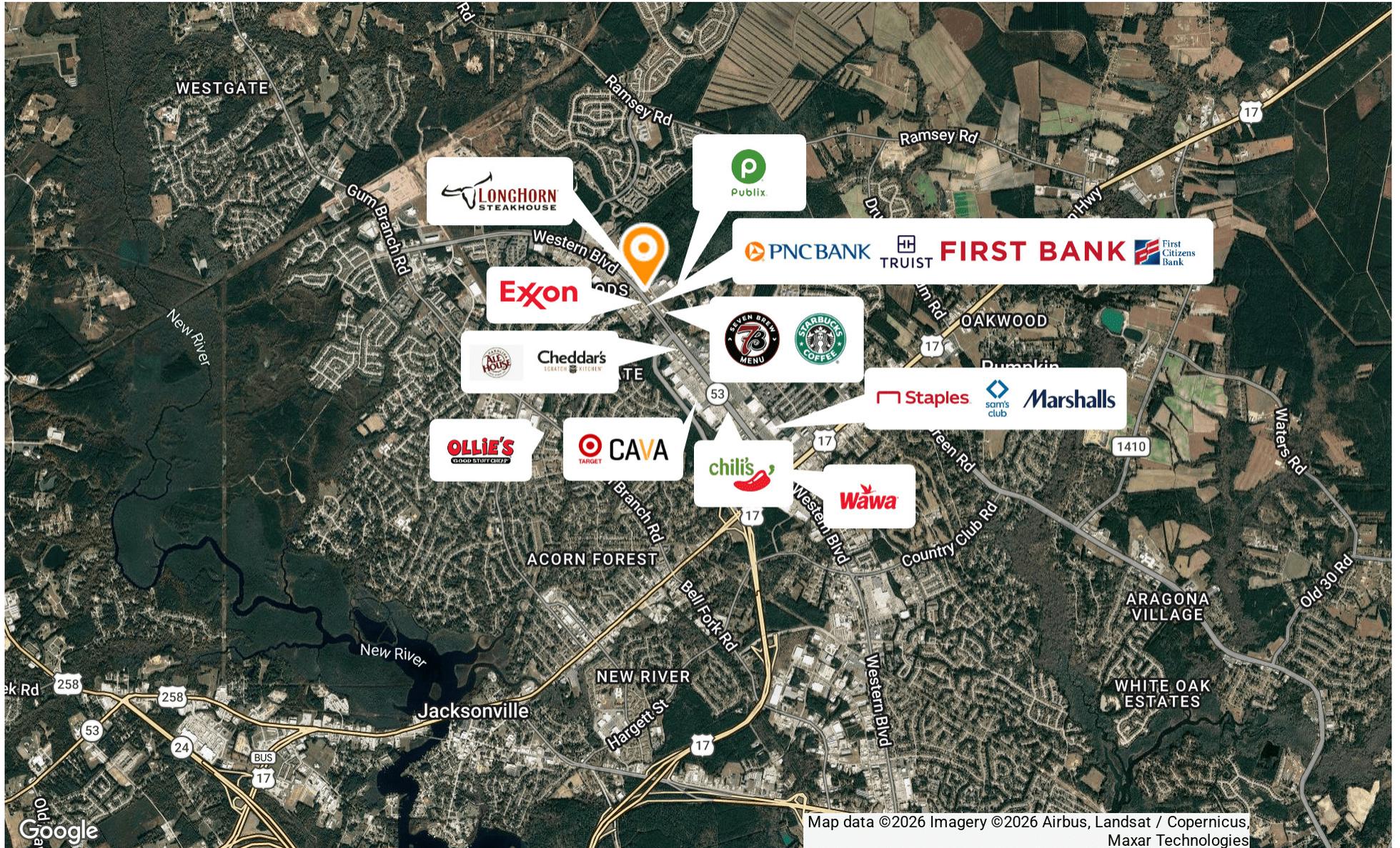
RETAIL PROPERTY **FOR SALE**

## RENT ROLL

	<b>PENO MEDITERRANEAN GRILL</b>	<b>KWENCH JUICE CAFE</b>	<b>JERSEY MIKE'S SUBS</b>	<b>MASSAGE ENVY</b>
<b>SF</b>	1,739	1,360	1,600	3,600
<b>2026 Annual Base Rent</b>	\$60,256	\$35,373	\$45,520	\$106,920
<b>2026 \$/SF</b>	\$34.65	\$26.01	\$29.70	\$29.70
<b>Current Term Began</b>	1/9/18	11/6/20	1/1/18	6/1/17
<b>Current Term Ends</b>	1/8/28	11/5/30	12/31/32 (10% increase 1/1/28)	5/31/32
<b>Renewal Options</b>	Two Five-Year Options with 10% increases at each option	Two Five-Year Options with 2% increases at each option	Three Five-Year Options with 10% increases at each option	One Five-Year Option with 10% increase

# 3494 WESTERN BOULEVARD

RETAIL PROPERTY FOR SALE



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

# 3494 WESTERN BOULEVARD

RETAIL PROPERTY FOR SALE



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	6,354	40,165	68,230
Median age	33	35	35
Median age (Male)	31	34	34
Median age (Female)	34	37	36
Total households	2,738	16,139	26,278
Total persons per HH	2.3	2.5	2.6
Average HH income	\$70,730	\$75,590	\$75,885
Average house value	\$257,802	\$235,394	\$233,283

## LOCATION OVERVIEW

Welcome to the retail hub surrounding 3494 Western Boulevard, Jacksonville, NC. The area boasts a strong consumer base and convenient access, making it an attractive prospect for retail and community center investors. Situated in a bustling commercial district, the location benefits from high foot traffic and excellent visibility. Nearby points of interest include a diverse array of retail outlets, dining establishments, and entertainment venues, making it an appealing destination for businesses seeking to establish a vibrant presence. With its favorable demographic profile and strategic positioning, the area surrounding 3494 Western Boulevard offers an exceptional opportunity for retail and community center investment.

# 3494 WESTERN BOULEVARD

RETAIL PROPERTY FOR SALE

## LOCATION INFORMATION

Street Address 3494 Western Boulevard

City, State, Zip Jacksonville, NC 28546

## PROPERTY INFORMATION

Property Type Retail

Zoning CC – Community Shopping Center

Lot Size 1.12 Acres

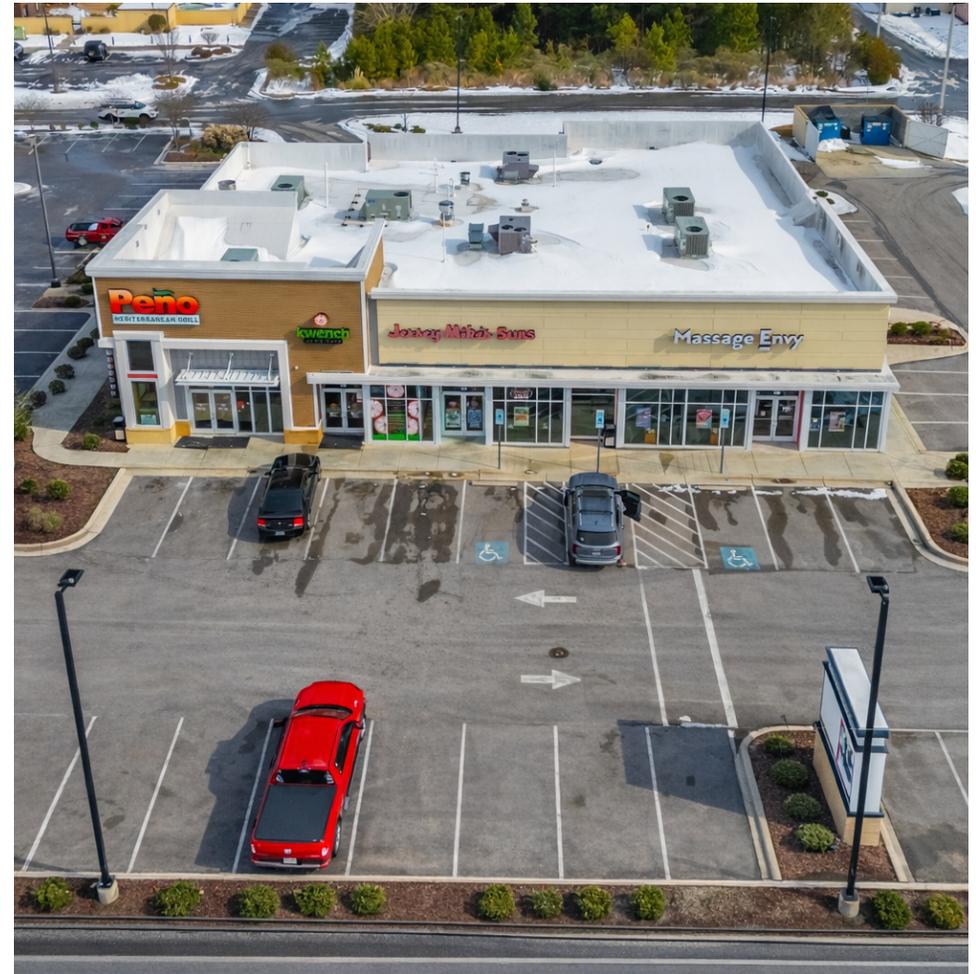
Building Size ±8,299 SF

Occupancy 100%

Number of Floors 1

Year Built 2016

Number of Parking Spaces 55



**SALE PRICE:** \$4,175,000

JACKSONVILLE, NC

# 3494 WESTERN BOULEVARD

Linville | Team Partners  
COMMERCIAL REAL ESTATE

Presented By:

**Aubrey Linville**

336.345.7300  
aubrey@ltpcommercial.com

**Cali Rich**

857.204.8326  
cali@ltpcommercial.com

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.