



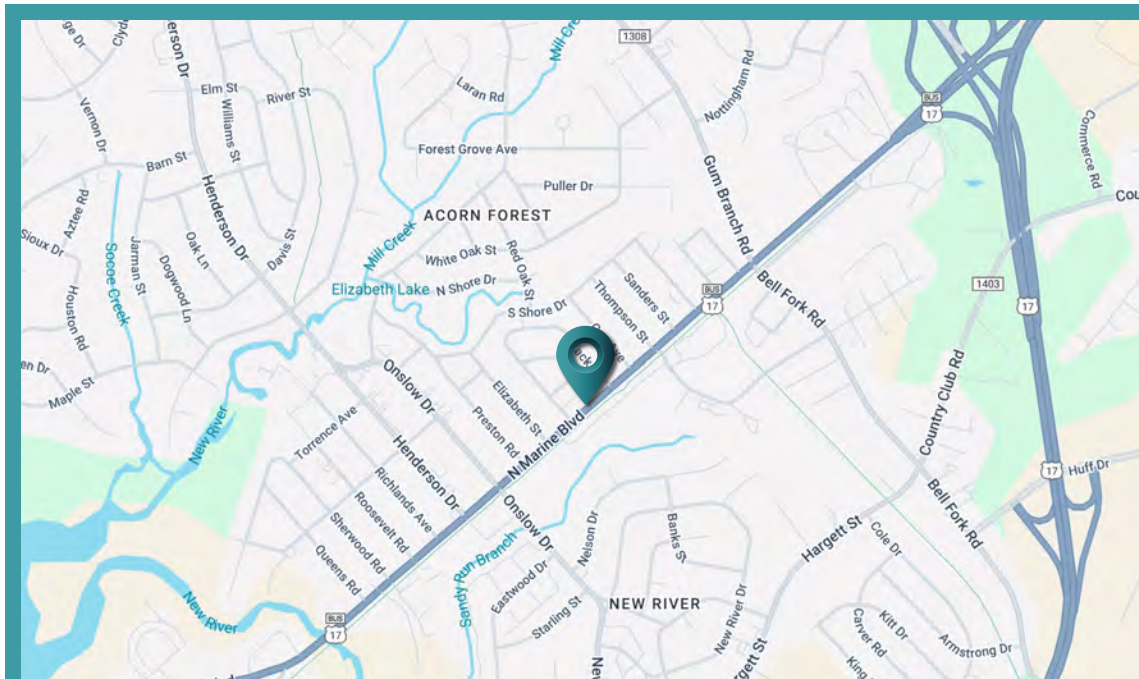
INVESTMENT PROPERTY FOR SALE: EXCELLENT RENTAL HISTORY

MARTIN ARAGONA
910 389 8478
martin.aragona@scpcommercial.com

FOR SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpcommercial.com

 **Sun Coast
Partners**
COMMERCIAL



917-919 North Marine Boulevard Jacksonville, NC 28540

AVAILABLE SPACE	4,950 SF
SALE PRICE	\$595,000
PRIMARY USE	Retail
PROPERTY NAME	Lakeview Park
ZONING	Commercial Corridor

2 Units for sale on Hwy 17, Jacksonville NC. High visibility and easy access, with daily traffic counts at 20,000.

One unit is currently Leased by a Tattoo Shop and the other is recently vacant. Property has an excellent rental history.

This location is right on U.S. Highway 17 (Marine Blvd), the major thoroughfare that connects Jacksonville to surrounding areas, making it a hub for both local and through traffic. Situated just minutes away from Marine Corps Base Camp Lejeune, the property benefits from a steady influx of military personnel and their families, boosting local business activity.

Surrounded by a variety of retail stores, restaurants, and service-oriented businesses, the location is part of Jacksonville's main commercial corridor. The property also offers easy access to nearby residential neighborhoods, making it convenient for both local customers and employees. The high visibility from the busy roadway makes it an attractive spot for a wide range of business ventures.

Jacksonville's proximity to coastal areas and its rapid growth in recent years enhance the appeal of this location for businesses looking to capitalize on a diverse and dynamic market. Whether you're looking to establish a new business or expand an existing one, 917-919 N Marine Blvd offers a strategic, highly desirable location with strong potential for customer engagement.



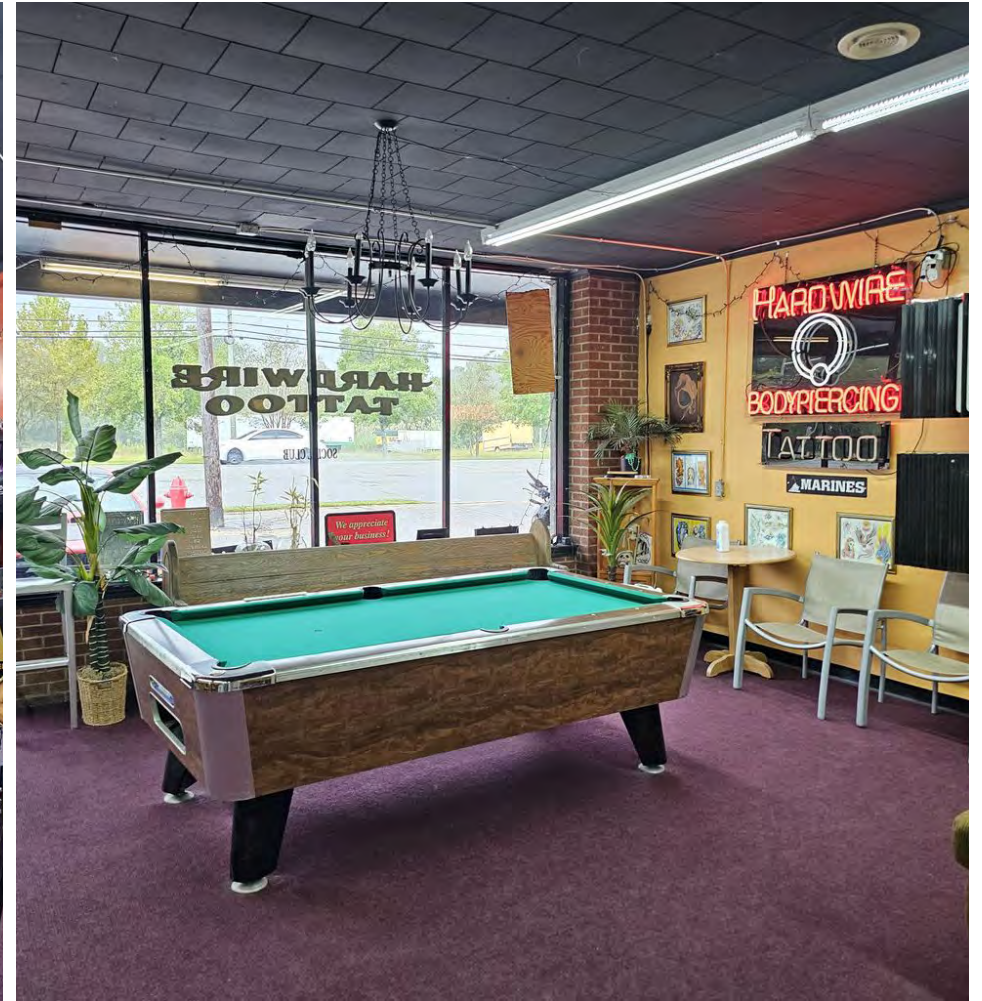
*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

INVESTMENT PROPERTY FOR SALE: EXCELLENT RENTAL HISTORY

SALE

MARTIN ARAGONA
910 389 8478
martin.aragona@scpcommercial.com



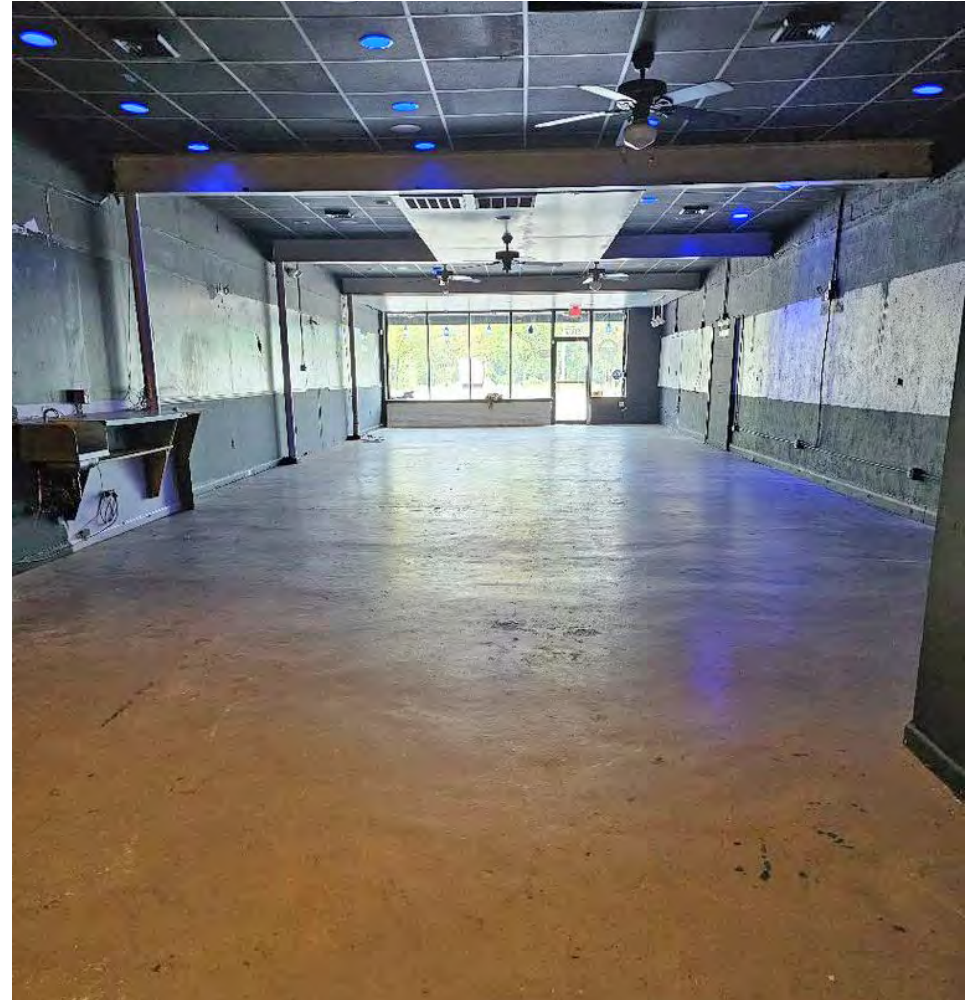


INVESTMENT PROPERTY FOR SALE: EXCELLENT RENTAL HISTORY

SALE

MARTIN ARAGONA
910 389 8478
martin.aragona@scpcommercial.com



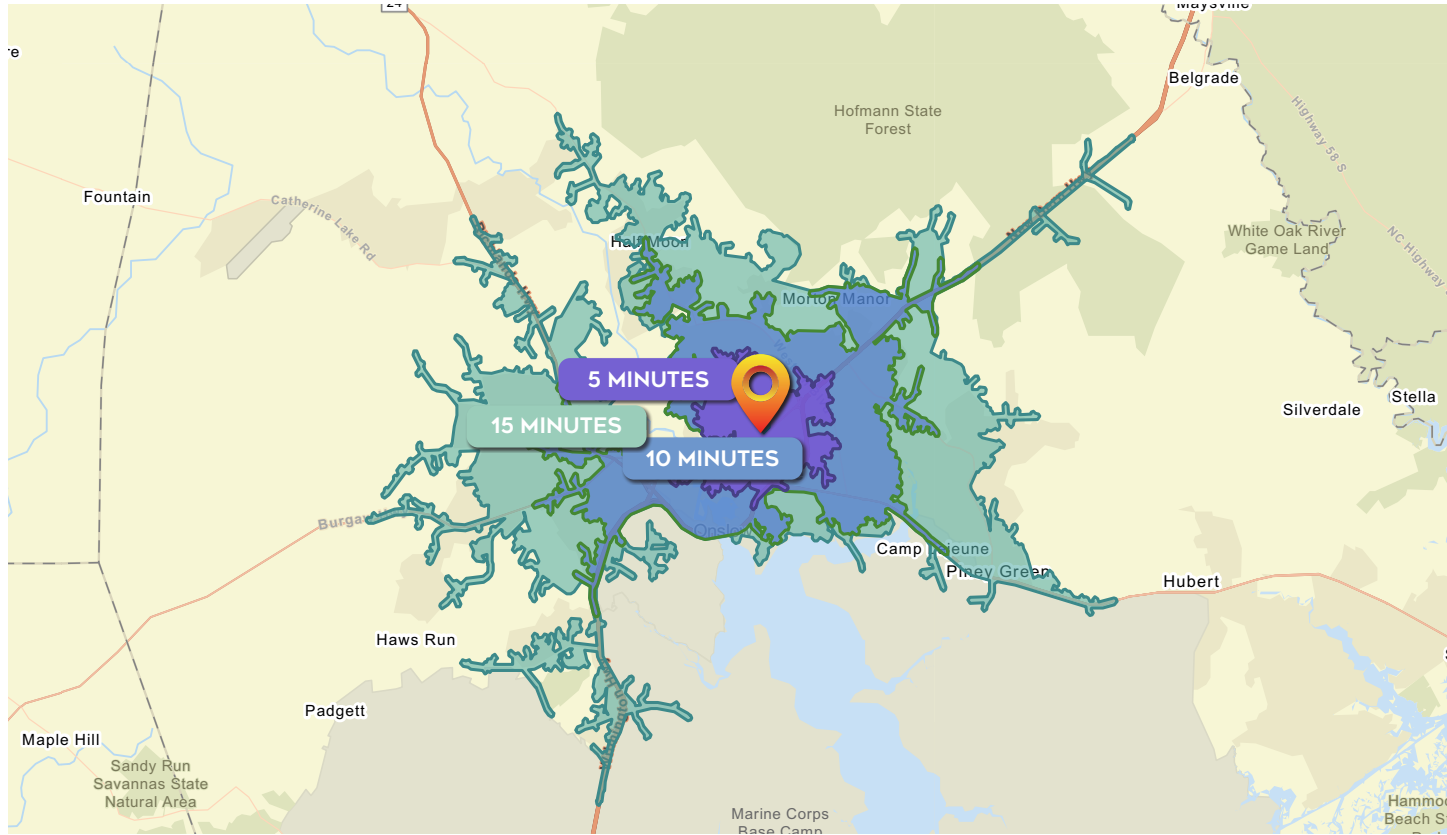


INVESTMENT PROPERTY FOR SALE: EXCELLENT RENTAL HISTORY

SALE

MARTIN ARAGONA
910 389 8478
martin.aragona@scpcommercial.com





DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	13,001	46,159	83,161
Average Age	34.5	31.4	30.4
Households	5,463	18,936	32,772
Average HH Size	2.30	2.38	2.48
Median HH Income	\$49,119	\$53,249	\$56,165
Average HH Income	\$76,960	\$76,618	\$78,079
Per Capita Income	\$32,643	\$32,043	\$31,133

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

INVESTMENT PROPERTY FOR SALE: EXCELLENT RENTAL HISTORY

SALE

MARTIN ARAGONA
 910 389 8478
martin.aragona@scpcommercial.com

