



FOR LEASE - 2,400 - 12,000 SF

**Western Plaza Shopping Center
2085 N Marine Blvd | Jacksonville, NC 28546**



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Western Plaza

Property Information

- Western Plaza is a 69,786 SF Community Shopping Center located at the intersection of Western Blvd and N Marine Blvd in Jacksonville, NC.
- The Center is shadow anchored by Walmart Supercenter which is ranked the number 1 Walmart in North Carolina. (data by Placer.ai)
- Tenants include: Dollar Tree, Planet Fitness, MetroPCS, Rainbow Clothing, Sally Beauty & More!
- 2,400 - 12,000 SF Available for Lease

DEMOGRAPHICS (2024)

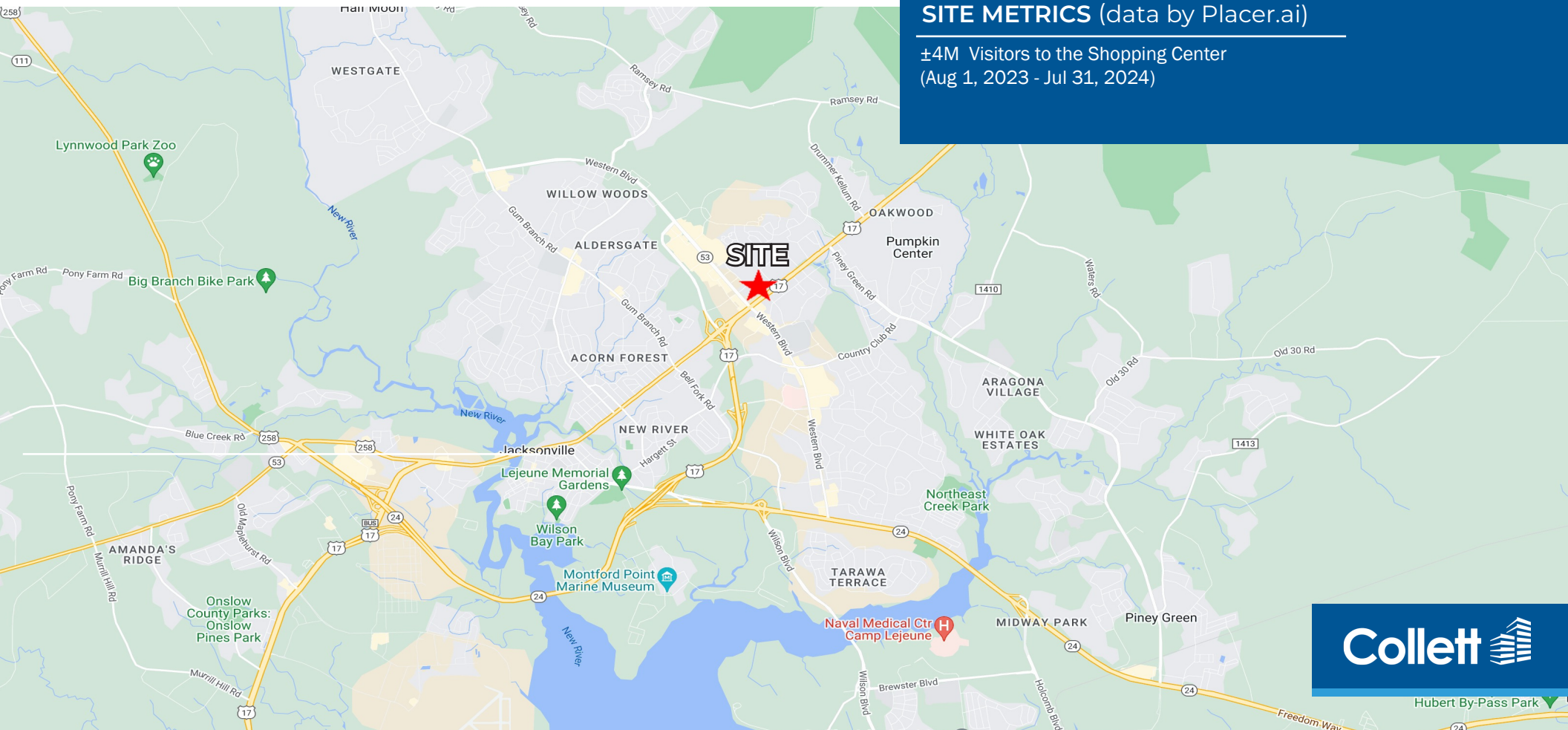
	1 mile	3 miles	5 miles
Population	5,121	44,434	75,818
Projected Pop.	5,378	46,897	81,195
Avg. HH Income	\$76,245	\$80,515	\$82,773

TRAFFIC COUNTS

Western Blvd	46,212 ADT
N Marine Blvd (Hwy 17)	33,759 ADT

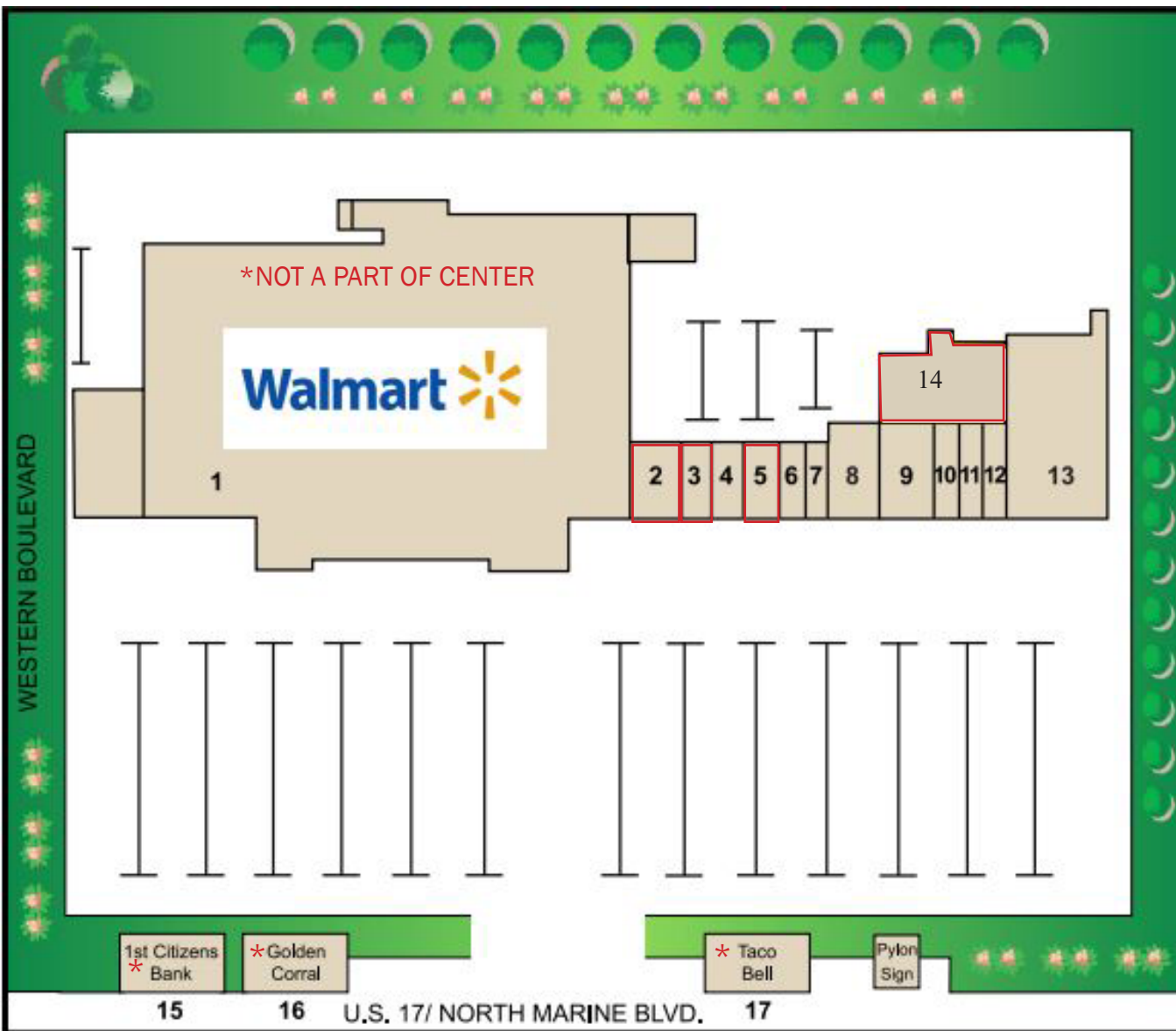
SITE METRICS (data by Placer.ai)

±4M Visitors to the Shopping Center
(Aug 1, 2023 - Jul 31, 2024)



Western Plaza

Site Plan



SUITE	TENANT	SF
*1	Super Walmart	203,151
2	AVAILABLE	6,000
3	AVAILABLE	2,800
4	MetroPCS	2,000
5	AVAILABLE	2,400
6	Bryan Nails & Spa	2,000
7	Postal Annex	1,200
8	Rainbow	9,200
9	Dollar Tree	12,726
10	Sally Beauty	1,600
11	Universal Tobacco and Vape	1,360
12	Rent-A-Center	5,000
13	Planet Fitness	23,436
14	AVAILABLE	12,000
*15	Citizens Bank	OP
*16	Golden Corral	OP
*17	Taco Bell	OP

*NOT A PART OF CENTER

