



**FOR LEASE - 2,200 - 2,800 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 busy intersection of Western and N Marine Blvd corridor 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)
- Strong tenant lineup: Includes Walmart, Dollar Tree, Planet Fitness, Crumbl Cookies, MetroPCS, Sally Beauty & More!
- 2,200 (26'x80') - 2.800 SF Available for Lease

## DEMOGRAPHICS (2025)

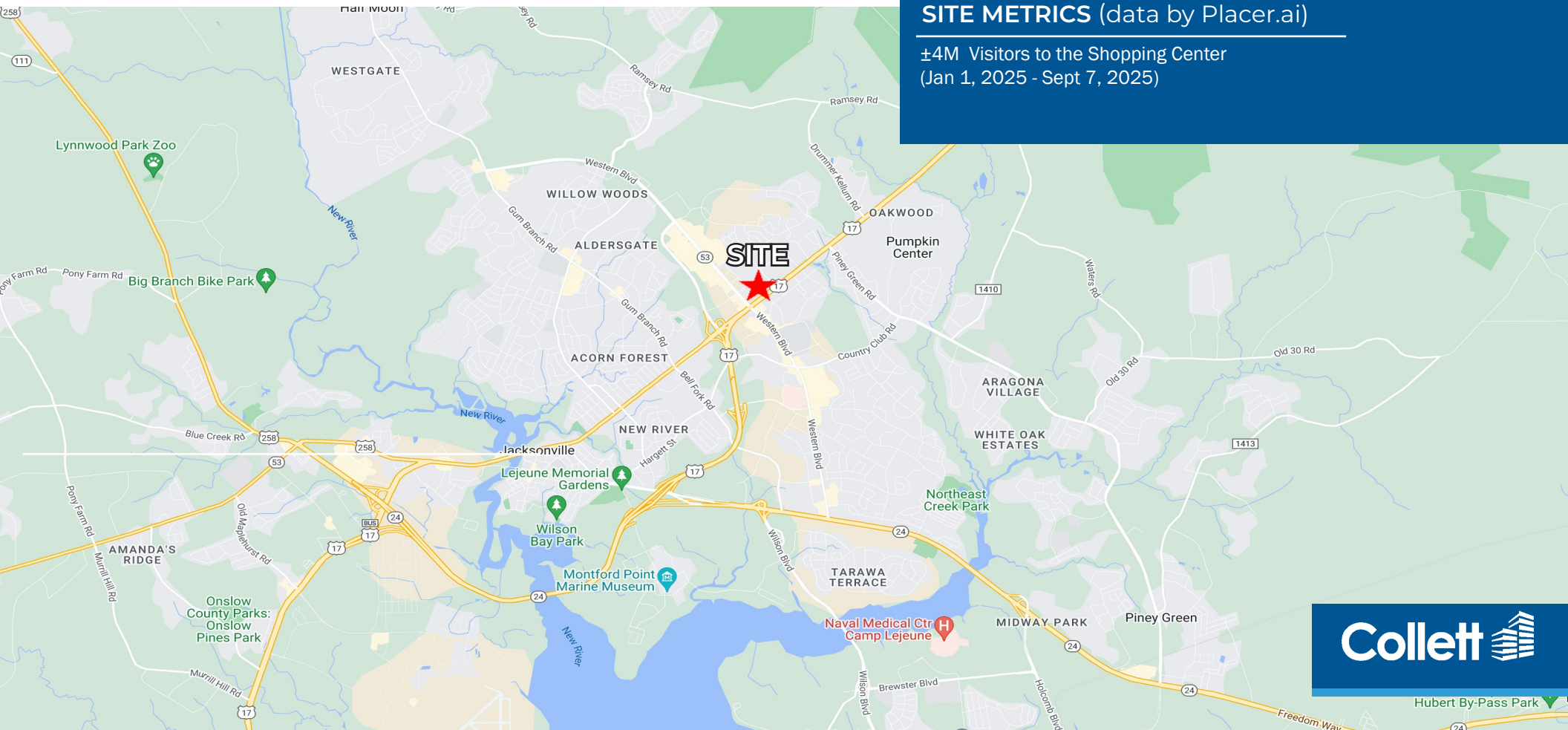
	1 mile	3 miles	5 miles
Population	5,067	44,045	75,191
Daytime Pop.	5,886	24,456	28,637
Avg. HH Income	\$74,282	\$77,611	\$77,153

## TRAFFIC COUNTS

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

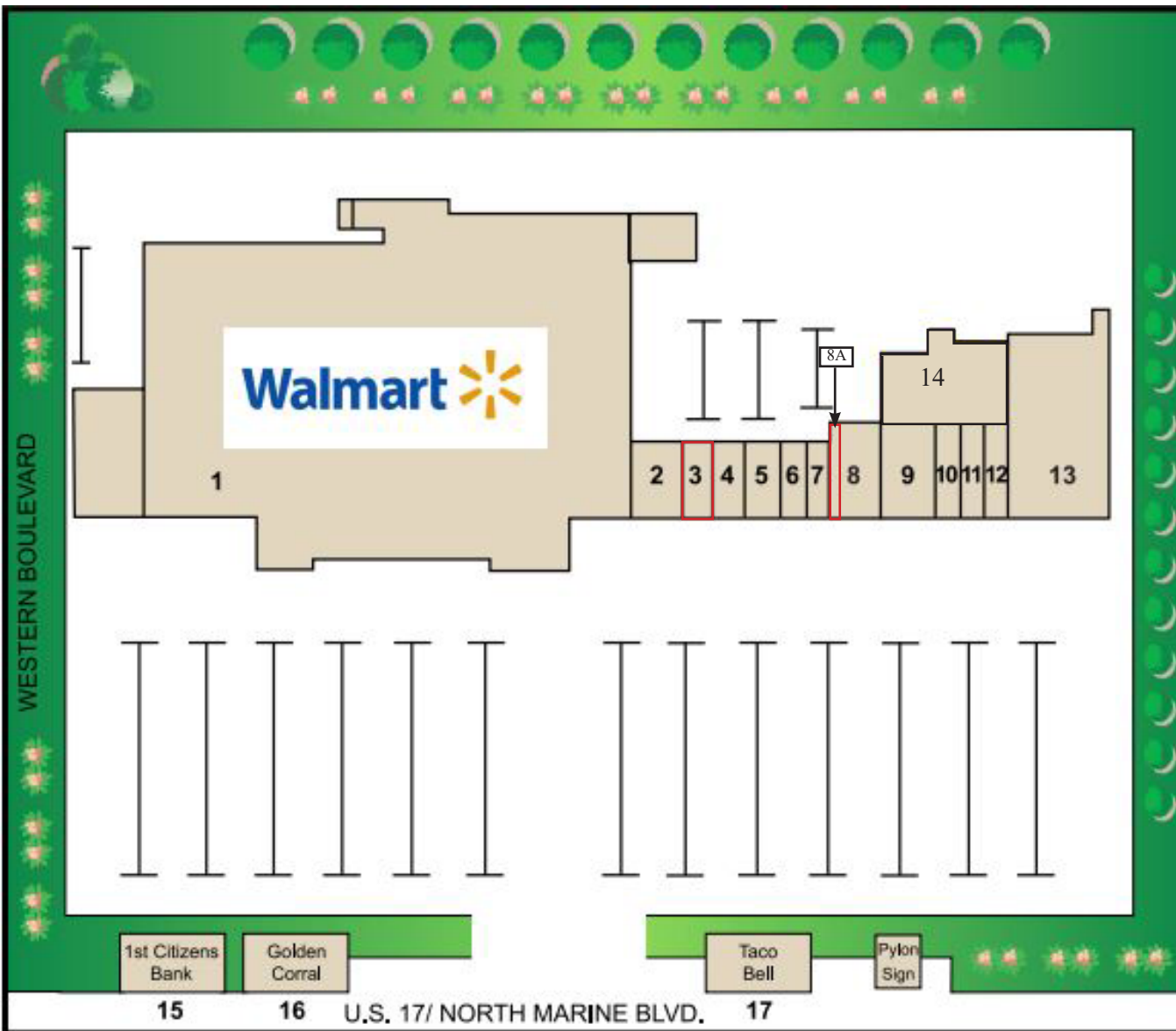
## SITE METRICS (data by Placer.ai)

±4M Visitors to the Shopping Center  
(Jan 1, 2025 - Sept 7, 2025)



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## Site Plan



SUITE	TENANT	SF
1	Super Walmart	203,151
2	Walmart	6,000
3	AVAILABLE	2,800
4	MetroPCS	2,000
5	Crumb! Cookies	2,400
6	Bryan Nails & Spa	2,000
7	Postal Annex	1,200
8	PENDING	7,000
8a	AVAILABLE (26'X80')	2,200
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	Storage	
15	Citizens Bank	OP
16	Golden Corral	OP



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## Aerial

