

Berne Square Shopping Center

Premier Community Center in New Bern's Retail Heartland

Located at the crossroads of Highway 70 and Dr. M.L.K. Boulevard (36,000 VPD) in New Bern, the 178,000 SF shopping center is anchored by CarolinaEast Medical Center, Planet Fitness, H&R Block, and Select Physical Therapy.

- + Available retail spaces ranging from 2,000 SF to 22,700 SF
- + 178,000 SF community center with local access via M.L.K. Jr. Boulevard and regional access via Highway 70
- + Newly removed tree line creates new view corridor from Highway 70
- + Average household income close to \$100,000 within 3 miles

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,949	31,391	46,794
Households	2,773	14,229	20,652
Average HH Income	\$75,826	\$98,011	\$97,863
Daytime Population	10,314	40,299	55,442

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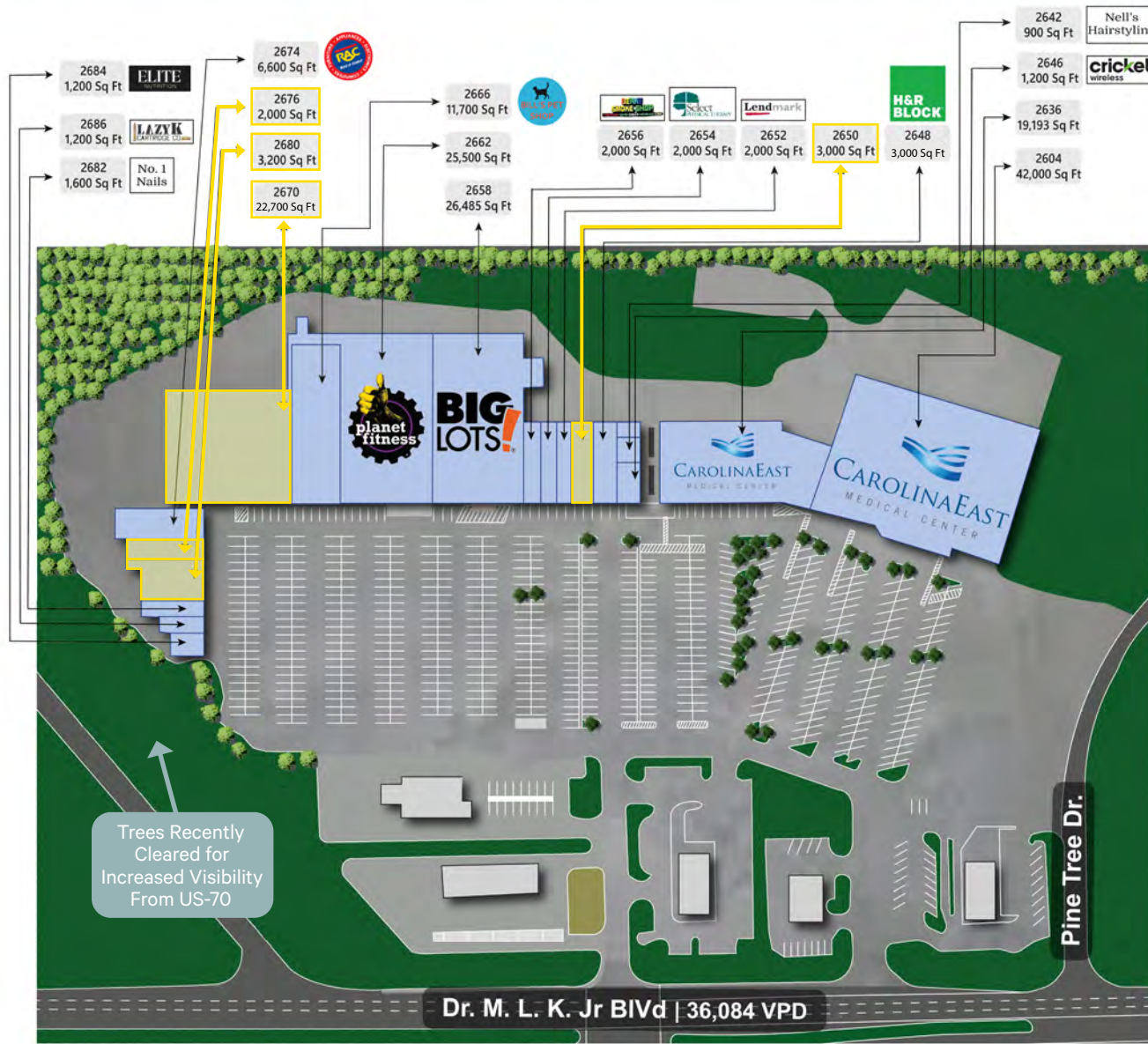
2600-2690 Dr. M.L.K. Jr. Boulevard
New Bern, NC 28562



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For Lease



Suite	Tenant	SF
2604	CarolinaEast Medical	42,000
2636	CarolinaEast Offices	19,193
2640	Bill's Pets Storage	900
2642	Nell's Hairstyling	900
2646	Cricket Wireless	1,200
2648	H&R Block	3,000
2650	Available	3,000
2652	Lendmark Financial	2,000
2654	Select Physical Therapy	2,000
2656	Tobacco & Smoke	2,000
2658	Big Lots	26,485
2662	Planet Fitness	25,500
2666	Bill's Pet Shop	11,700
2670	Available	22,700
2674	Rent-A-Center	6,600
2676	Available	2,000
2680	Available	3,200
2682	No. 1 Nails	1,600
2684	Elite Nutrition	1,200
2686	Lazy K Cartridge	1,200
TOTAL		178,378

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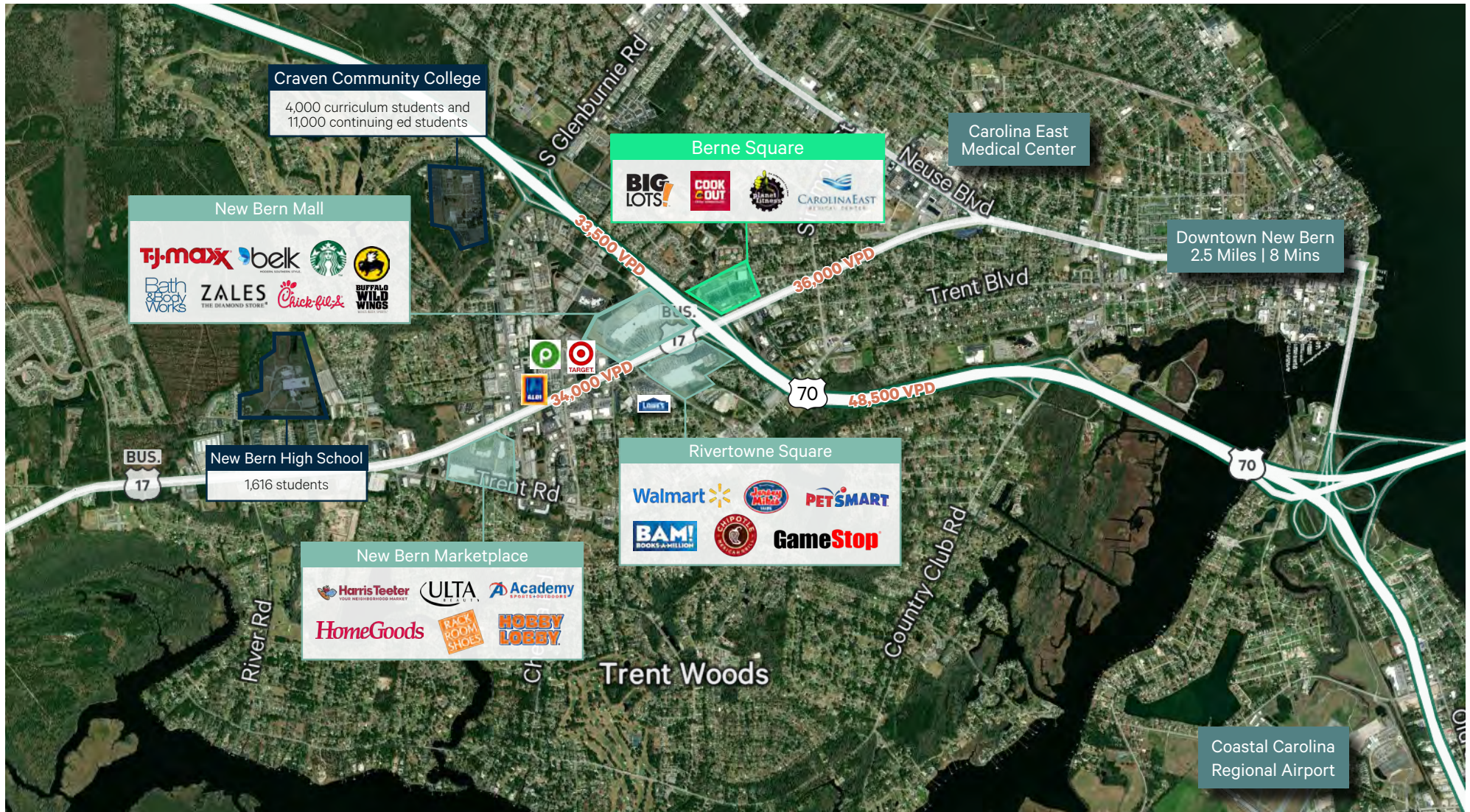
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