

WESTERN FORUM

13,500 VPD

54,301 VPD

# GATEWAY MARKETPLACE OUTPARCELS

WESTERN BOULEVARD, JACKSONVILLE, NC 28546





### PROPERTY FEATURES

- Outparcels to Publix anchored center located on Western Boulevard, the prominent retail corridor of this prosperous military market
- Located near the intersection of Western Boulevard and Jacksonville Parkway with future extension to Ramsey Road
- New stoplight at front door of the site at Marlin Drive
- Camp Lejeune (2nd largest US Marine Base) and MCAS New River total military population 126K with continued growth due to BRAC (Base Realignment and Closure Act)

### DEMOGRAPHICS

1 MILE RADIUS	3 MILE RADIUS
6,246 ESTIMATED POPULATION	40,678 ESTIMATED POPULATION
28.0 MEDIAN AGE	29.8 MEDIAN AGE
\$64,406 MEDIAN HOUSEHOLD INCOME	\$62,016 MEDIAN HOUSEHOLD INCOME
3,573 TOTAL EMPLOYEES	20,118 TOTAL EMPLOYEES
\$237,917 MEDIAN HOME VALUE	\$238,252 MEDIAN HOME VALUE
5 MILE RADIUS	
68,180 ESTIMATED POPULATION	28,833 TOTAL EMPLOYEES
29.0 MEDIAN AGE	\$237,484 MEDIAN HOME VALUE
\$59,634 MEDIAN HOUSEHOLD INCOME	

### AREA RETAILERS



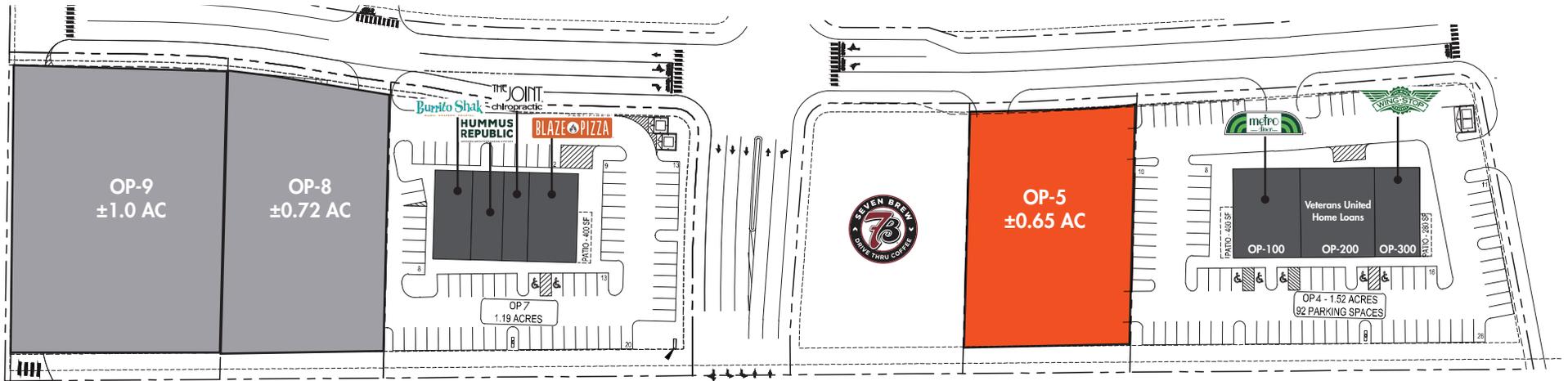
FOR MORE INFORMATION, PLEASE CONTACT:

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UNIT	TENANT	SIZE
OP-9	LOI	1.0 AC
OP-8	LOI	0.72 AC
OP2-100	Burrito Shak	2,204 SF
OP2-200	Hummus Republic	1,448 SF
OP2-300	The Joint	1,400 SF
OP2-400	Blaze Pizza	2,800 SF

UNIT	TENANT	SIZE
OP-6	Seven Brew	0.65 AC
<b>OP-5</b>	<b>AVAILABLE</b>	<b>0.65 AC</b>
OP-100	Metro Diner	3,638 SF
OP-200	Veterans United Home Loans	4,169 SF
OP-300	Wingstop	2,500 SF

- AVAILABLE
- LEASED
- LOI/UNDER CONTRACT

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