



JACKSONVILLE, NC

3050-3100 WESTERN BLVD

±0.86 ACRES AVAILABLE FOR SALE OR LEASE



PROJECT DETAILS

3050-3100 WESTERN BLVD • ±0.86 ACRES AVAILABLE FOR SALE OR LEASE • LAND

AVAILABLE SPACE

±0.86 AC

TRAFFIC COUNTS

41,000 ADT on Western Blvd

PROPERTY HIGHLIGHTS

- Outparcels available for sale or lease at Gateway Marketplace, Jacksonville's newest Publix-anchored shopping center
- Fully signalized access at Western Blvd. and Marlin Dr. with cross access to Henderson Dr.
- High military population due to close proximity to Camp Lejeune and MCAS New River
- 41,000 VPD on Western Blvd

LEASE RATE

Call to discuss

COUNTY

Onslow

MARKET

Jacksonville



DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

TOTAL HOUSEHOLDS

2,671

16,190

26,495



TOTAL POPULATION

6,167

40,043

68,457

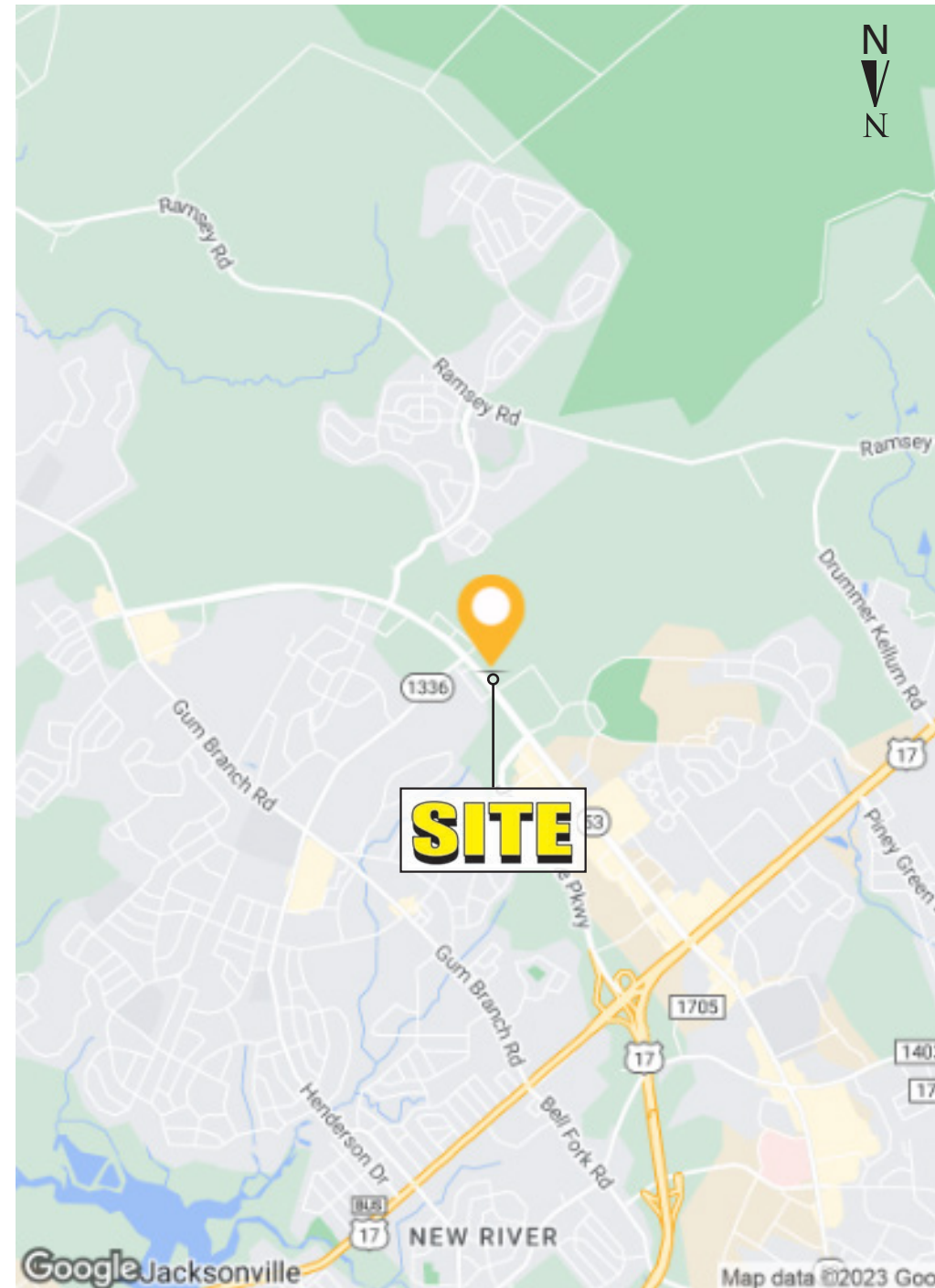


MEDIAN HH INCOME

\$50,131

\$52,239

\$52,211

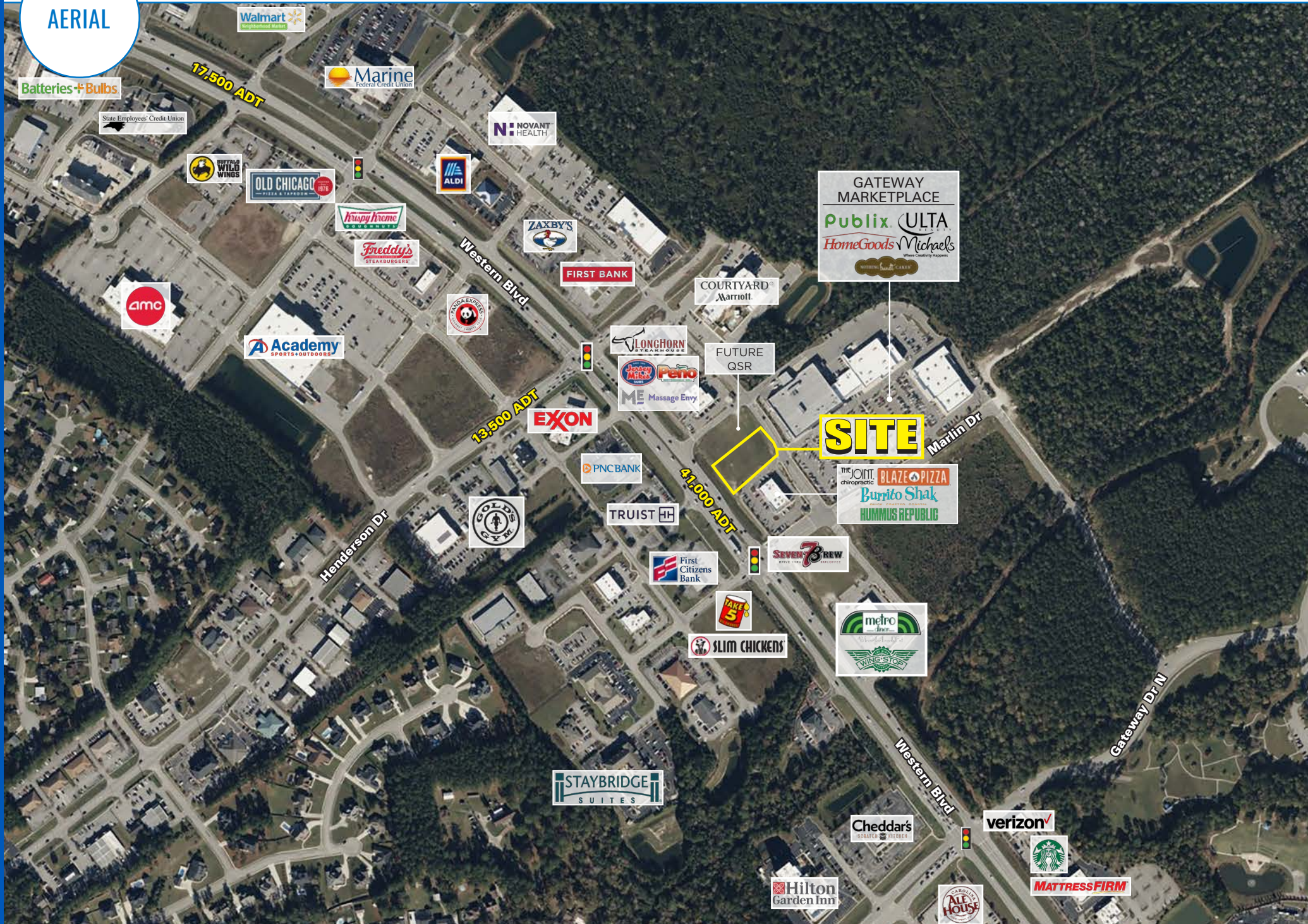


AERIAL



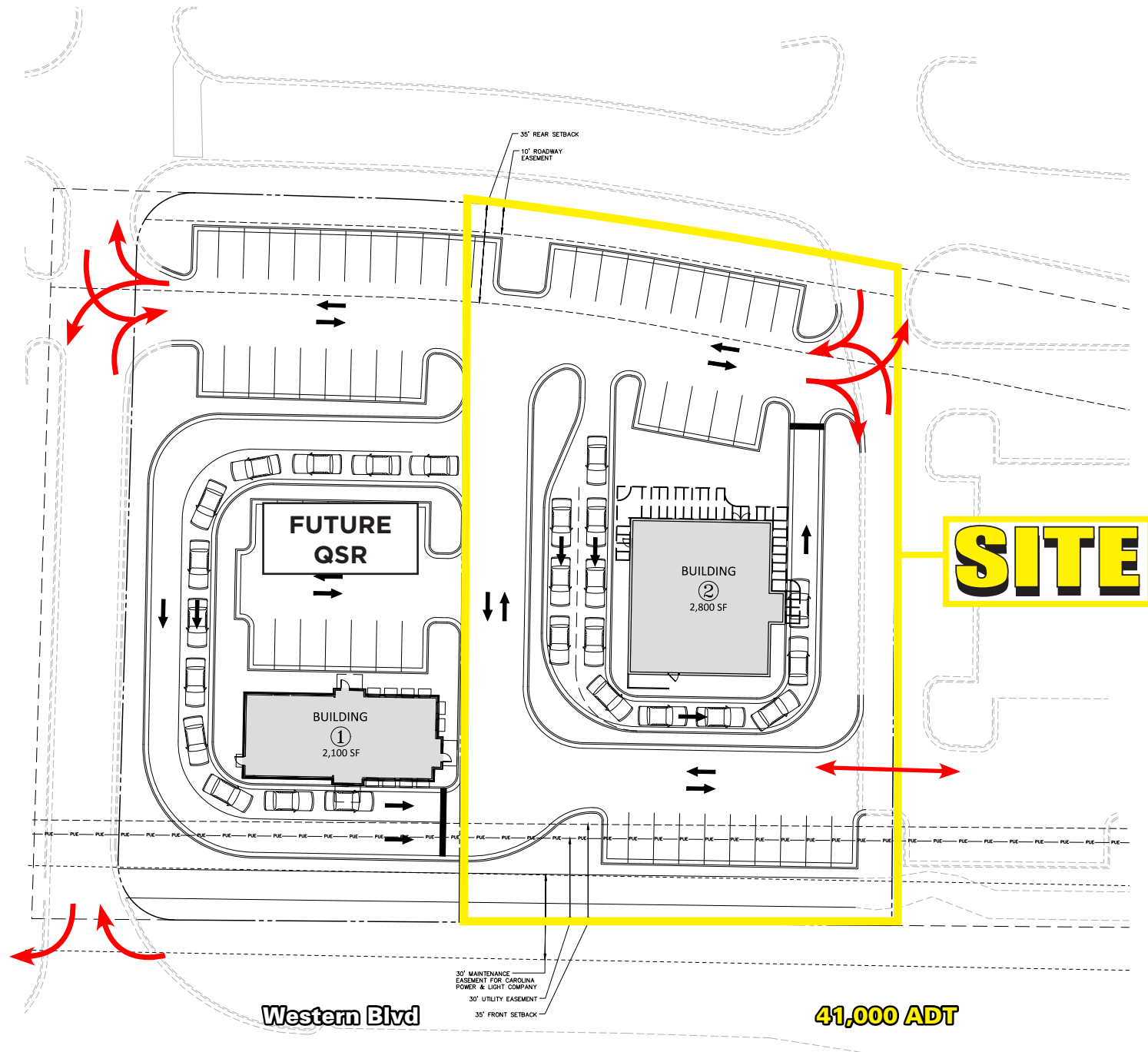
AERIAL

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SITE PLAN

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NORTH CAROLINA

JACKSONVILLE

Located on the New River and within a half-hour's drive to the Atlantic Ocean, the city of Jacksonville is perfectly positioned for scenic views and fun on the water. Equally important, Jacksonville is also home to military heroes and charming outdoor pathways that showcase the city's history and military heritage. When Marine Corps Base Camp Lejeune was built in 1941, the training facility jumpstarted economic growth in Onslow County, transforming Jacksonville into a busy county seat and economic center with shopping and dining opportunities.

Today, Jacksonville is bursting with life and growth, in no small part due to the activity at Camp Lejeune and a home-grown ethic for hard work. This 246-square mile training site includes 14 miles of beaches fronting the Atlantic Ocean, where visitors can sometimes glimpse the amphibious assault training taking place. In many ways, the Marine Corps' traditions and daily efforts to secure our nation's security are honored.



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