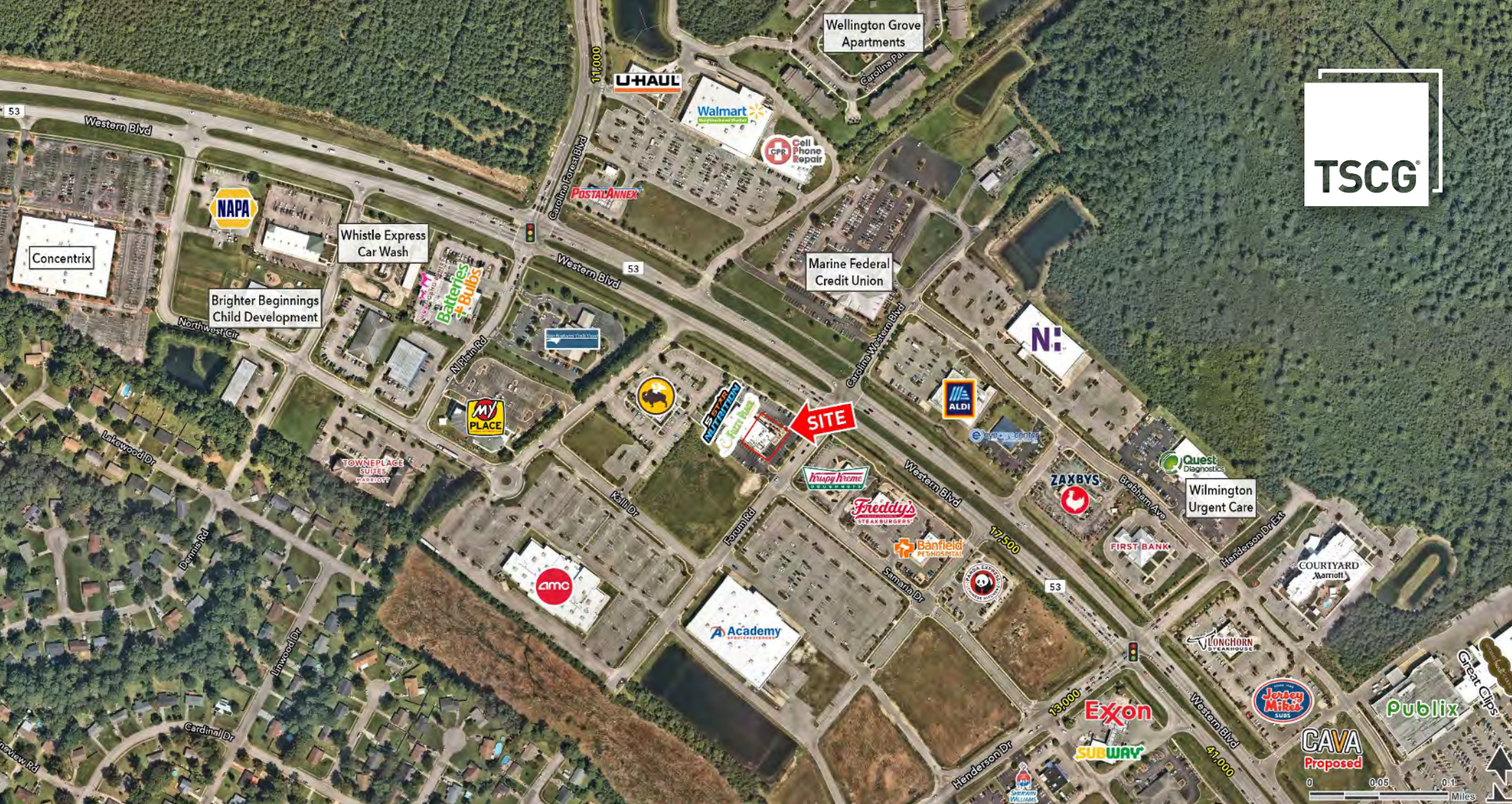


TSCG



WESTERN BLVD RESTAURANT END CAP

4157 WESTERN BLVD, JACKSONVILLE NC 28546

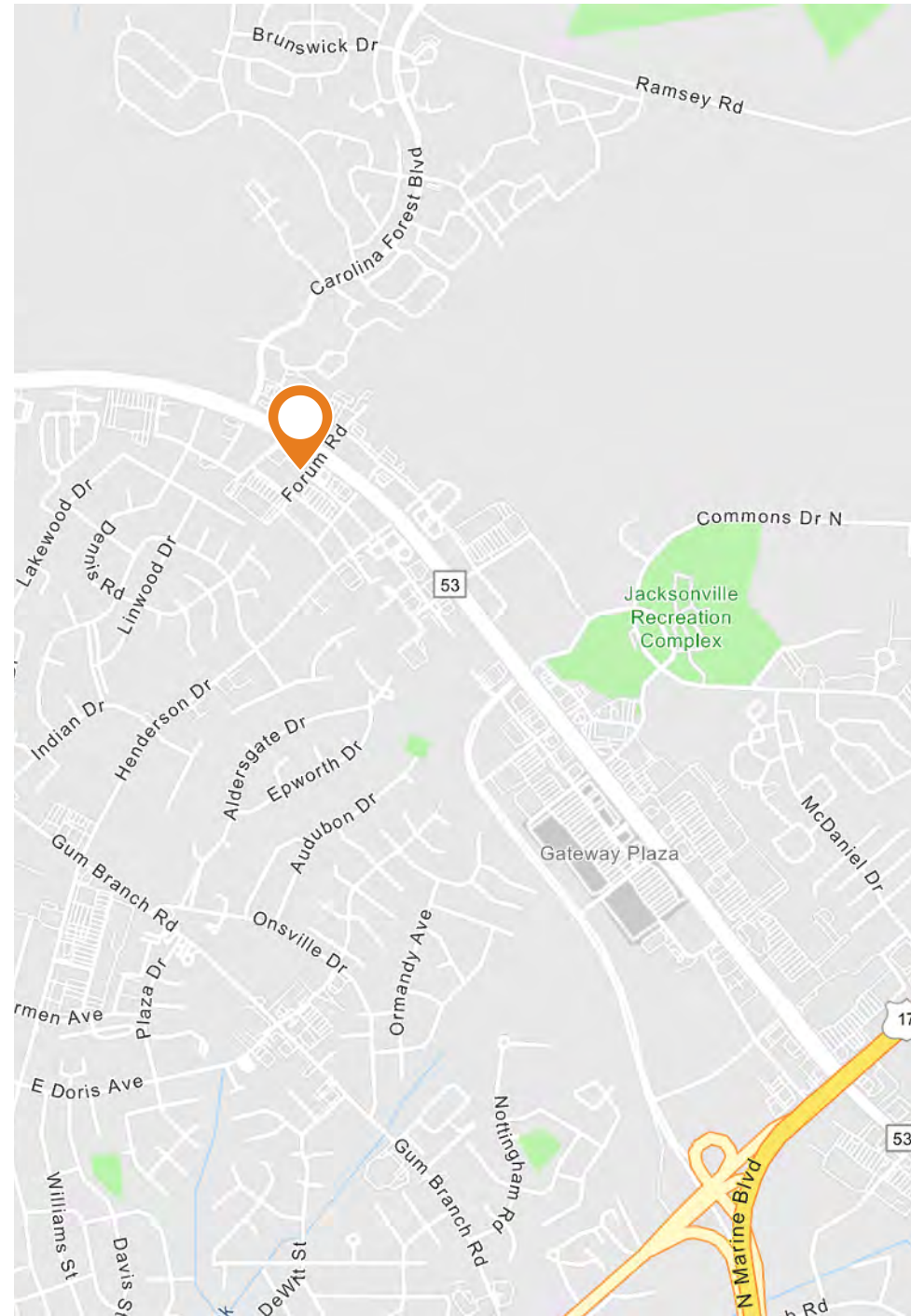
FOR LEASE

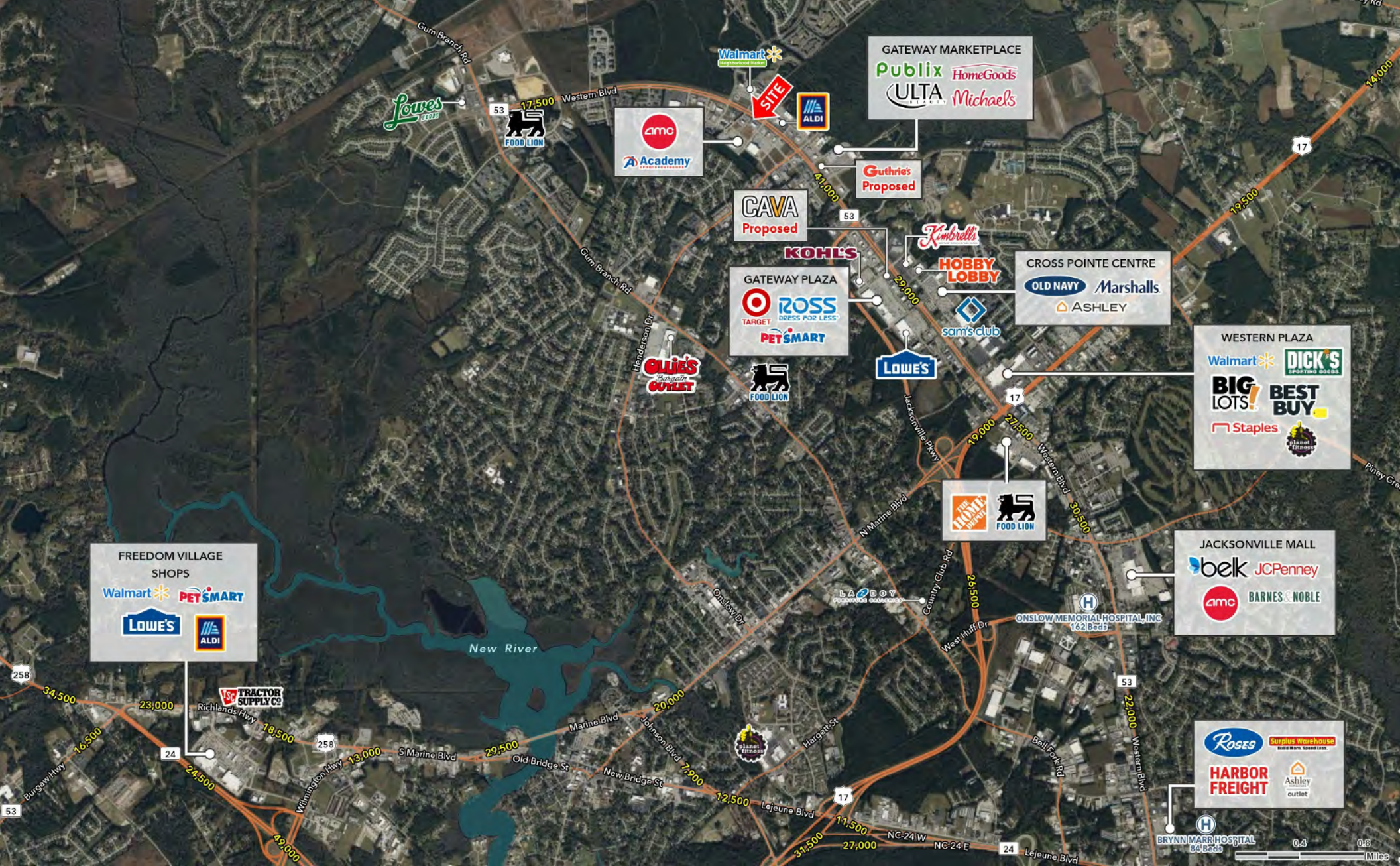
PROPERTY OVERVIEW

Prime 2nd gen restaurant end cap located on dominant retail corridor on Western Blvd in Jacksonville

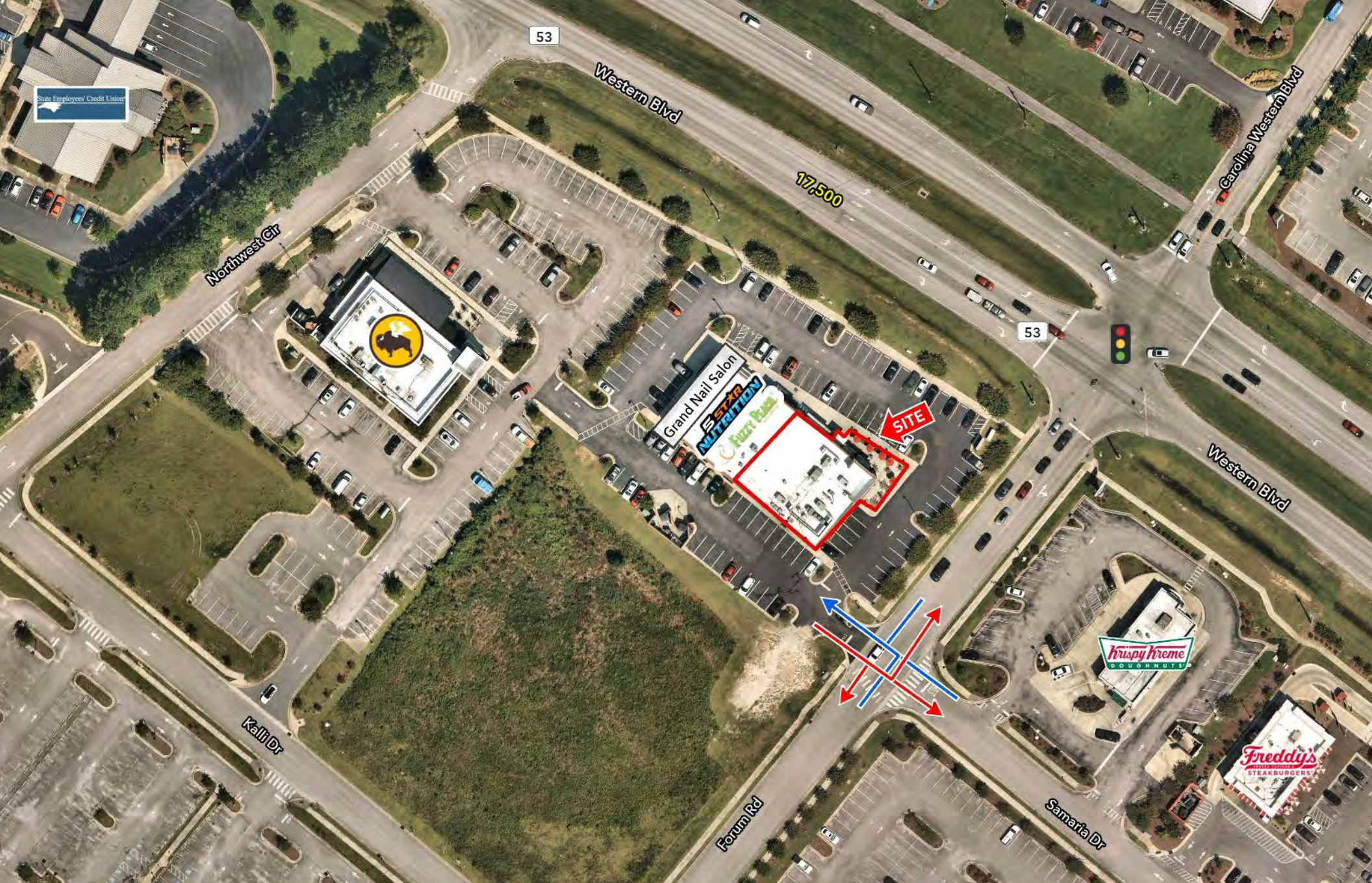
PROPERTY HIGHLIGHTS

- Size: 6,000 SF space available - may consider subdividing
- Full building size: 11,400 SF
- Access: Full Access
- Available: Jan 2025 - DO NOT DISTURB current tenant
- End cap on outparcel in front of Academy Sports
- Parking Spaces: 112 (4 handicap)
- Nearby Retailers:





AREA OVERVIEW



ACCESS POINTS

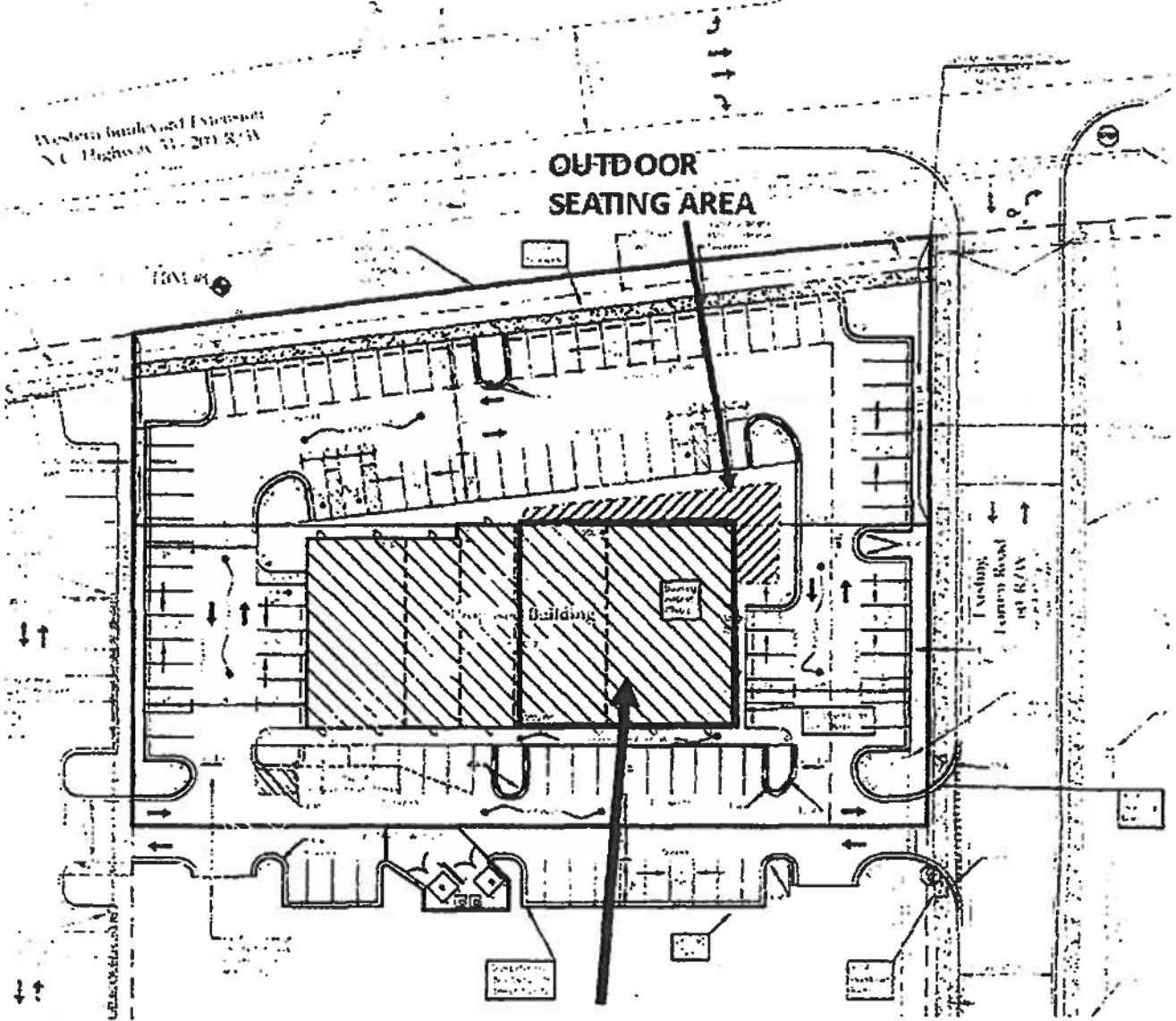
WESTERN BLVD | JACKSONVILLE NC

DEMOGRAPHIC COMPARISON

	1 MILE	3 MILES	5 MILES
 2024 Population Density	7,401	38,106	66,731
 2024 Daytime Population	9,744	44,468	82,385
 2024 Daytime Worker Population	6,147	24,895	48,984
 2024 Households	3,169	15,506	25,989
 2024 Median HH Income	\$48,100	\$57,850	\$57,429
 2024 Average HH Income	\$68,640	\$81,850	\$81,757

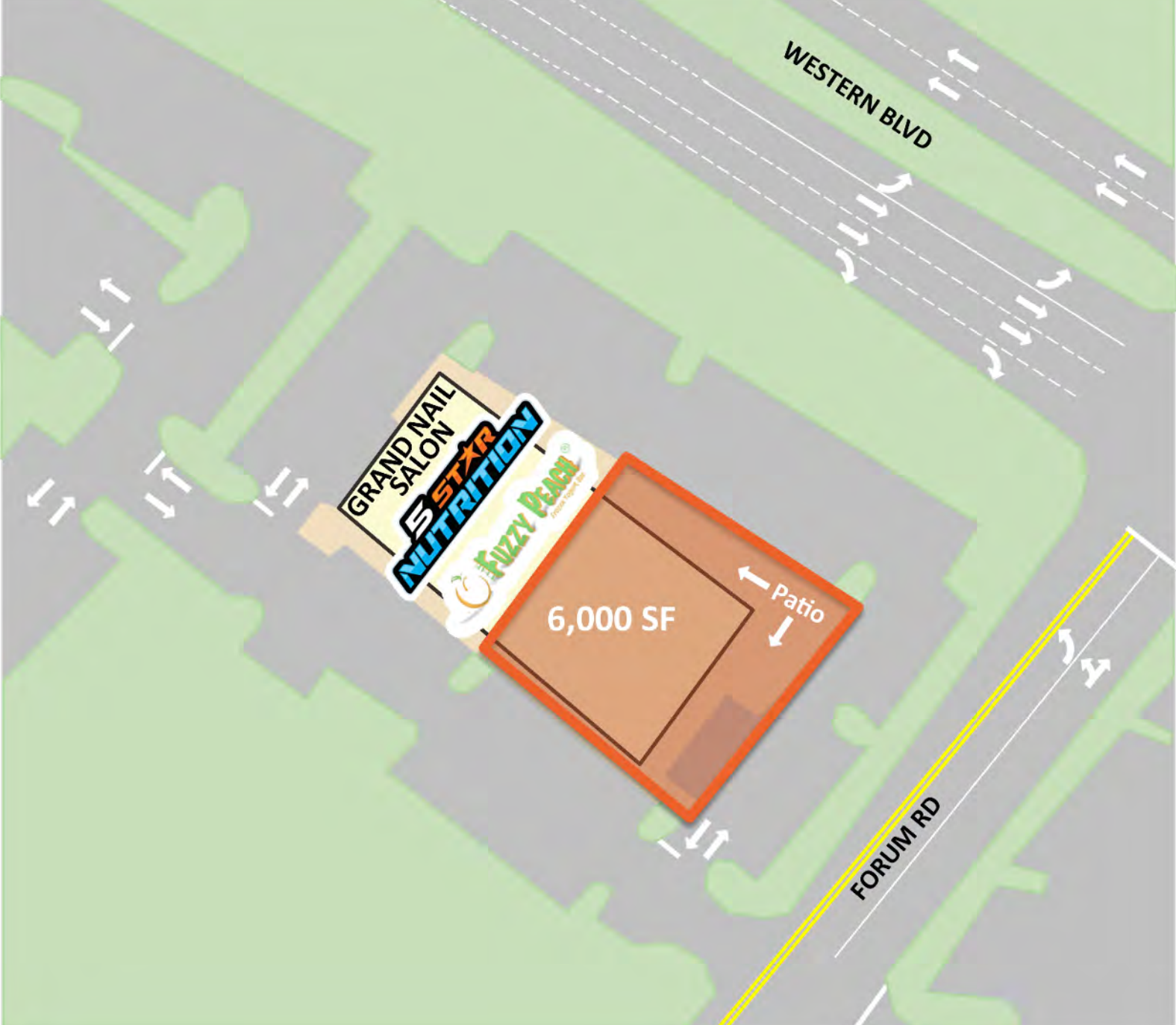
DEMOGRAPHICS

SITE PLAN



**PREMISES
6,000 SF**

SITE PLAN





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