



RETAIL PROPERTY FOR SALE OR LEASE

1916 LEJEUNE BOULEVARD

JACKSONVILLE, NC 28546



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Secure this highly visible second-generation former Arby's QSR positioned on Jacksonville, NC's primary commercial artery. Located between the two main entrances to Camp Lejeune Marine Base which is home to more than 163,000 people with a median age of 23.3 years old. This is recession proof market has a constant influx of military families in addition to the stable residential population of Jacksonville. With the flexible CC zoning, this value-add property is well positioned for an owner user to quickly retrofit and open for business or redevelopment. The above average daytime population provides for a triple peak traffic pattern of consistent business opportunity through sustained customer presence.

PROPERTY HIGHLIGHTS

- 2nd Generation Restaurant (former Arby's)
- Drive Thru ready QSR
- Located between the two main gates to Camp Lejeune
- Direct access to Camp Lejeune's active duty, family members, and retirees
- Zoned CC
- Well suited for drive-through restaurants, retail, financial services, veterinary services, medical use, and much more
- Recession proof market
- High Traffic Count at 32,846 VPD
- Value Add Owner User or Redevelopment Opportunity

OFFERING SUMMARY

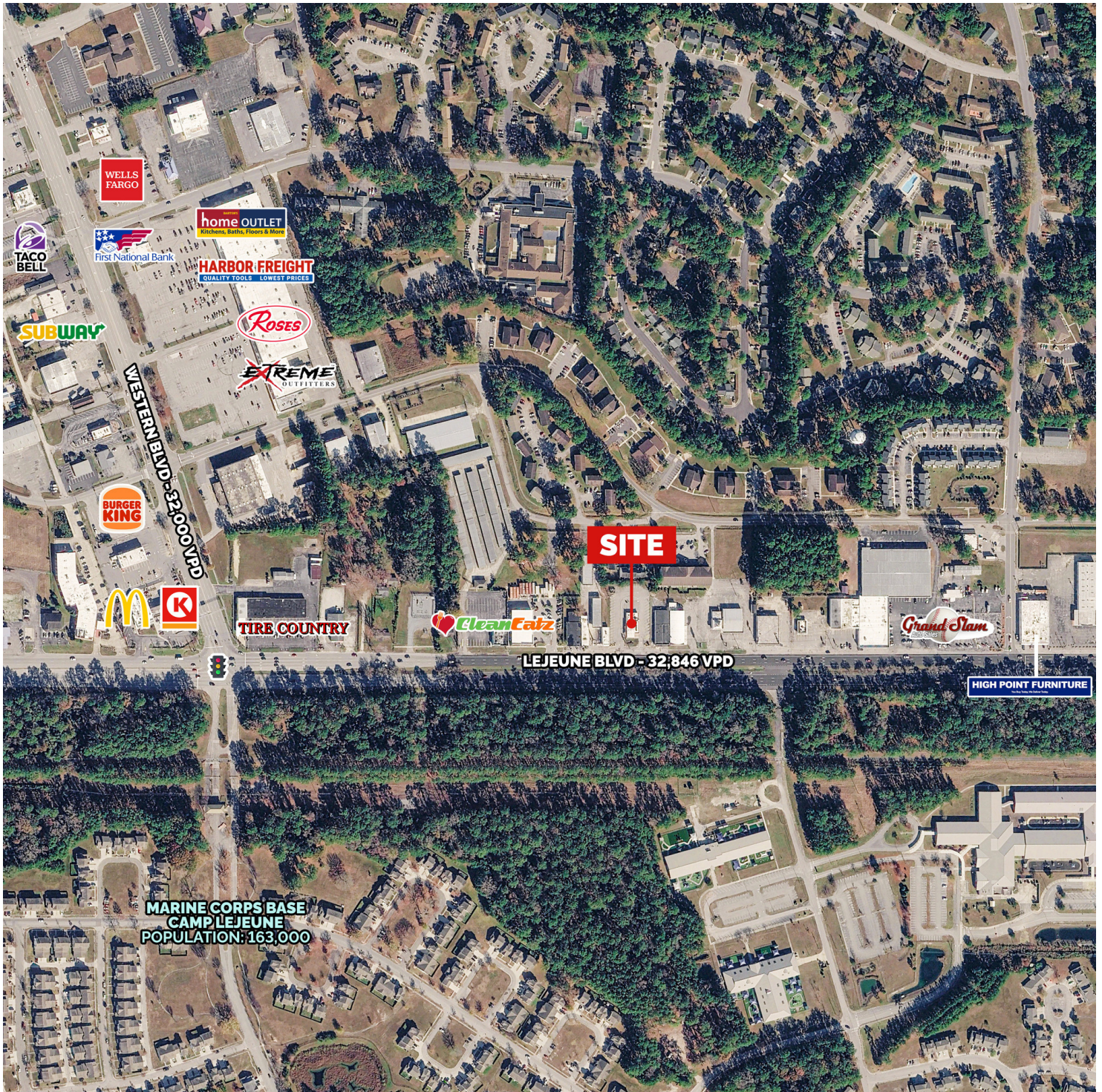
Lease/Sale Rate:	Call Broker
Available SF:	2,957 SF
Building Size:	2,957 SF
Land Size:	0.69 AC

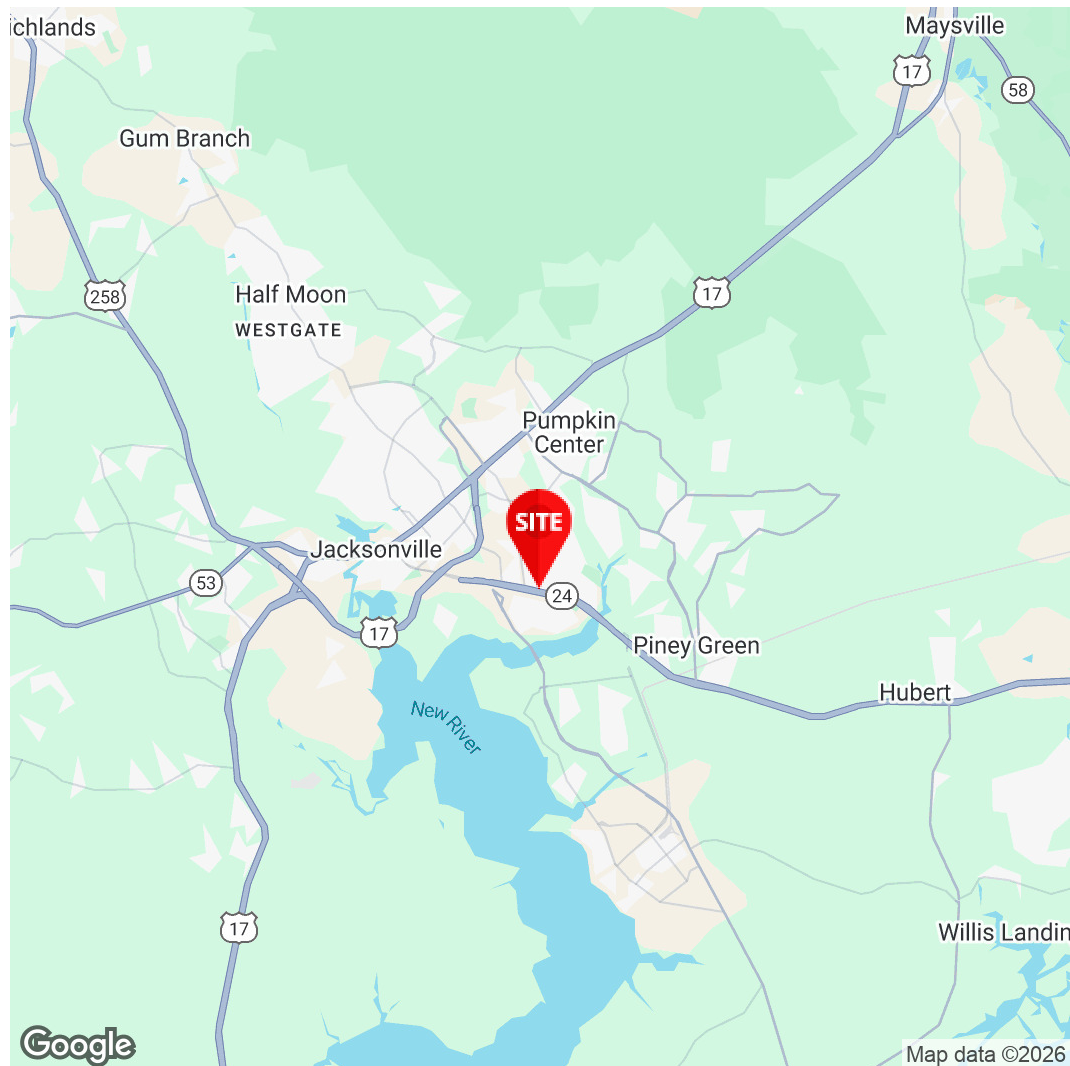
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	12,296	26,684	46,247
Total Population	33,033	75,863	139,815
Average HH Income	\$73,552	\$76,192	\$75,525
Daytime Population	50,511	70,064	97,092

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LOCAL AREA VPD





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