

JOIN KOHL'S AND ASHLEY HOMESTORE

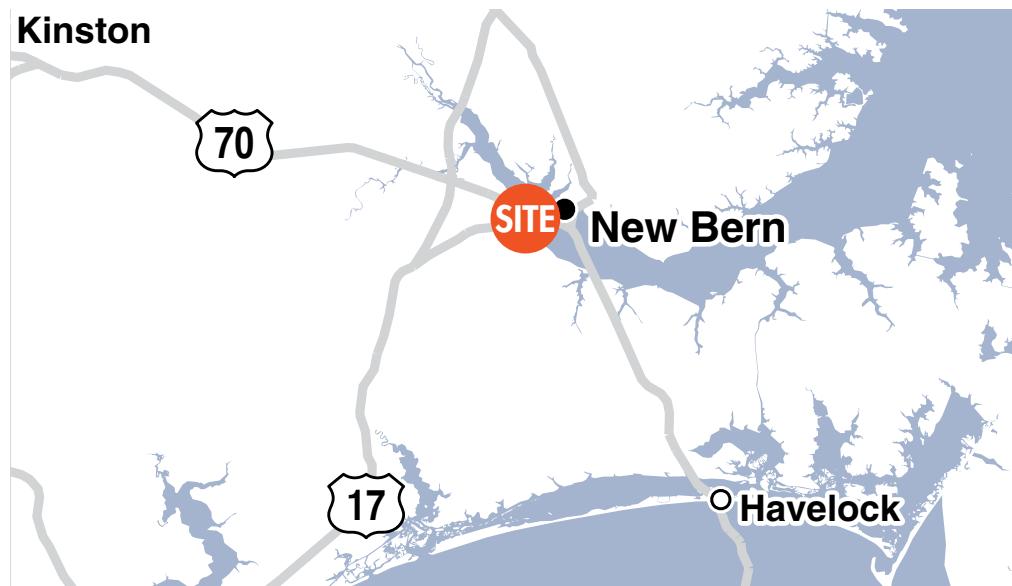
FOUNDRY
COMMERCIAL



CROSSROADS SHOPPING CENTER

2009 SOUTH GLENBURNIE RD, NEW BERN, NC 28562

FOR LEASE | ±6,070 - 6,427 SF (CAN BE SUBDIVIDED)



PROPERTY FEATURES

- Join brand new anchors Kohl's and Ashley Homestore
- Great opportunity in the middle of the prime retail corridor for New Bern and surrounding areas
- 26,500 VPD on Dr. M.L.K. Boulevard and 18,000 VPD on South Glenburnie Road
- National and regional retail tenants nearby such as Target, Walmart, TJ Maxx, Ross, Hobby Lobby, HomeGoods, Academy Sports, PetSmart, Publix and Harris Teeter
- Surrounded by strong residential communities (Trent Woods, Riverbend and Emerald Golf Club) and regional access via NC 70 and NC 17

DEMOGRAPHICS

1 MILE RADIUS	3 MILE RADIUS
4,391 ESTIMATED POPULATION	29,677 ESTIMATED POPULATION
45.9 MEDIAN AGE	43.1 MEDIAN AGE
\$246,888 MEDIAN HOME VALUE	\$234,441 MEDIAN HOME VALUE
3,647 TOTAL EMPLOYEES	14,030 TOTAL EMPLOYEES
\$74,415 MEDIAN HOUSEHOLD INCOME	\$72,581 MEDIAN HOUSEHOLD INCOME
5 MILE RADIUS	10 MILE RADIUS
44,443 ESTIMATED POPULATION	66,910 ESTIMATED POPULATION
43.4 MEDIAN AGE	44.0 MEDIAN AGE
\$247,202 MEDIAN HOME VALUE	\$249,404 MEDIAN HOME VALUE
20,861 TOTAL EMPLOYEES	24,547 TOTAL EMPLOYEES
\$72,346 MEDIAN HOUSEHOLD INCOME	\$72,603 MEDIAN HOUSEHOLD INCOME

FOR MORE INFORMATION, PLEASE CONTACT:

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SITE PLAN



UNIT	TENANT	SIZE	UNIT	TENANT	SIZE
1	Benchmark PT	1,431 SF	7	Nothing Bundt Cakes	1,629 SF
2	Peking Gardens	1,529 SF	8+9	Skechers	10,239 SF
3	Papa John's	1,280 SF	10	Musashi Steakhouse	8,298 SF
4 + 5B	Ashley Homestore	21,320 SF	11	AVAILABLE	6,427 SF (can be subdivided)
5A	Kohl's	40,488 SF	12	Hallmark	7,505 SF
6	AVAILABLE (can be subdivided)	6,070 SF			

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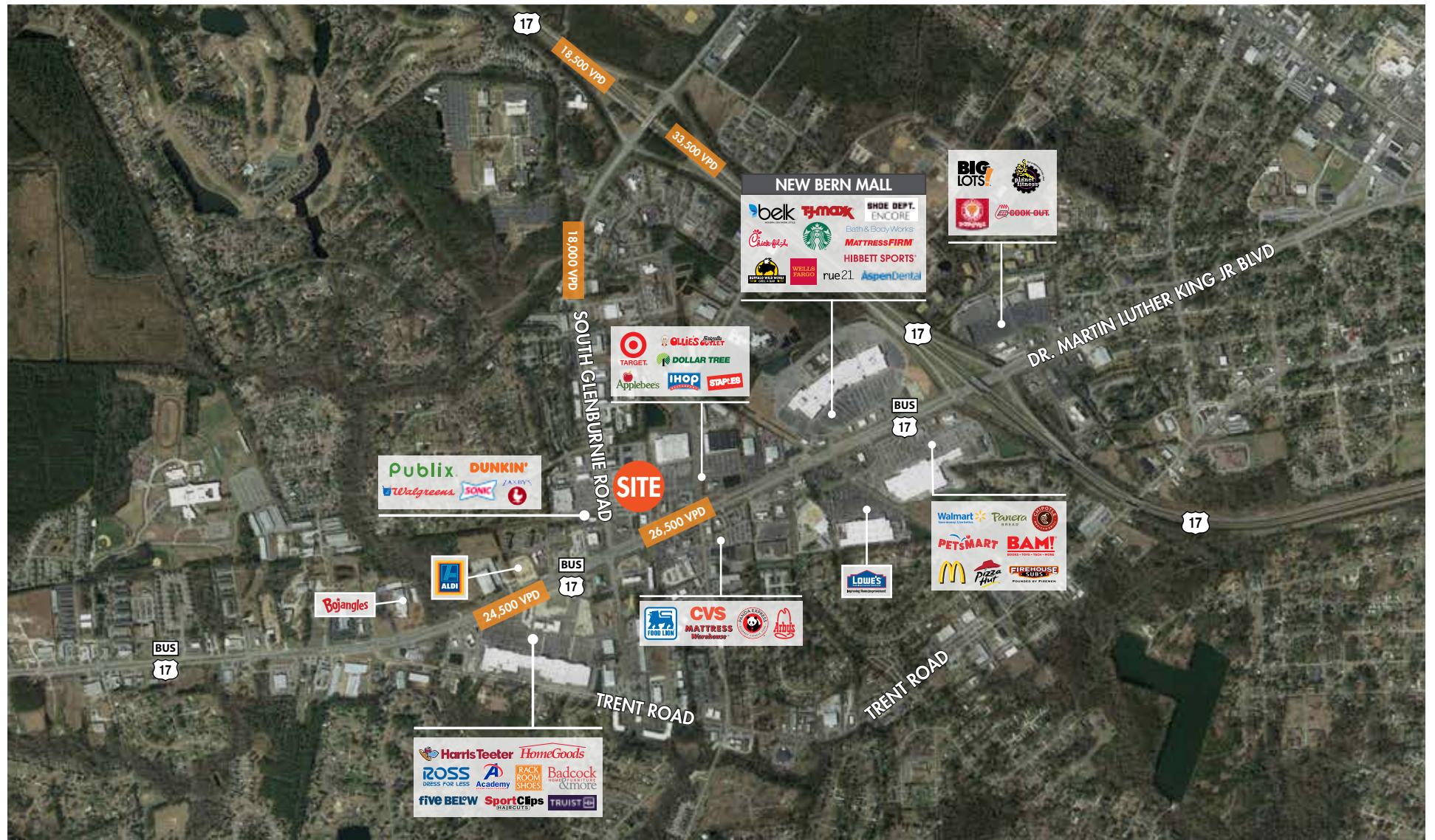
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