

## FOR SALE:

# 10,800 SF Retail Building | 100% Leased Triple Net Lease Investment Sale

## LOCATION:

» 4275 Western Blvd | Jacksonville, NC 28546

## KEY HIGHLIGHTS:

- » 100% leased to Carolina East Health, a long-standing and reputable tenant
- » New 5-year lease extension signed, with options through 2040
- » 10,800 SF Class A medical/office/mixed-use space
- » Located on high-traffic Western Boulevard in Jacksonville, NC
- » High visibility, accessibility, and ample parking
- » Ideal for investors seeking steady income and long-term growth
- » Strong rental history and tenant commitment reinforce low-risk profile

## PRICING:

» \$3,900,000

## DEMOGRAPHICS:

	2 Mile	5 Mile	10 Mile
Population:	8,179	62,713	132,907
Households	3,367	22,394	45,718
Avg. HH Income	\$71,845	\$65,497	\$66,517

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**SUBJECT  
PROPERTY**

**DOLLAR TREE**

**DUNKIN'**

**Lowes**  
Foods

**CVS**

**Auto  
Zone**

**U-HAUL**

**Advance  
Auto Parts**

**Bojangles**

**McDonald's**

**CIRCLE K**

**Wendy's**

**Domino's**

**Speedway**

**FOOD LION**

**TACO BELL**

**the Y**

**JACKSONVILLE  
HIGH SCHOOL**

**CRUNCH**

**Walgreens**

**NAPA**

**Batteries  
Plus**

**TOWNEPLACE  
SUITES  
MARRIOTT**

**AMC  
THEATRES**

**Academy  
SPORTS+OUTDOORS**

**BUFFALO WILD WINGS**

**Banfield  
PET HOSPITAL**

**Krispy Kreme**

**Freddy's  
STEAKBURGERS**

**GOLD'S  
GYM**

**PNC  
TRUIST**

**SLIM CHICKENS**

**Cheddar's**

**Hilton  
Garden Inn**

**Hampton  
by Hilton**

**Panera  
BREAD**

**KOHL'S**

**Burlington SportClips**

**TARGET**

**Walmart  
Neighborhood Market**

**ALDI**

**ZAXBY'S**

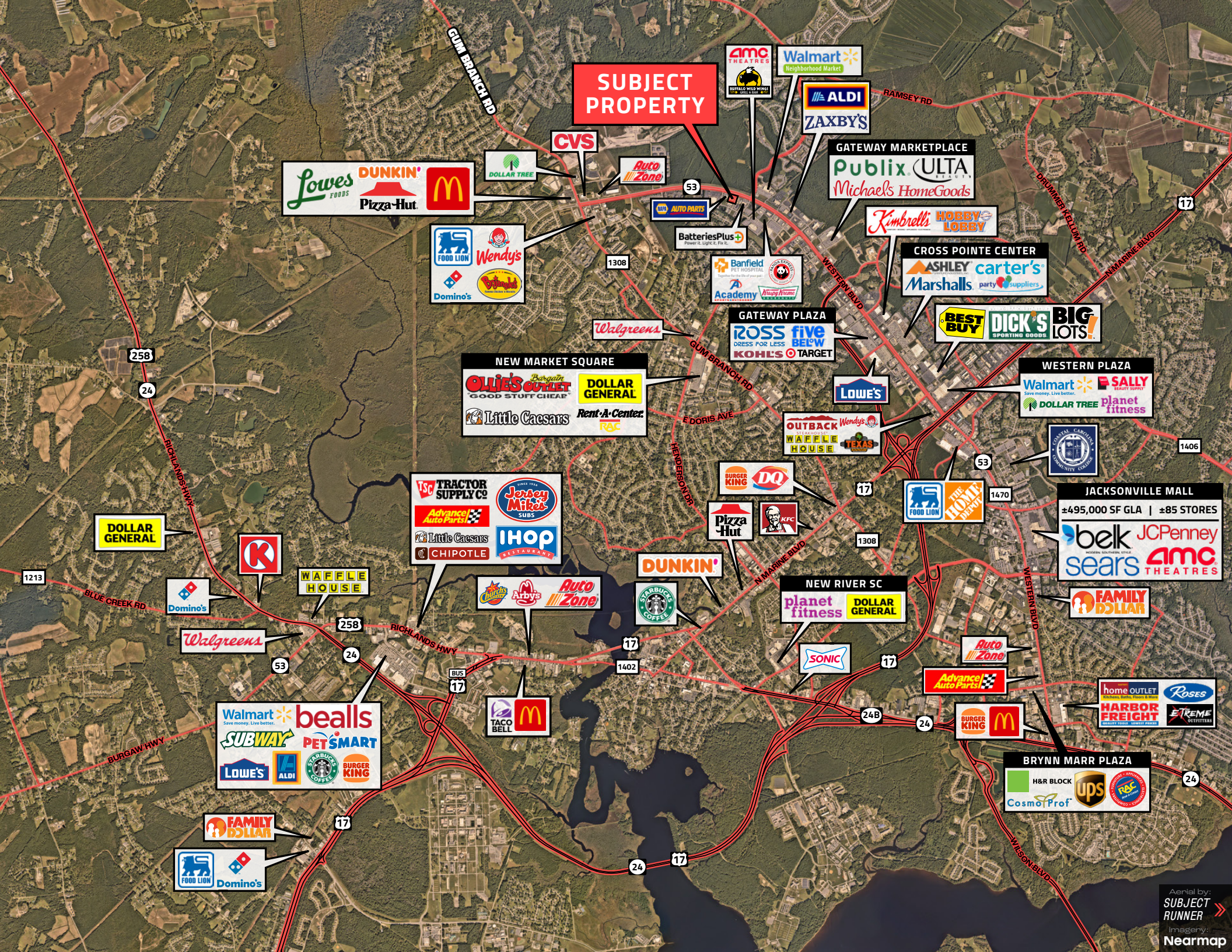
**LONGHORN  
COURTYARD  
BY MARRIOTT**

**Publix  
Michaels  
HomeGoods**

**SEVEN  
BREW**

**STARBUCKS  
verizon**





**SUBJECT  
PROPERTY**

**Lowes**  
DUNKIN'  
Pizza-Hut.  
McDonald's

**FOOD LION**  
Wendy's  
Domino's

**CVS**

**Auto Zone**

**AMC THEATRES**  
BUFFALO WILD WINGS

**Walmart**  
Neighborhood Market

**ALDI**  
ZAXBY'S

**GATEWAY MARKETPLACE**  
Publix  
Michael's HomeGoods

**Kimberly's HOBBY LOBBY**

**CROSS POINTE CENTER**  
ASHLEY carter's  
Marshalls party suppliers

**BEST BUY**  
DICK'S BIG LOTS!

**WESTERN PLAZA**  
Walmart  
DOLLAR TREE  
planet fitness

**JACKSONVILLE MALL**  
±495,000 SF GLA | ±85 STORES  
belk JCPenney  
sears  
AMC THEATRES

**FAMILY DOLLAR**

**BRYNN MARR PLAZA**  
H&R BLOCK  
CosmoProf  
ups  
R&B

**NEW MARKET SQUARE**  
OLLIE'S Bargain Outlet  
GOOD STUFF CHEAP  
Little Caesars  
DOLLAR GENERAL  
Rent-A-Center  
RAC

**TRACTOR SUPPLY CO**  
Jersey Mike's  
IHOP  
CHIPOTLE

**DUNKIN'**

**STARBUCKS COFFEE**

**NEW RIVER SC**  
planet fitness  
DOLLAR GENERAL

**SONIC**

**Auto Zone**

**BURGER KING**  
McDonald's

**home OUTLET**  
HARBOR FREIGHT  
ROSES  
ETREME

**Walmart**  
bealls  
SUBWAY  
PET SMART  
LOWE'S  
ALDI  
STARBUCKS COFFEE  
BURGER KING

**FAMILY DOLLAR**

**FOOD LION**  
Domino's