

PRIME ENDCAP OPPORTUNITY ON WESTERN BLVD

1447 Western Blvd, Jacksonville, NC 28546



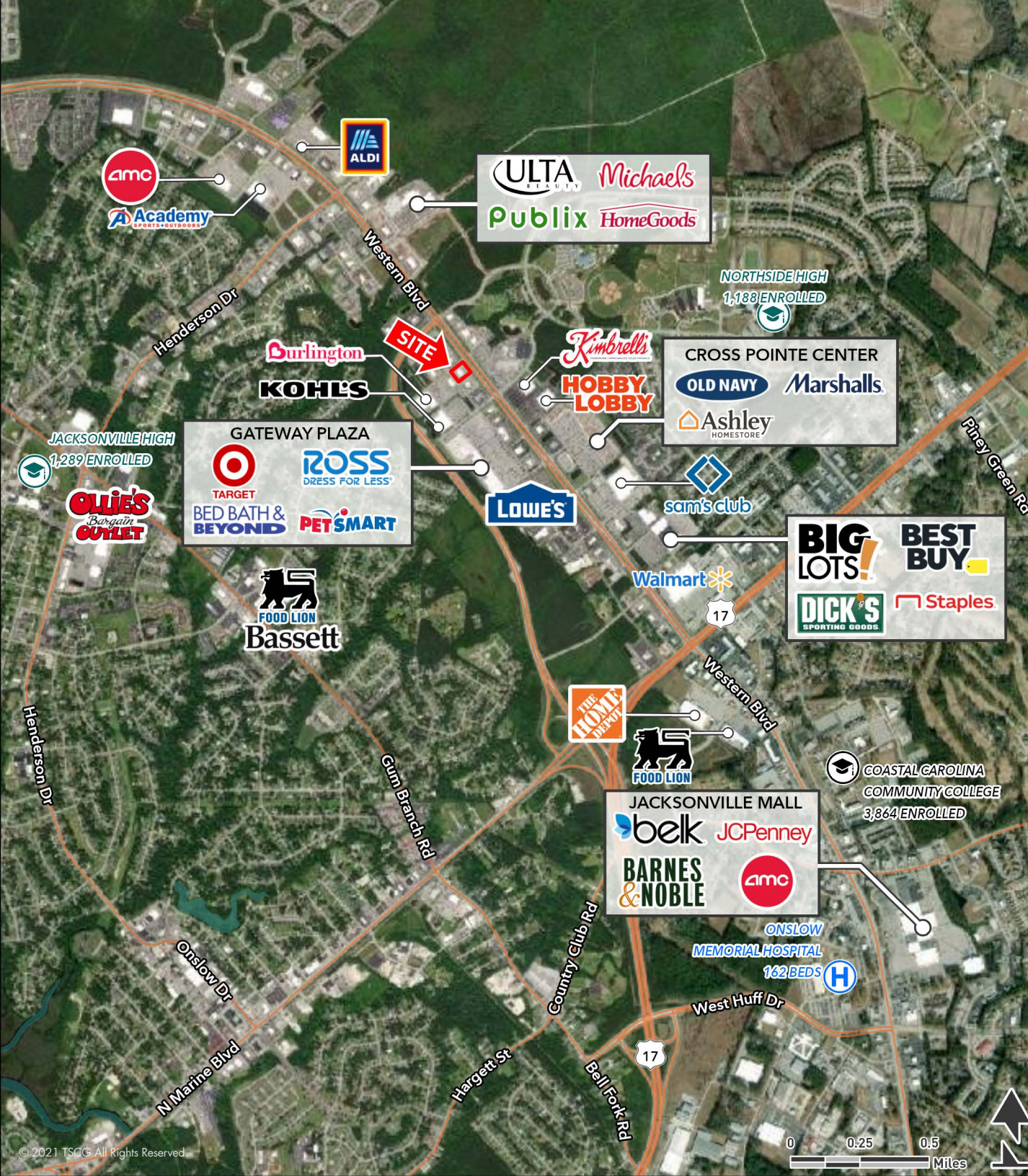
EXCLUSIVE LEASING PACKAGE

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PROPERTY OVERVIEW

- Address: 1447 Western Blvd, Suite 100, Jacksonville, NC 28546
- Size: 5,000 SF end cap + drive thru potential
- Co-Tenant: US Cellular
- Access: Immediate Right In/ Right Out with full movement access off Gateway Dr and Jacksonville Pkwy
- Notable Surrounding Tenants: Target, Publix, Burlington, Hobby Lobby, Starbucks, Chick-fil-A, Olive Garden, Rack Room Shoes, Kohl's, Panera Bread, Five Below, ULTA, Academy Sports, Bed Bath & Beyond, Michael's, HomeGoods, First Watch, Chipotle and more!
- Traffic Counts: Western Blvd - 37,000 VPD







BED BATH & BEYOND

ROSS
DRESS FOR LESS

CAFO
Kirklands

PET SMART

GameStop
FIVE BELOW



KOHL'S

BACK ROOM
STORES

Burlington

Chick-fil-ly

Olive
Garden
ITALIAN RESTAURANT

AVAILABLE
5,000 SF

Little
Gym
BUG DONUTS
SportClips
HAIRCUTS

Hampton Inn

U.S. Cellular
CHOOSE FAIR

Panera
BREAD

WESTERN BOULEVARD (37,000 ADDT)

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NORTH RALEIGH TRADE AREA

5-MILE RADIUS



2020 POPULATION
77,888



2020 DAYTIME POPULATION
86,251



2020 AVERAGE HH INCOME
\$63,064

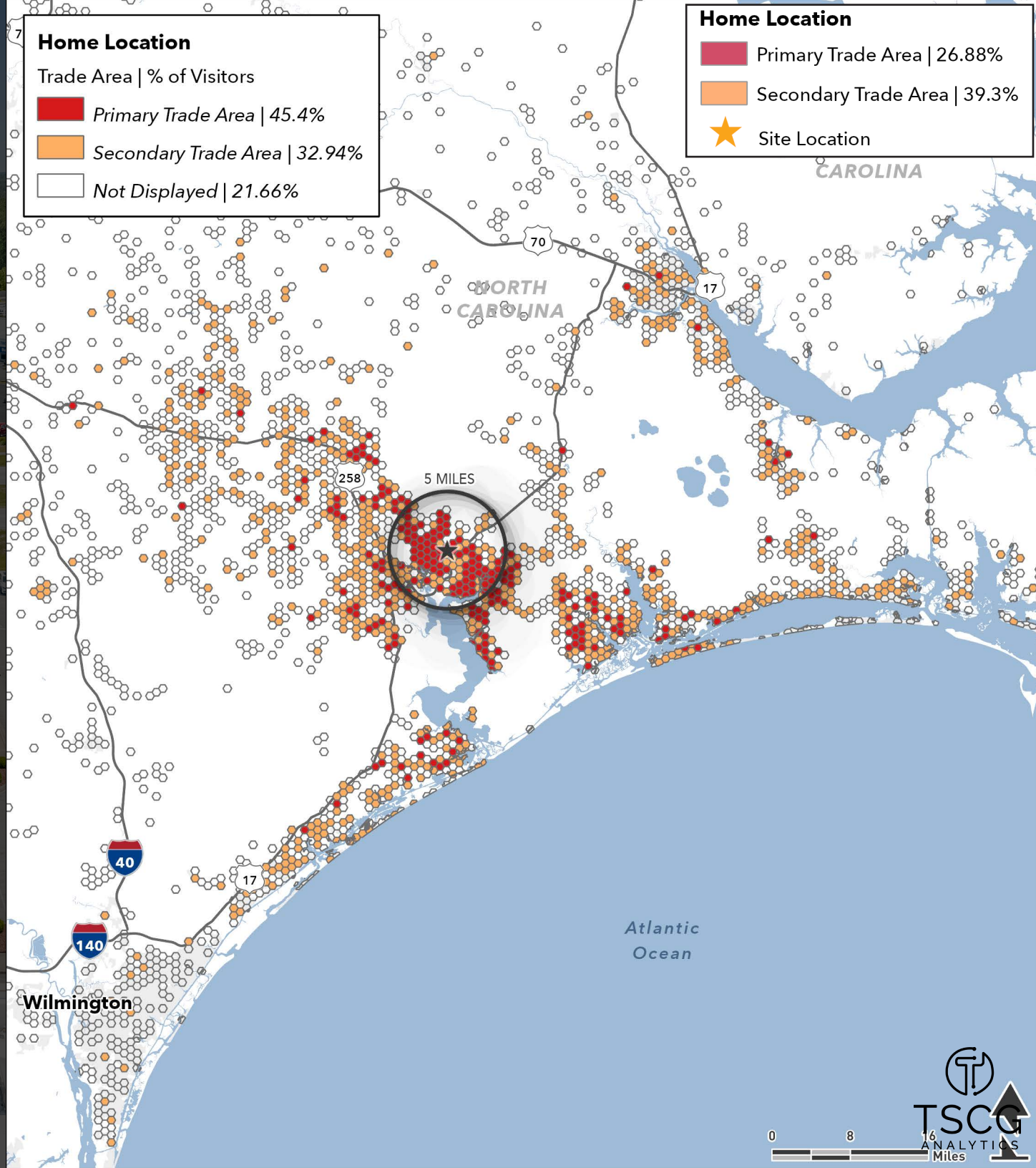
Home Location

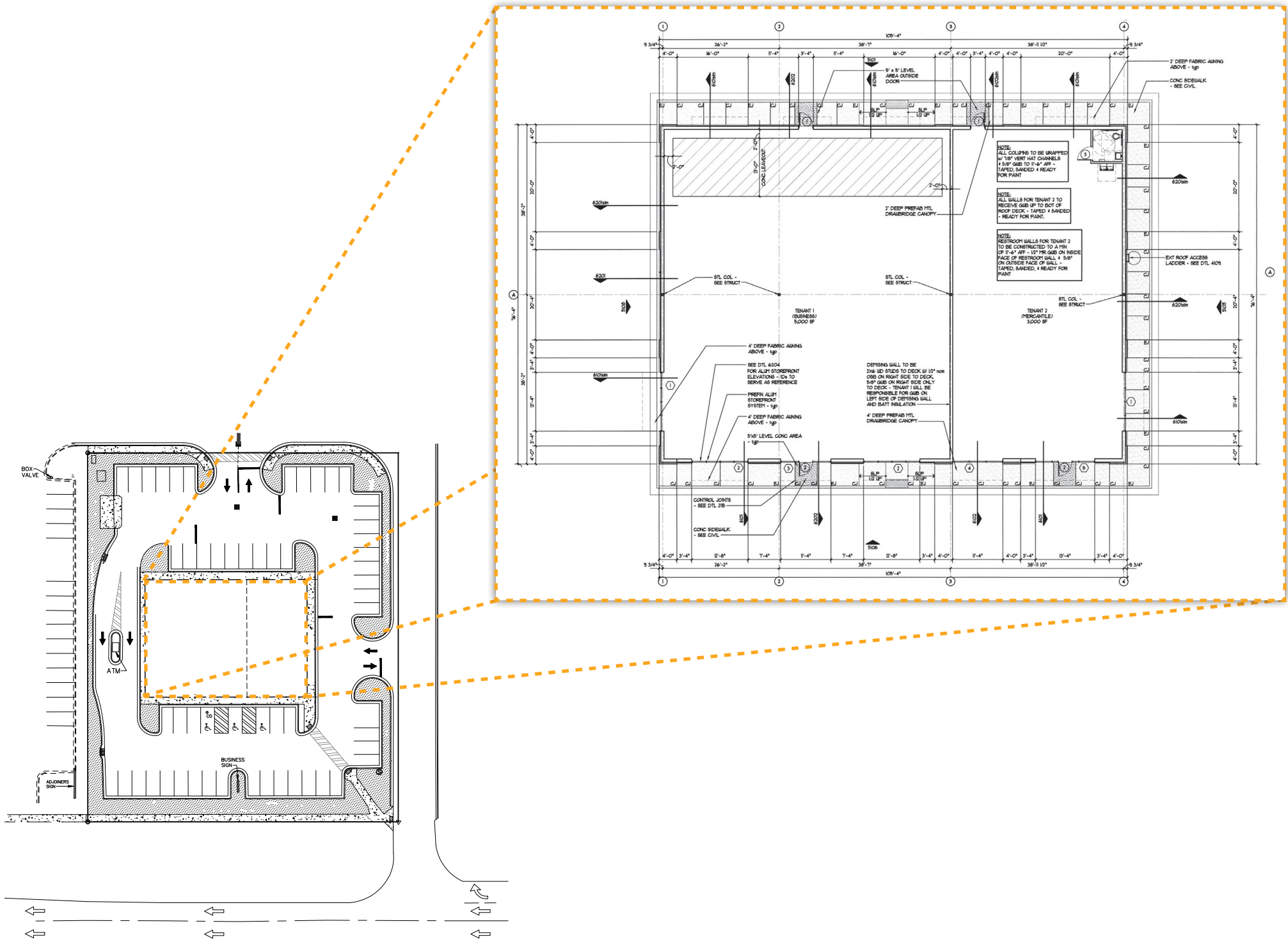
Trade Area | % of Visitors

- Primary Trade Area | 45.4%
- Secondary Trade Area | 32.94%
- Not Displayed | 21.66%

Home Location

- Primary Trade Area | 26.88%
- Secondary Trade Area | 39.3%
- Site Location





NC HWY 53 (WESTERN BOULEVARD)

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