

CROSSROADS SHOPPING CENTER

2019 S. Glenburnie Road | New Bern, NC





Retail Space Available

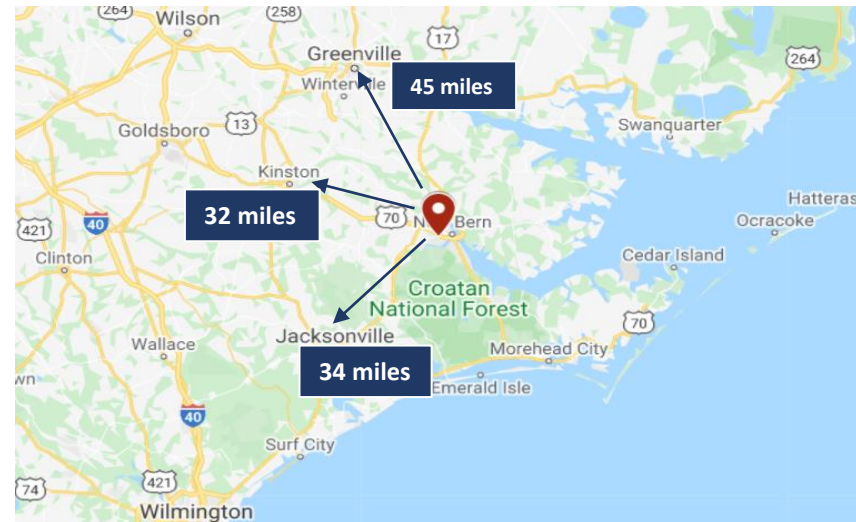
HIGHLIGHTS

- Located along Doctor M.L.K Jr. Blvd, one of New Bern’s main retail thoroughfares
- Current retail tenants include Hallmark, Papa John’s, SuperCuts, Wild Birds Unlimited, Musashi Steakhouse, Peking Garden and more
- In close proximity to several major national retail tenants including Target, TJ Maxx, HomeGoods, Walmart, Starbucks, Publix, Walgreens, Zaxby’s, Dunkin’ Donuts, etc.
- Situated near several residential communities including Trent Woods, Riverbend and Emerald Golf Club
- 27,000 VPD on Doctor M.L.K. Jr. Blvd / 17,500 VPD on S. Glenburnie Rd



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 Population	4,534	28,522	43,329
 Households	2,128	13,252	19,921
 Avg HH Income	\$81,070	\$76,085	\$78,545
 Employees	8,488	22,591	31,388



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HIGH LEVEL AERIAL

2019 S. Glenburnie Road | New Bern, NC



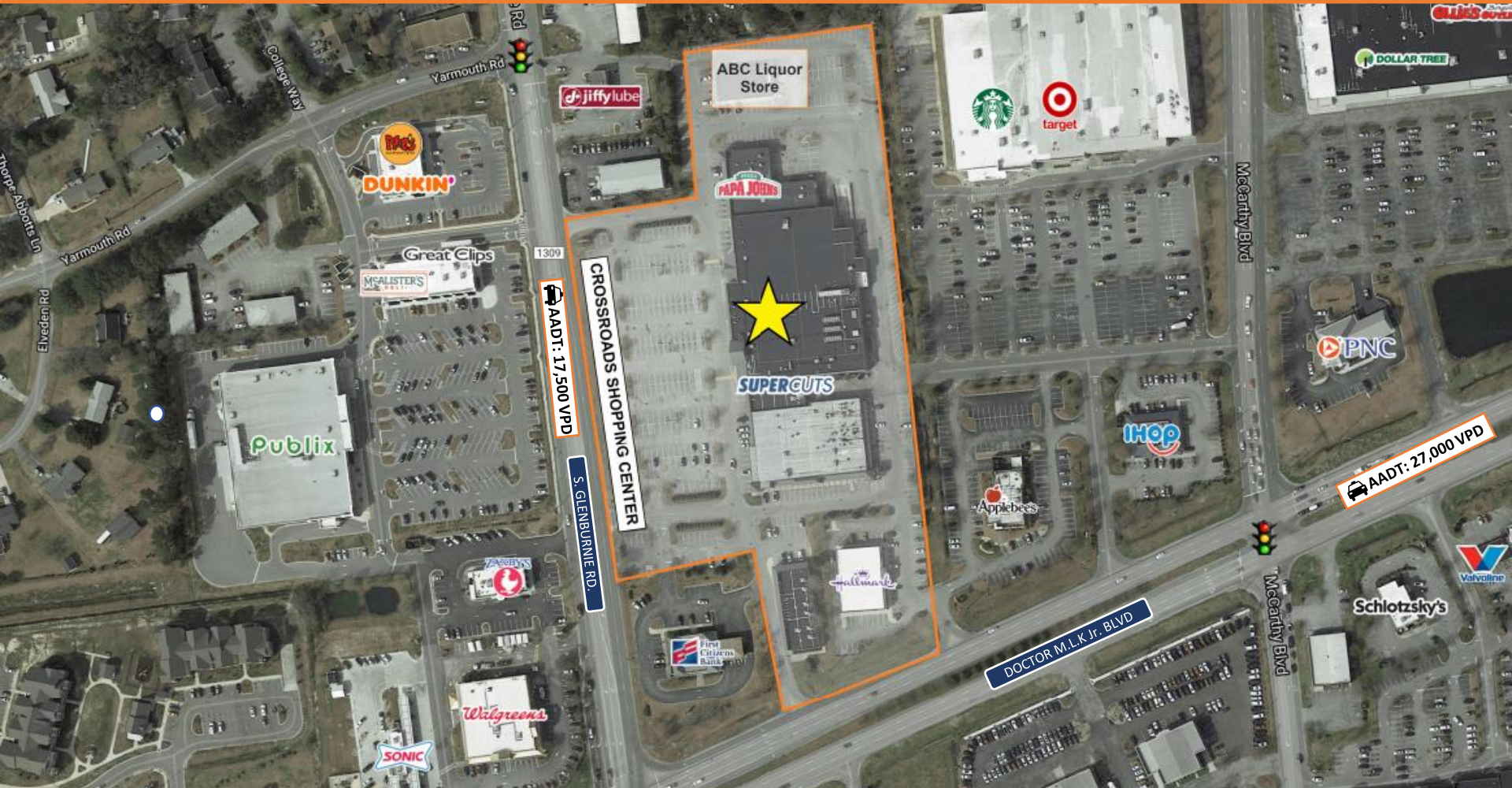
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LOW LEVEL AERIAL

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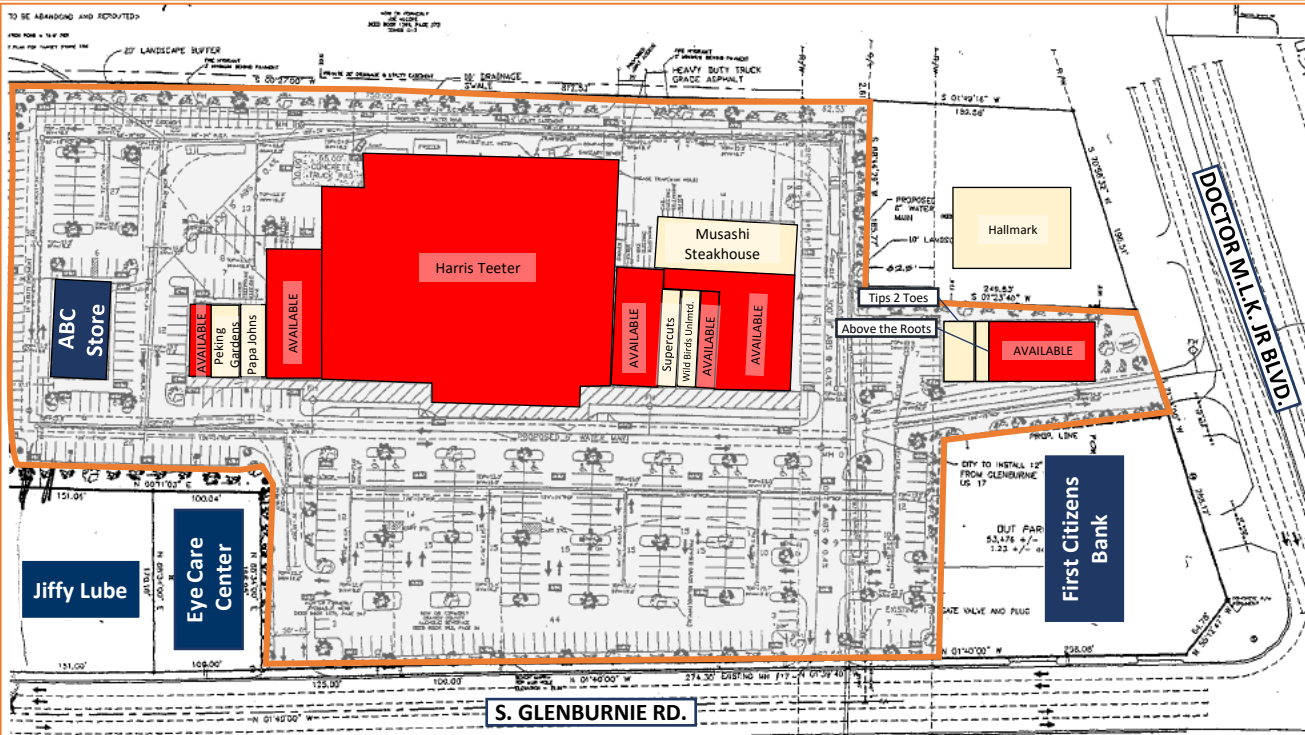
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SITE PLAN & RETAIL AVAILABILITY

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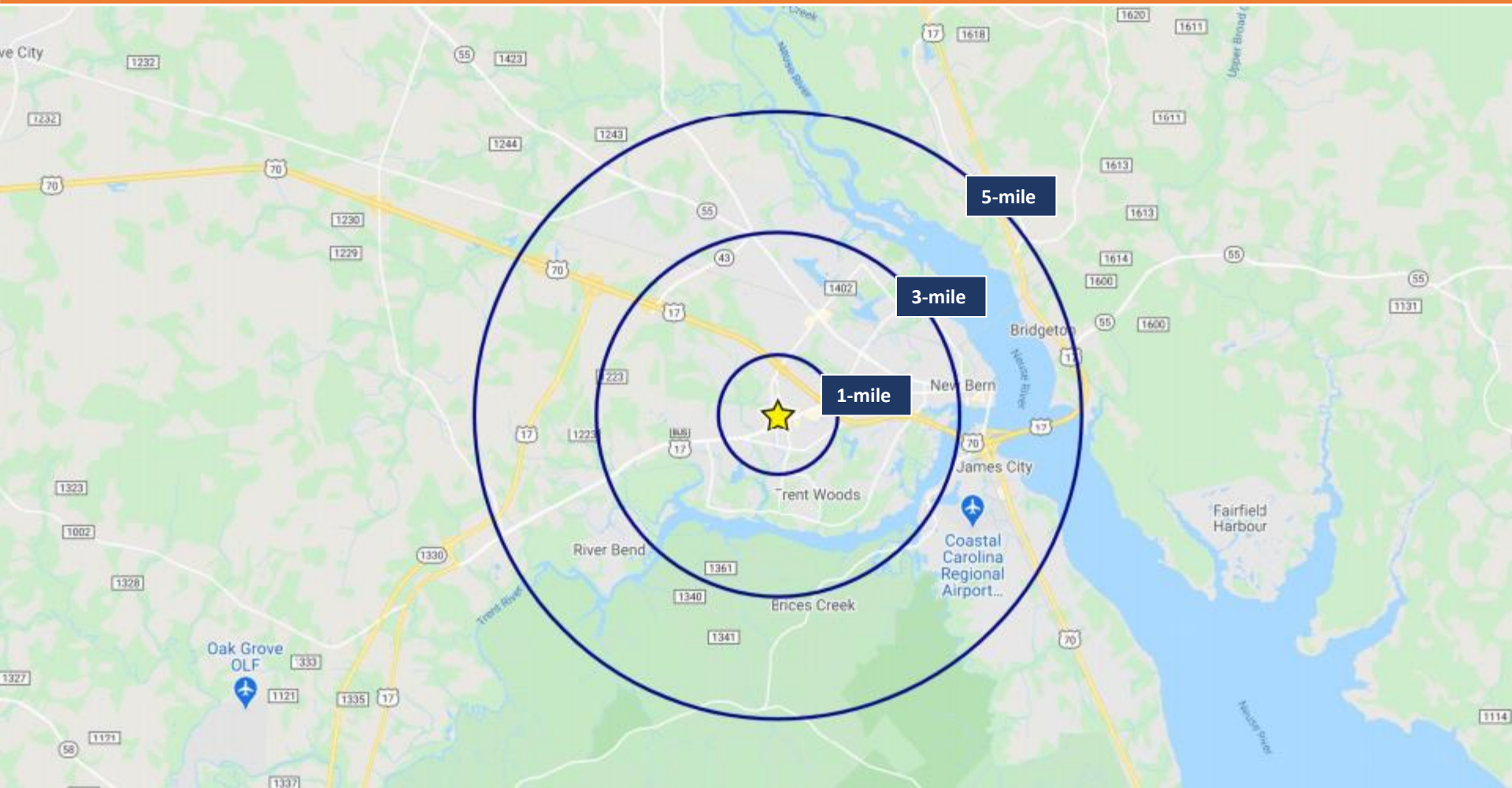
TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
AVAILABLE	1,465	Super Cuts	1,600	Tips 2 Toes	1,521
Peking Gardens	1,540	Wild Birds Unlimited	1,600	Above the Roots	960
Papa John's Pizza	1,260	AVAILABLE	1,650	Hallmark	7,488
AVAILABLE	7,000	AVAILABLE	8,598		
AVAILABLE	55,854	Musashi Steakhouse	8,500		
AVAILABLE	4,514	AVAILABLE	3,982		



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DEMOGRAPHIC RADIUS MAP

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1, 3 & 5-MILE DEMOGRAPHICS

2019 S. Glenburnie Road | New Bern, NC



Crossroads Shopping Center New Bern, NC

	1 mi	3 mi	5 mi	
POPULATION	2020 Estimated Population	4,534	28,522	43,329
	2025 Projected Population	4,538	28,837	43,672
	2010 Census Population	4,455	29,331	44,361
	2000 Census Population	3,775	25,805	38,040
	Projected Annual Growth 2020 to 2025	-	0.2%	0.2%
	Historical Annual Growth 2000 to 2020	1.0%	0.5%	0.7%
HOUSEHOLDS	2020 Estimated Households	2,128	13,252	19,921
	2025 Projected Households	2,032	12,805	19,202
	2010 Census Households	1,941	12,628	18,917
	2000 Census Households	1,580	10,921	16,122
	Projected Annual Growth 2020 to 2025	-0.9%	-0.7%	-0.7%
	Historical Annual Growth 2000 to 2020	1.7%	1.1%	1.2%
AGE	2020 Est. Population Under 10 Years	10.6%	11.7%	11.6%
	2020 Est. Population 10 to 19 Years	11.0%	11.2%	11.1%
	2020 Est. Population 20 to 29 Years	11.0%	12.8%	12.6%
	2020 Est. Population 30 to 44 Years	15.6%	16.2%	16.7%
	2020 Est. Population 45 to 59 Years	16.0%	17.1%	17.0%
	2020 Est. Population 60 to 74 Years	19.8%	18.8%	19.4%
	2020 Est. Population 75 Years or Over	16.0%	12.1%	11.6%
	2020 Est. Median Age	45.7	42.1	42.3

Crossroads Shopping Center New Bern, NC

	1 mi	3 mi	5 mi	
MARITAL STATUS & GENDER	2020 Est. Male Population	48.0%	47.4%	48.1%
	2020 Est. Female Population	52.0%	52.6%	51.9%
	2020 Est. Never Married	19.9%	25.1%	23.1%
	2020 Est. Now Married	54.5%	48.8%	51.7%
	2020 Est. Separated or Divorced	11.7%	16.7%	16.9%
	2020 Est. Widowed	14.0%	9.4%	8.2%
INCOME	2020 Est. HH Income \$200,000 or More	5.7%	4.9%	5.7%
	2020 Est. HH Income \$150,000 to \$199,999	3.4%	3.5%	3.9%
	2020 Est. HH Income \$100,000 to \$149,999	13.4%	10.5%	11.7%
	2020 Est. HH Income \$75,000 to \$99,999	13.8%	11.7%	12.0%
	2020 Est. HH Income \$50,000 to \$74,999	24.3%	19.8%	19.6%
	2020 Est. HH Income \$35,000 to \$49,999	13.3%	15.0%	14.8%
	2020 Est. HH Income \$25,000 to \$34,999	9.3%	11.2%	10.4%
	2020 Est. HH Income \$15,000 to \$24,999	6.0%	11.6%	10.6%
	2020 Est. HH Income Under \$15,000	10.7%	11.8%	11.1%
	2020 Est. Average Household Income	\$81,070	\$76,085	\$78,545
	2020 Est. Median Household Income	\$61,657	\$53,366	\$56,331
	2020 Est. Per Capita Income	\$38,197	\$35,491	\$36,320
	2020 Est. Total Businesses	869	1,909	2,819
2020 Est. Total Employees	8,488	22,591	31,388	

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