

SPACE AVAILABLE

4329 Western Blvd | Jacksonville, NC





+/- 31,900 SF of Space For Lease

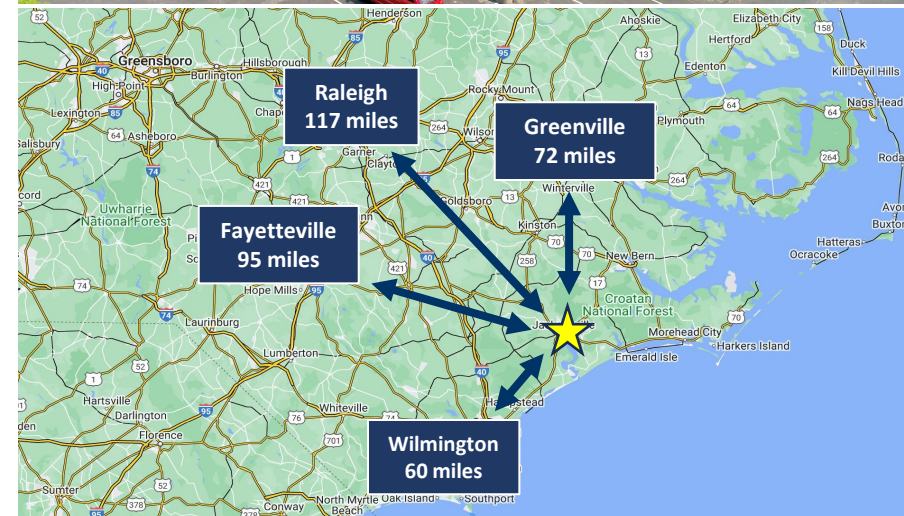
HIGHLIGHTS

- +/- 31,900 sf of space available for lease previously used as call center.
- Located on Western Blvd in high growth corridor of Jacksonville.
- Can be repurposed for Retail, Medical, Educational, Religious, Gym, Office and Industrial uses.
- City of Jacksonville Zoning: Corridor Commercial (CC)
- 18,000 VPD on Western Blvd with 2 access points.
- Contact Broker for pricing.



DEMOGRAPHICS

| | 1-Mile | 3-Mile | 5-Mile |
|---|-----------------|-----------------|-----------------|
|  Population | 7,029 | 34,540 | 60,990 |
|  Households | 3,137 | 13,854 | 23,459 |
|  Avg HH Income | \$90,997 | \$91,178 | \$88,956 |
|  Employees | 2,584 | 12,750 | 28,091 |



Taylor Beck | Taylor@BellCommercial.net | 919.389.8941
Baker Bell | Baker@BellCommercial.net | 919.608.9522

High Level Aerial

4329 Western Blvd | Jacksonville, NC




Subject Property
10.19 Acres



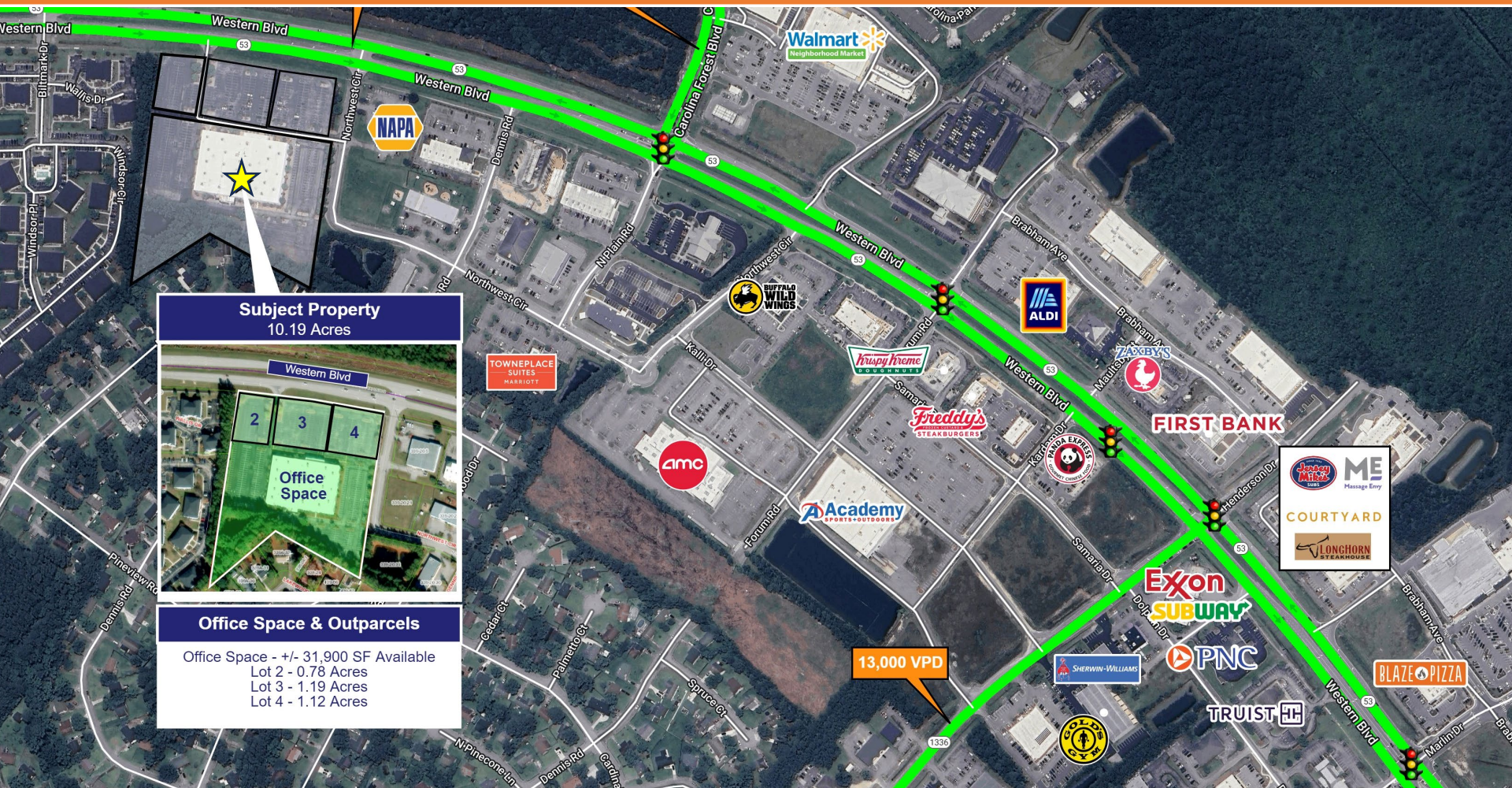
Office Space & Outparcels

Office Space - +/- 31,900 SF Available
 Lot 2 - 0.78 Acres
 Lot 3 - 1.19 Acres
 Lot 4 - 1.12 Acres

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Low Level Aerial

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Amenity Aerial - East

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Amenity Aerial - West

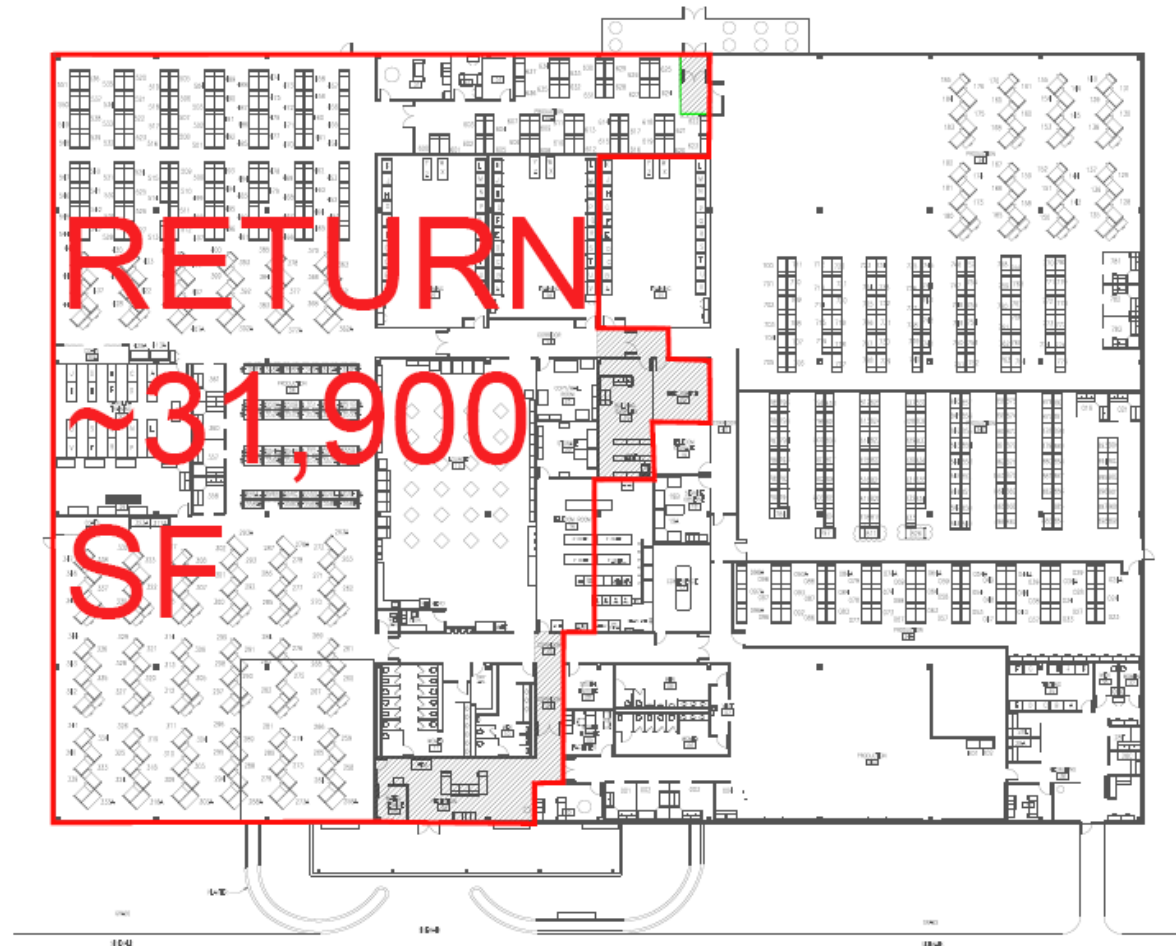
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Floor Plan

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1, 3 & 5-MILE DEMOGRAPHICS

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1mi 3mi 5mi

POPULATION

| | | | |
|---------------------------------------|-------|--------|--------|
| 2023 Estimated Population | 7,029 | 34,540 | 60,990 |
| 2028 Projected Population | 6,470 | 33,652 | 61,585 |
| 2020 Census Population | 7,454 | 35,942 | 62,865 |
| 2010 Census Population | 4,943 | 33,898 | 62,241 |
| Projected Annual Growth 2023 to 2028 | -1.6% | -0.5% | 0.2% |
| Historical Annual Growth 2010 to 2023 | 3.2% | 0.1% | -0.2% |

HOUSEHOLDS

| | | | |
|---------------------------------------|-------|--------|--------|
| 2023 Estimated Households | 3,137 | 13,854 | 23,459 |
| 2028 Projected Households | 2,830 | 13,272 | 23,223 |
| 2020 Census Households | 3,314 | 14,770 | 24,669 |
| 2010 Census Households | 2,034 | 12,973 | 23,050 |
| Projected Annual Growth 2023 to 2028 | -2.0% | -0.8% | -0.2% |
| Historical Annual Growth 2010 to 2023 | 4.2% | 0.5% | 0.1% |

AGE

| | | | |
|---------------------------------------|-------|-------|-------|
| 2023 Est. Population Under 10 Years | 17.9% | 16.2% | 15.5% |
| 2023 Est. Population 10 to 19 Years | 12.0% | 13.1% | 13.5% |
| 2023 Est. Population 20 to 29 Years | 26.8% | 21.0% | 22.6% |
| 2023 Est. Population 30 to 44 Years | 19.0% | 20.1% | 19.5% |
| 2023 Est. Population 45 to 59 Years | 10.4% | 13.7% | 13.2% |
| 2023 Est. Population 60 to 74 Years | 9.7% | 11.0% | 11.1% |
| 2023 Est. Population 75 Years or Over | 4.3% | 5.0% | 4.6% |
| 2023 Est. Median Age | 26.3 | 29.9 | 29.6 |

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1mi 3mi 5mi

MARITAL STATUS
& GENDER

| | | | |
|---------------------------------|-------|-------|-------|
| 2023 Est. Male Population | 48.5% | 48.8% | 50.4% |
| 2023 Est. Female Population | 51.5% | 51.2% | 49.6% |
| 2023 Est. Never Married | 21.4% | 24.9% | 28.4% |
| 2023 Est. Now Married | 52.6% | 53.7% | 50.7% |
| 2023 Est. Separated or Divorced | 23.4% | 17.7% | 17.1% |
| 2023 Est. Widowed | 2.7% | 3.7% | 3.9% |

INCOME

| | | | |
|--|----------|----------|----------|
| 2023 Est. HH Income \$200,000 or More | 2.7% | 3.4% | 4.1% |
| 2023 Est. HH Income \$150,000 to \$199,999 | 5.4% | 5.1% | 4.7% |
| 2023 Est. HH Income \$100,000 to \$149,999 | 10.6% | 13.0% | 11.5% |
| 2023 Est. HH Income \$75,000 to \$99,999 | 5.9% | 11.4% | 11.4% |
| 2023 Est. HH Income \$50,000 to \$74,999 | 21.8% | 21.2% | 22.8% |
| 2023 Est. HH Income \$35,000 to \$49,999 | 23.4% | 19.2% | 17.4% |
| 2023 Est. HH Income \$25,000 to \$34,999 | 10.2% | 10.8% | 11.0% |
| 2023 Est. HH Income \$15,000 to \$24,999 | 12.6% | 7.1% | 7.6% |
| 2023 Est. HH Income Under \$15,000 | 7.4% | 8.9% | 9.5% |
| 2023 Est. Average Household Income | \$90,997 | \$91,178 | \$88,956 |
| 2023 Est. Median Household Income | \$48,103 | \$57,894 | \$57,621 |
| 2023 Est. Per Capita Income | \$40,610 | \$36,604 | \$35,160 |
| 2023 Est. Total Businesses | 271 | 1,426 | 2,885 |
| 2023 Est. Total Employees | 2,584 | 12,750 | 28,091 |

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