

GATEWAY PLAZA

1335 WESTERN BLVD, JACKSONVILLE NC 28546

TSCG



EXCLUSIVE LEASING AGENTS

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ZOOMED OUT AERIAL



PROPERTY OVERVIEW

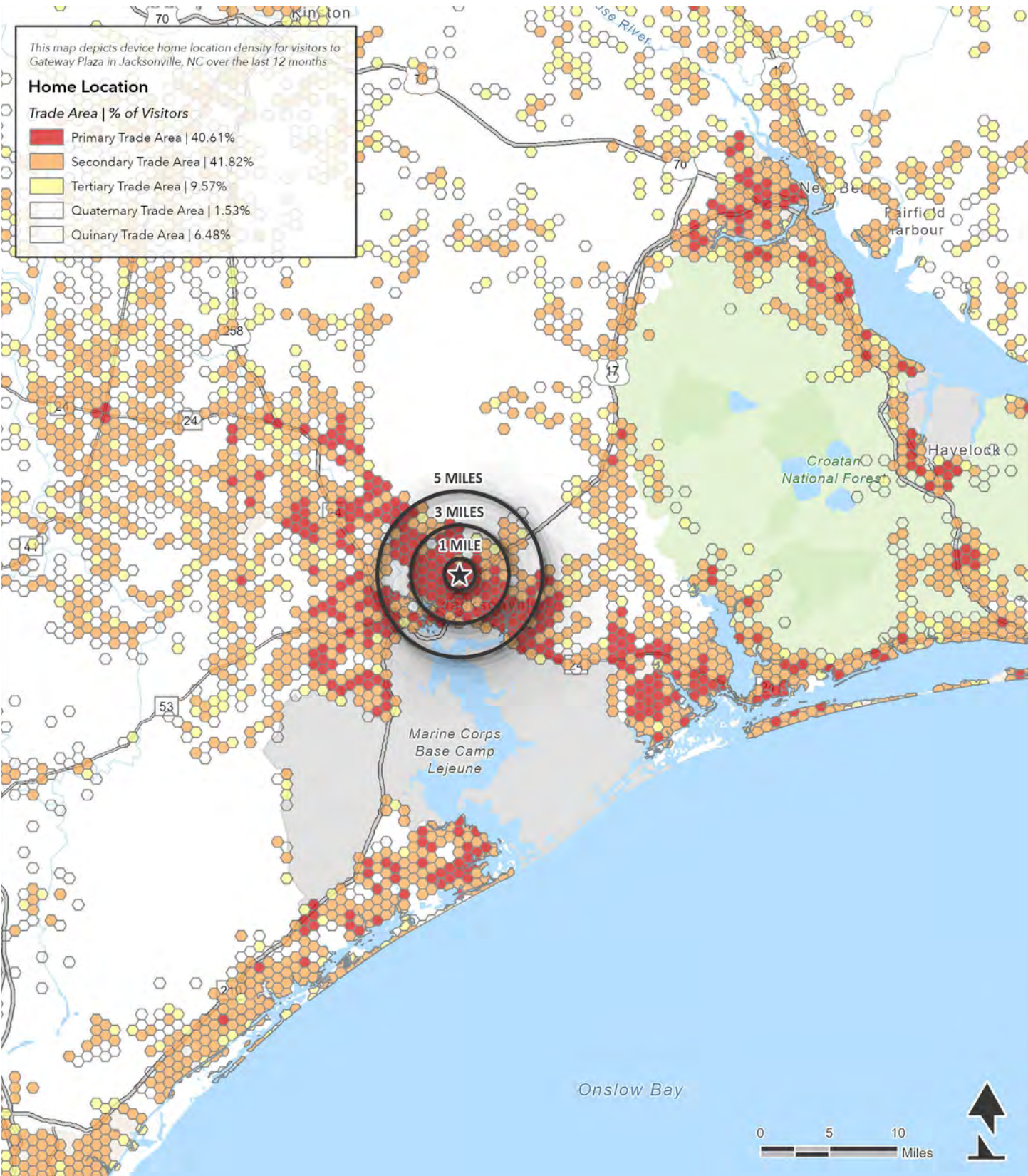
- Availability: Space 9 (2,100 SF)
- This 104,800 SF power center is the dominant center in the market, anchored by Target, Ross and PetSmart
- Centrally located along the primary retail corridor in a growing community of Jacksonville NC, with close proximity to Camp Lejeune
- Nearby Retailers: Hobby Lobby, Marshalls, Old Navy, Staples, Best Buy, Dick's, Big Lots, Kohl's, Burlington, Walmart and more
- Signalized access to Western Boulevard (36,500 AADT) and easily accessible from Highway 17

DEMOGRAPHICS

		1 MILES	3 MILES	5 MILES
	2026 Population Density	5,300	43,752	76,189
	2026 Daytime Population	6,788	38,180	69,576
	2026 Average HH Income	\$86,102	\$84,576	\$80,886

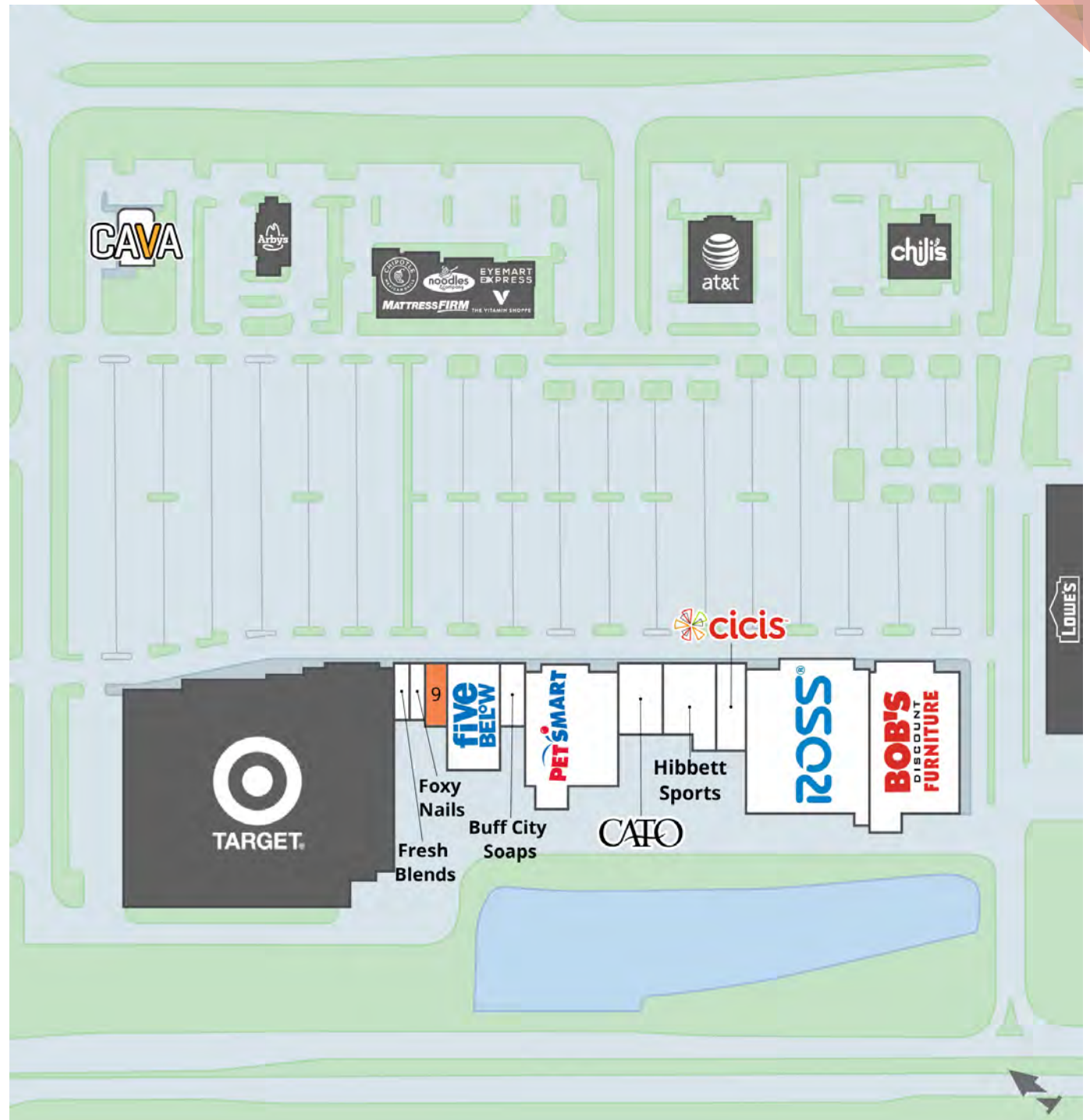


JACKSONVILLE TRADE AREA - 5 MILE RADIUS



SITE PLAN

UNIT	TENANT	SF
1	Bob's Discount Furniture	23,307
2	Ross	30,179
3	Cici's Pizza	4,000
4	Hibbett Sports	6,284
5	Cato Fashion	4,160
6	PetSmart	19,235
7	Buff City Soaps	2,400
8	Five Below	8,500
9	Available	2,100
10	Foxy Nails	1,200
11	Fresh Blends	1,200
12	Cava	3,055





Contact



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