

1.44-acre Outparcel Available for Sale

Carolina Forest Boulevard and Western Boulevard | Jacksonville, North Carolina



- Outparcel available at new center anchored by Walmart Neighborhood Market located on Jacksonville's major retail corridor.
- Site offers easy access near signalized intersection and excellent visibility from the highly trafficked Western Blvd.
- Situated at Western Blvd. and Carolina Forest Blvd., just north of the new Jacksonville Parkway.
- Located seven miles from the front gate of Marine Corps Base Camp Lejeune, which is home to over 150,000 Marines, dependents and civilian workers.

Property Contact

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Location

Carolina Forest Boulevard and Western Boulevard (34.8006, -77.41577)
[Click to navigate to Google Maps](#)

Traffic Counts

Western Boulevard: 40,000
U.S. 17: 36,000
U.S. 17 Bypass: 14,000



Key Demographics

5-Mile Radius

Current Estimated Population	66,091
Projected Population (5 Years)	70,823
Current Estimated Households	25,534
Average Household Income	\$68,072
Median Age	29 years
Total Daytime Population	52,967
Businesses	3,370
Total Retail Expenditure	\$648.9 M
Retail Expenditure per Household per Month	\$2,118

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