

CROSS POINTE CENTRE

1250 WESTERN BLVD | JACKSONVILLE, NC 28546



CONTACT

CARLA TREPPER
carla@chambers-group.com
(919) 900-2201

GRIER GODWIN
grier@chambers-group.com
(919) 900-2201

XTEAM
RETAIL ADVISORS

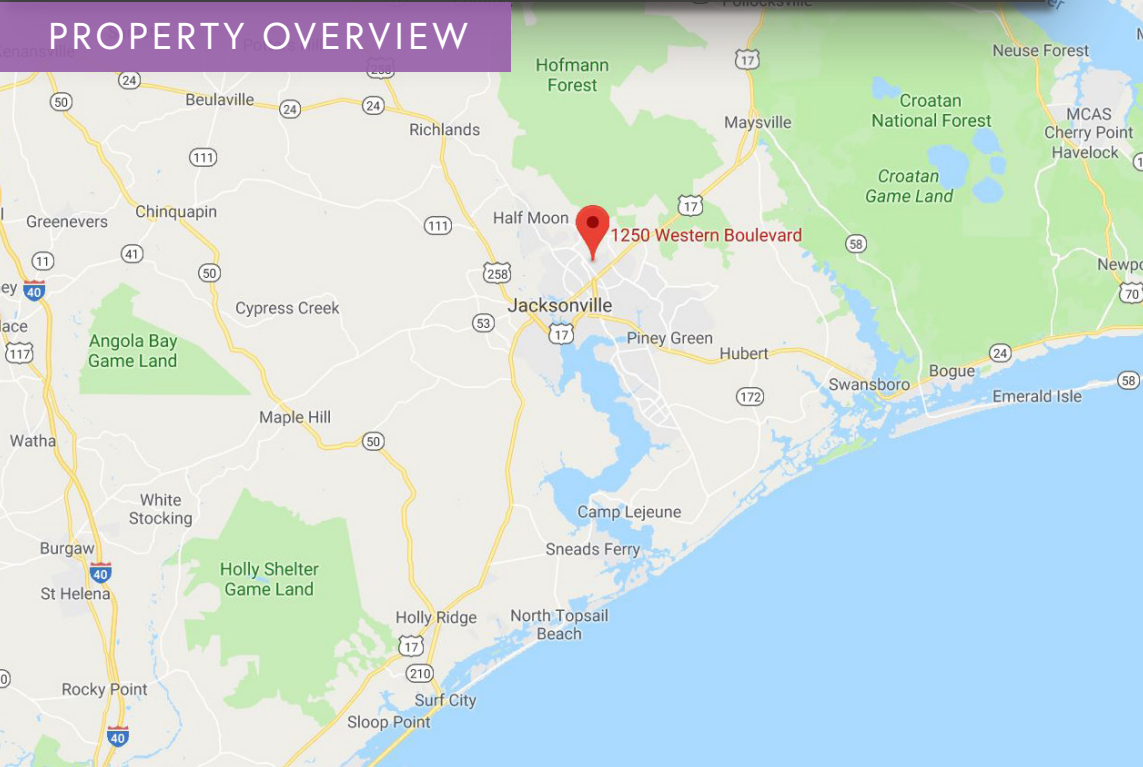


THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™

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PROPERTY OVERVIEW



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PROPERTY DETAILS

- Suite 4 - 2,100 SF
- Suite 9 - 2,700 SF
- Suite 13 - 1,440 SF
- 196,214 SF power center featuring Marshalls, Ashley Furniture, Old Navy, 2nd & Charles, Shoe Carnival, Pet Warehouse, Lane Bryant and Cracker Barrel
- Located on Western Blvd. in Onslow County, convenient to Coastal Carolina Community College, Jacksonville Mall, and U.S. Marine Corps Camp LeJeune
- Traffic Counts: 39,000 VPD on Western Blvd.

MARKET DETAILS

The city of Jacksonville is the 14th largest city in North Carolina and is the principal city of Onslow County. The city is home to Marine Corps Base Camp Lejeune and Marine Corps Air Station New River. The city has grown rapidly since Camp Lejeune was established.

Forbes magazine ranked Jacksonville as the fifth fastest-growing small city in the United States. As a city with a large military presence, Jacksonville is ranked the youngest city in the U.S. with an average age of 22.8 years old.

DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
POPULATION	45,936	81,037	141,649
AVG. HH INCOME	\$64,670	\$61,980	\$61,977
BUSINESSES	2,178	2,864	3,466
EMPLOYEES	29,222	36,657	42,944

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SITE PLAN



TENANT ROSTER

SUITE	TENANT	SF
1	Shogun Steakhouse	7,200
2	The Groom Room: A Gentleman's Shop	2,300
3	Honey Baked Ham	1,900
4	AVAILABLE	2,100
5	Sprint	2,200
6	Hallmark	4,450
7	Giggles Drop-In Childcare	4,000
8	Twee's Nails	1,300
9	AVAILABLE	2,700
10	Pho Le'	2,254
11	Cold Stone	1,620
12	Goin' Postal	1,800
13	AVAILABLE	1,440
14	Party Suppliers	9,718
15	LANE BRYANT	4,760
16	One Main Financial	2,500
17	Fit 4 Life	20,253
18	Carter's	5,100
19	Old Navy	19,527
20	Shoe Carnival	10,000
21	Marshall's	30,000
22	Soffe	6,000
23	Pet Warehouse	5,400
24	Sun Tan City	2,660
26	2nd & Charles	17,500
27	Ashley Furniture Homestore	27,000

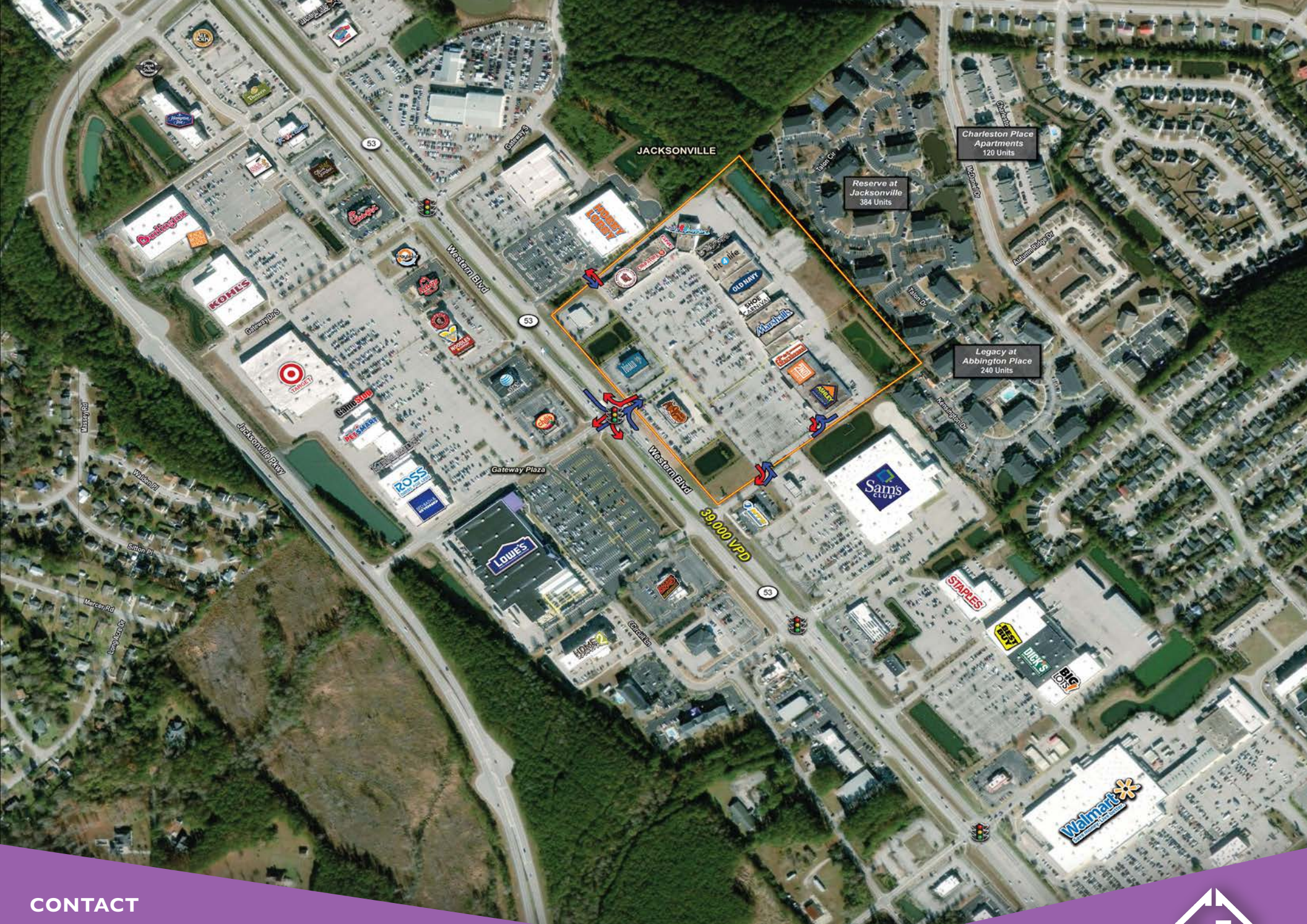
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