

FOR SALE

**3 Aragona Blvd
Jacksonville, NC**



PROPERTY HIGHLIGHTS

This former gas station and convenience store is available for sale in Jacksonville, NC off of Gum Branch Rd just minutes away from the major retail corridor. The existing building is 2,640 SF located on 0.66 acres that is zoned B-1. Traffic counts along Gum Branch Rd are 29,500 daily. Upon closing of the sale there will be deed restrictions (see agent for details).

BUILDING SF	2,640
LAND SF	28,750
YEAR BUILT	1972
PARKING	9 Spaces
TRAFFIC COUNTS	29,500 VPD

SIGNAGE TYPE	Pylon
1-MILE (POP.)	5,882
3-MILE (POP.)	32,463
MED. INCOME	\$59,501 (1 mi)
SPACE USE	Retail/Office



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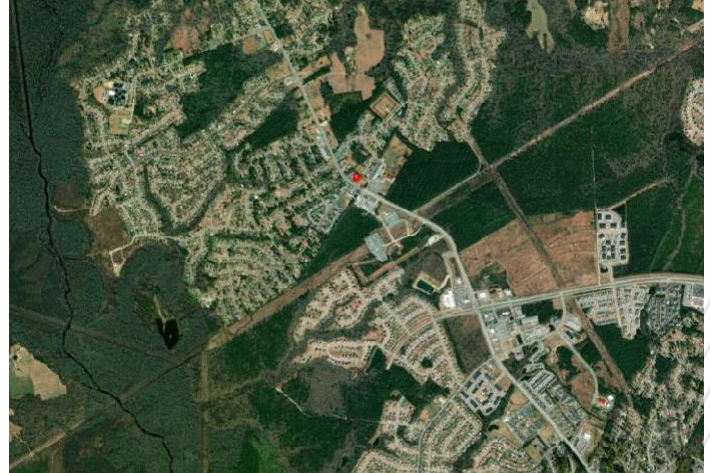
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LOCATION DESCRIPTION

The surrounding area has many neighborhoods providing great residential density with over 32,000 residents within a three-mile radius and an average household income of over \$66,000. Jacksonville is home to Marine Corps Base Camp Lejeune, a major driver of the economy in this region. The site is located close to Western Blvd which is the primary retail and commercial corridor in Jacksonville.



LEGAL INFORMATION

TAX PARCEL ID	032182
2020 RE TAXES	\$4,268.36
ZONING	B-1



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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