

# WALGREENS PLAZA

3069 RICHLANDS HIGHWAY | JACKSONVILLE, NC 28540



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**THE PROVIDENCE GROUP**  
EXCELLENCE IN RETAIL REAL ESTATE

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS

## LEASING INFORMATION

SPACE AVAILABLE: 1,875 - 12,959 SF Available

BASE RENT: Please call

TICAM: \$4.34 / SF

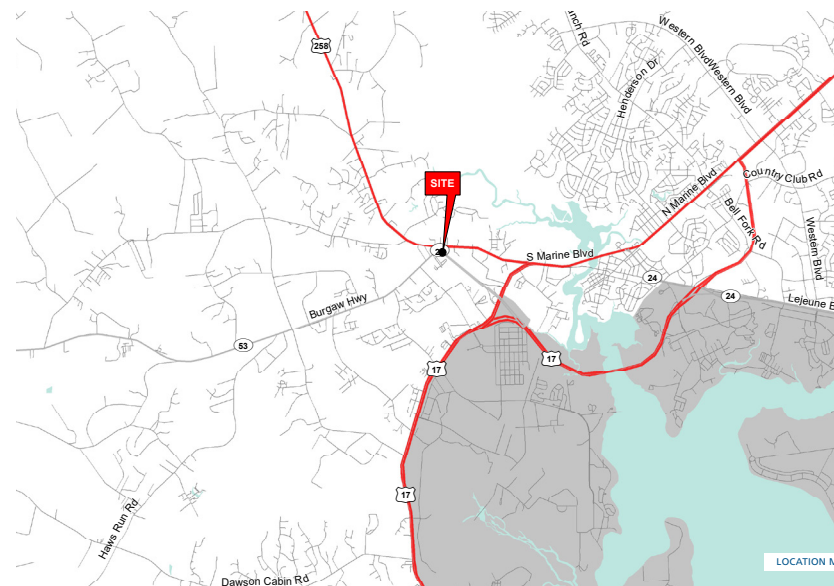
## PROPERTY HIGHLIGHTS

- Shopping center GLS is 42,219 SF.
- Anchored by Walgreens.
- Located at the signalized intersection of Richlands Highway & Burgaw Hwy.
- 44,500 VPD on Richlands Hwy
- Area retailers include:



## DEMOGRAPHICS (2023)

	1 MILE	3 MILE	5 MILE
POPULATION	2,813	21,683	54,697
AVERAGE HH INCOME	\$79,317	\$90,138	\$88,585
MEDIAN HH INCOME	\$55,897	\$55,355	\$57,011
BUSINESS ESTABLISHMENTS	161	726	2,162
DAYTIME EMPLOYMENT	1,257	5,291	19,829



## CONTACT

Spencer Brown | 704.644.4582  
sbrown@providencegroup.com

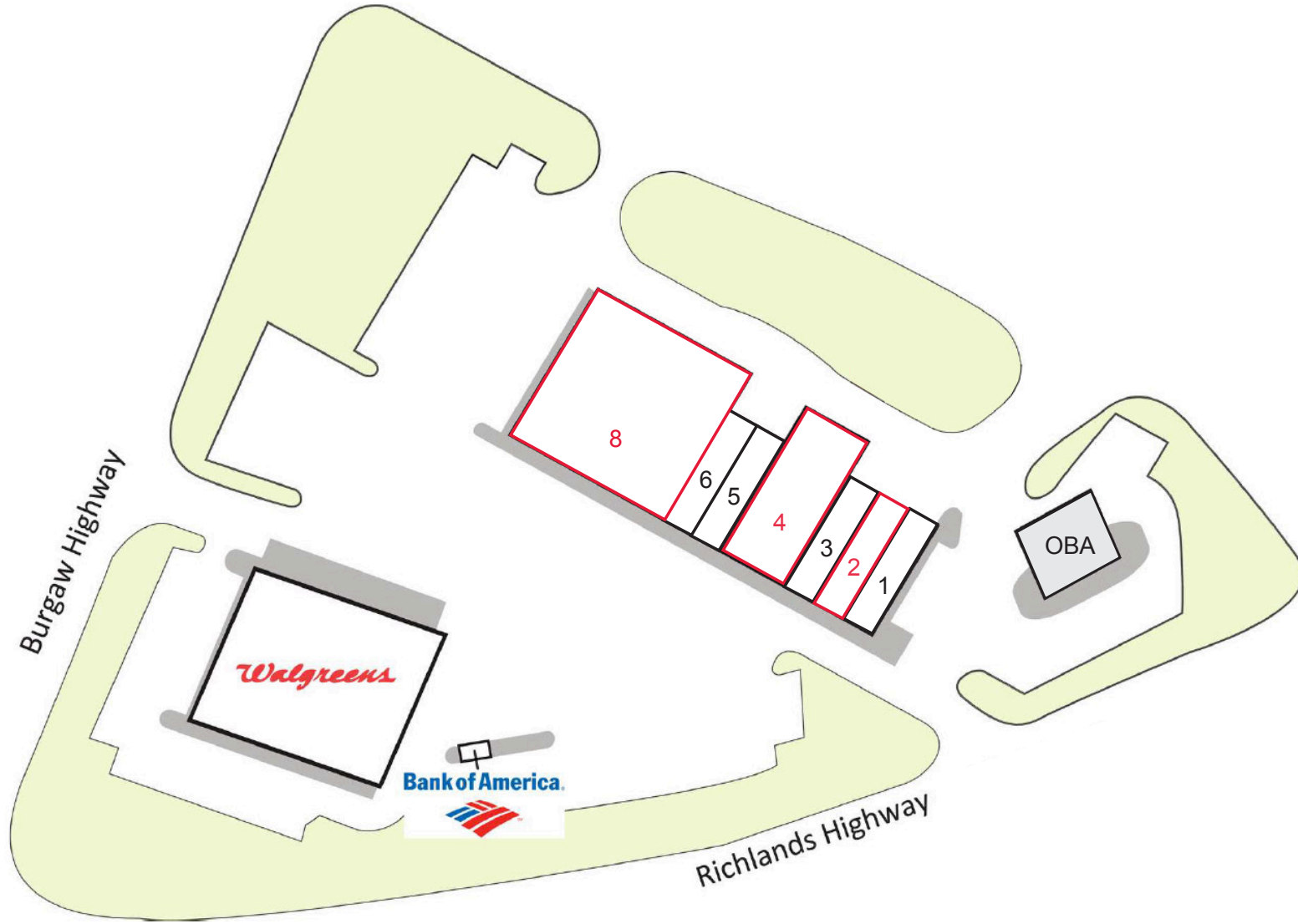
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**Store Listing**  
42,219 SF Total GLA

Suite	Tenant	Sq Ft
01	Tonito's Pizza	1,875 SF
<b>02</b>	<b>Available</b>	<b>1,875 SF</b>
03	T-Mobile	1,875 SF
<b>04</b>	<b>Available</b>	<b>5,097 SF</b>
05	Golden China	1,875 SF
06	Salina Perfect Nails	1,843 SF
<b>08</b>	<b>Available</b>	<b>12,959 SF</b>
	Walgreens	14,820 SF
	Bank of America ATM	----
	Owner by another	----



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