



15894 HIGHWAY 17
P.O. BOX 56
HAMPSTEAD, NC 28443
910/270-5100 FAX: 910/270-5110

359 NORTH FRONT STREET
P.O. BOX 215
WILMINGTON, NC 28402
910/251-2211 FAX: 910/251-2218

SHOPPING CENTER FOR SALE



**NEW RIVER SHOPPING CENTER
HARGETT STREET
JACKSONVILLE, NORTH CAROLINA**

Located near the heart of this fast growing city, the New River Shopping Center boasts over 70,000 square feet of rental space anchored by Finders Keepers Thrift Store, Labor Finders and the ZECA School of the Arts. This center offers a solid income base with upside potential.

**CALL
LAURENCE NADEAU
(910) 515-3622**

**CALL
HENRY NADEAU
(910) 524-7184**



Commercial & Investment Real Estate Specialists

email: info@creativecommercial.biz
www.creativecommercial.biz



NEW RIVER SHOPPING CENTER

THE BUILDING

- +/- 76,579 Square Feet Total
- New Roof - 2013
- 14 Rental Units
 - 4 Currently Rented (+/- 28,380 s.f.)
 - 10 Available (+/- 45,423 s.f.)
 - House Maintenance/Storage (+/- 2,776 s.f.)
- Block Construction

THE LAND

- 6.7 Acres
- 585' Frontage On Hargett St.
- Municipal Water And Sewer
- Ample Parking
- Jacksonville Conditional Corridor Commercial Zoning (CC-C) Allows Retail, Service, And Office
- Deeded Cross-Easements Over All Driveways And Parking Areas In Place
- "No Further Action" Letter Issued By DENR In 2009 Following The Removal Of Buried Tanks
- Area Lighting
- Tax Parcel I.D. 057418/7

THE INCOME

- Current Gross Income Is Over \$188,000

THE OFFERING

\$2,750,000



CREATIVE COMMERCIAL PROPERTIES, INC.

CALL



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Creative Commercial Properties, Inc. reasonably believes the information in this brochure is fairly and accurately stated. However, any prospective purchaser is urged to independently confirm its accuracy and completeness.