



MEDICAL/DENTAL/OFFICE BUILDING

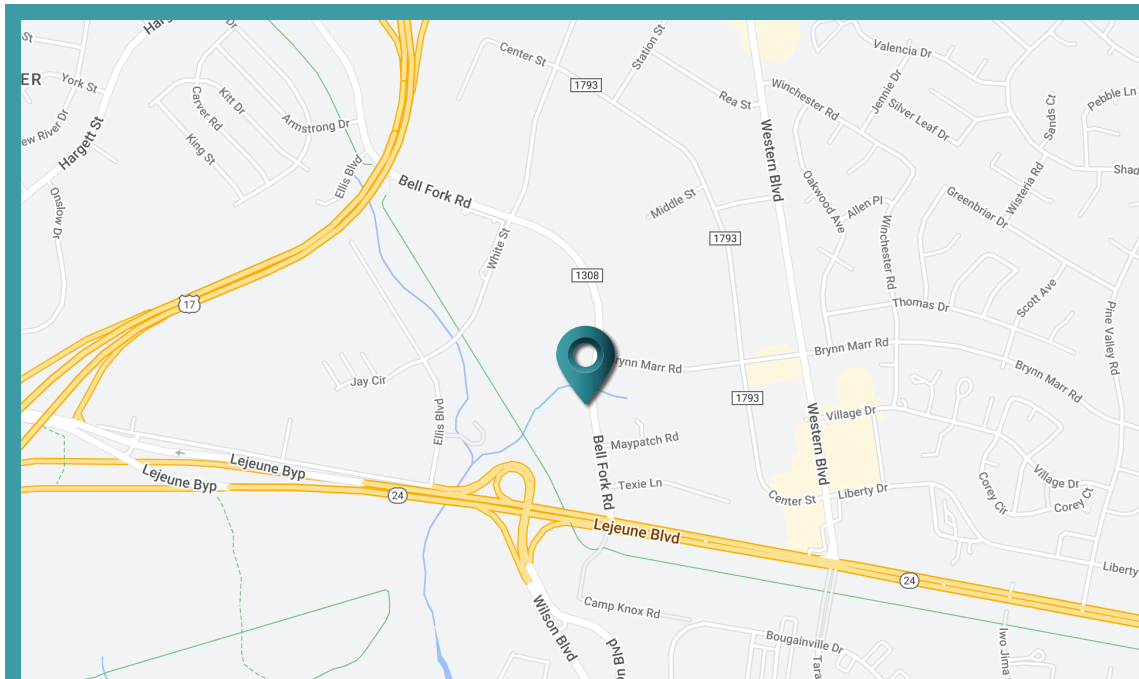
**MARTIN ARAGONA**  
910 389 8478  
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**FOR SALE** OR **LEASE**

**SUN COAST PARTNERS COMMERCIAL**  
1430 Commonwealth Drive, Suite 102  
Wilmington, NC 28403  
910 350 1200 | [scpcommercial.com](http://scpcommercial.com)



**Sun Coast  
Partners**  
COMMERCIAL



## 806 Bell Fork Road Jacksonville, NC 28540

BUILDING SIZE (RSF)*	2,592± SF
SALE PRICE	\$790,000
LEASE RATE	\$22.68 PSF (Annual)
LEASE TYPE	NNN
BASE MONTHLY RENT	\$4,900
OPPORTUNITY ZONE	Yes
ZONING	COMMERCIAL

This 2500+ HSF Brick Building, centrally located in Jacksonville, would make a great location for a Medical, Dental or Veterinary office. It would also be ideal for a Business or Real Estate Office as well.

### ADDITIONAL FEATURES

- Property is easily accessible from Western Blvd. and Hwy 24
- 1.05 Acres with a paved parking lot and nicely landscaped
- 24 Parking spaces with two ADA spaces
- Interior features 11 operatories/offices, reception areas, 2 bathrooms, break room and a storage closet
- Built in 2008



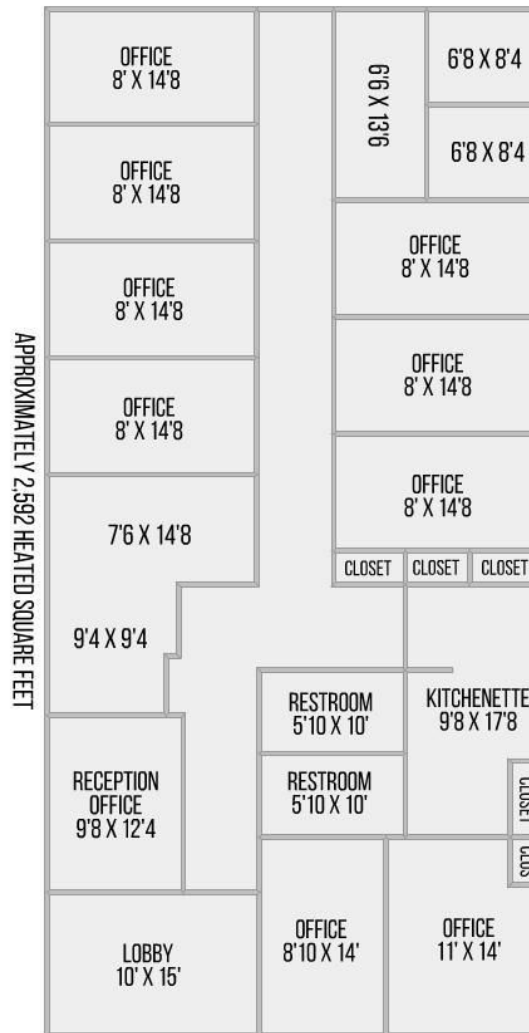
\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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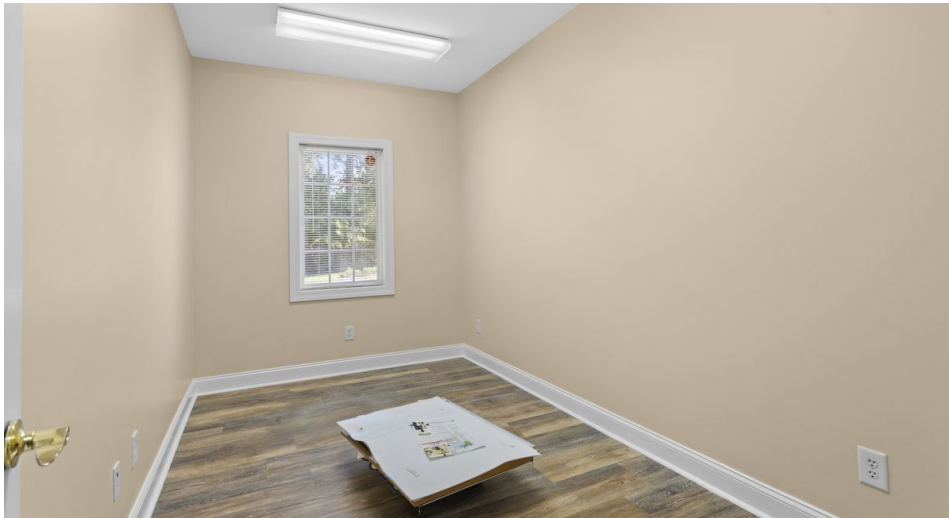




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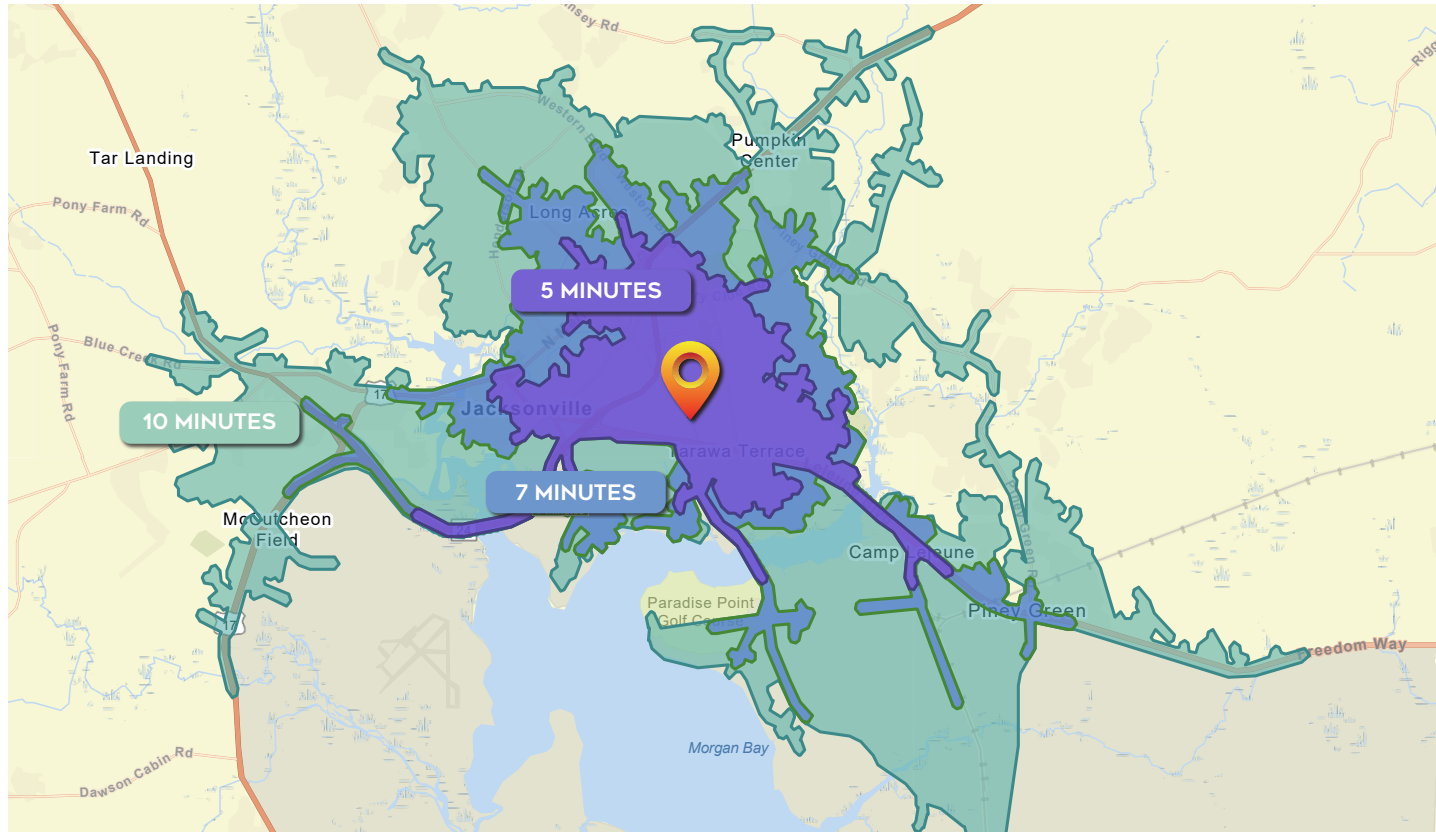




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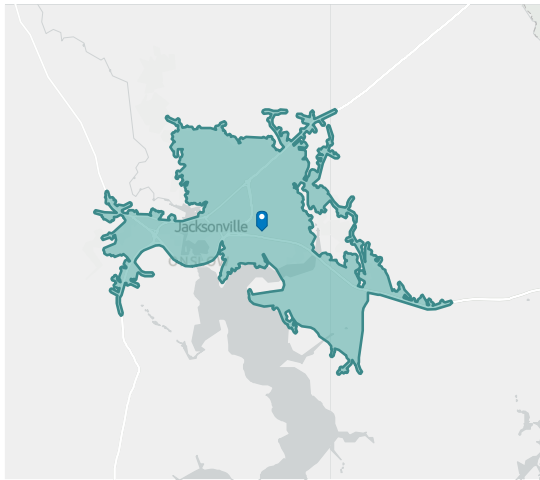
DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	9,910	23,842	55,134
Average Age	26.5	26.9	28
Households	4,270	9,460	21,706
Average HH Size	2.24	2.37	2.46
Median HH Income	\$42,493	\$48,489	\$51,010
Average HH Income	\$55,411	\$74,842	\$74,335
Per Capita Income	\$22,600	\$29,553	\$29,671

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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## POPULATION TRENDS - 10 MINUTE RADIUS

806 Bell Fork Rd, Jacksonville, North Carolina, 28540

64,335

Population

23,163

Households

2.67

Avg Size  
Household

27.4

Median  
Age

\$42,586

Median  
Household Income

\$170,639

Median  
Home Value

46

Wealth  
Index

137

Housing  
Affordability

70

Diversity  
Index

### MORTGAGE INDICATORS



\$5,724

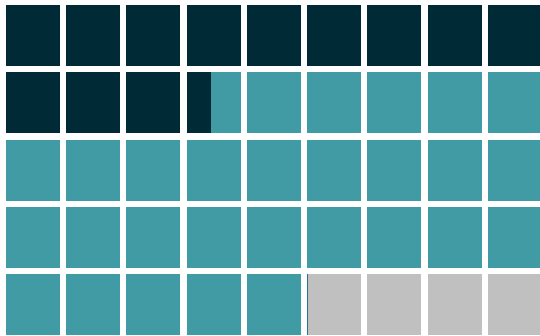
Avg Spent on Mortgage &  
Basics



16.8%

Percent of Income for  
Mortgage

### POPULATION BY AGE



■ Under 18 (28%) ■ Ages 18 to 64 (64%) ■ Aged 65+ (9%)

### POPULATION BY GENERATION



3.4%

Greatest Gen:  
Born 1945/Earlier



11.0%

Baby Boomer:  
Born 1946 to 1964



11.7%

Generation X:  
Born 1965 to 1980



35.7%

Millennial:  
Born 1981 to 1998



27.5%

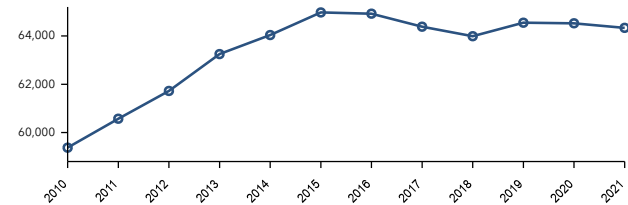
Generation Z:  
Born 1999 to 2016



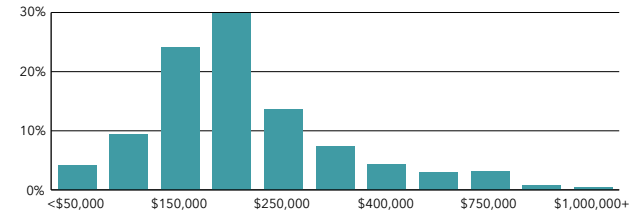
10.7%

Alpha: Born  
2017 to Present

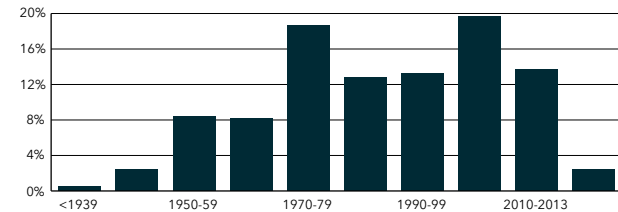
### Historical Trends: Population



### Home Value



### Housing: Year Built



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2021, 2026.  
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