



Ramsey Road Industrial

246 Ramsey Rd, Jacksonville, NC 28546



Matt Ray

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Ramsey Road Industrial

\$8 /SF/Year

This lease offering includes +/- 13.9 Acres of land with a 5000 SF Building and a 44 Unit mini storage on the property. The landlord would like to do a ground lease for all of the property to be leased in "as is" condition. If there are some renovations required the price for leasing the property will change.

- Direct Access

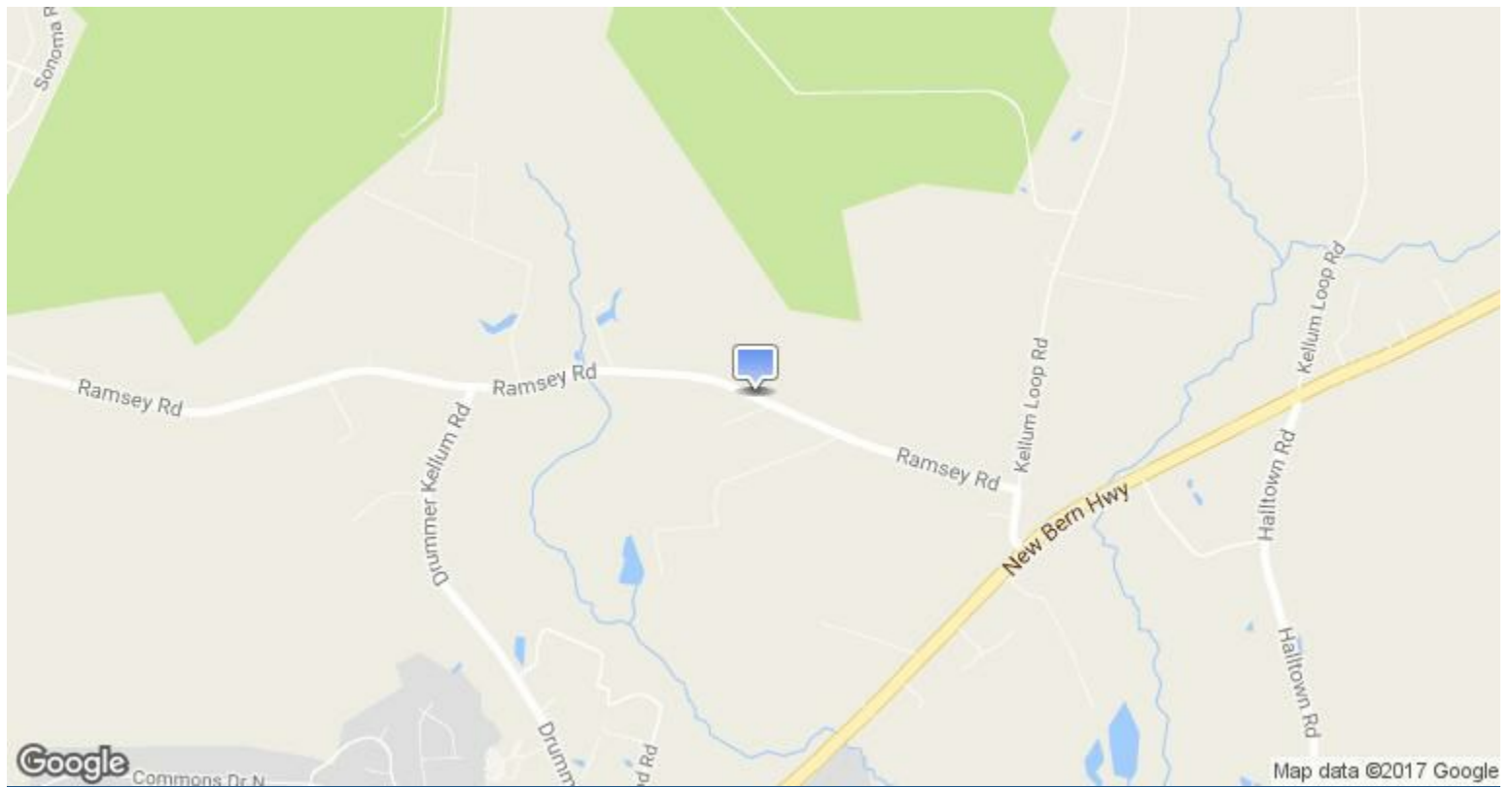
For more information visit:

<http://www.crelisting.net/GX35PIV0A/?StepID=107>

Total Space Available:	5,000 SF
Rental Rate:	\$8 /SF/Year
Property Type:	Industrial
Property Sub-type:	Warehouse
Construction Status:	Under Construction/Proposed
Building Size:	5,000 SF
Year Built:	2012
Lot Size:	13.90 AC
Zoning Description:	RA

Space 1

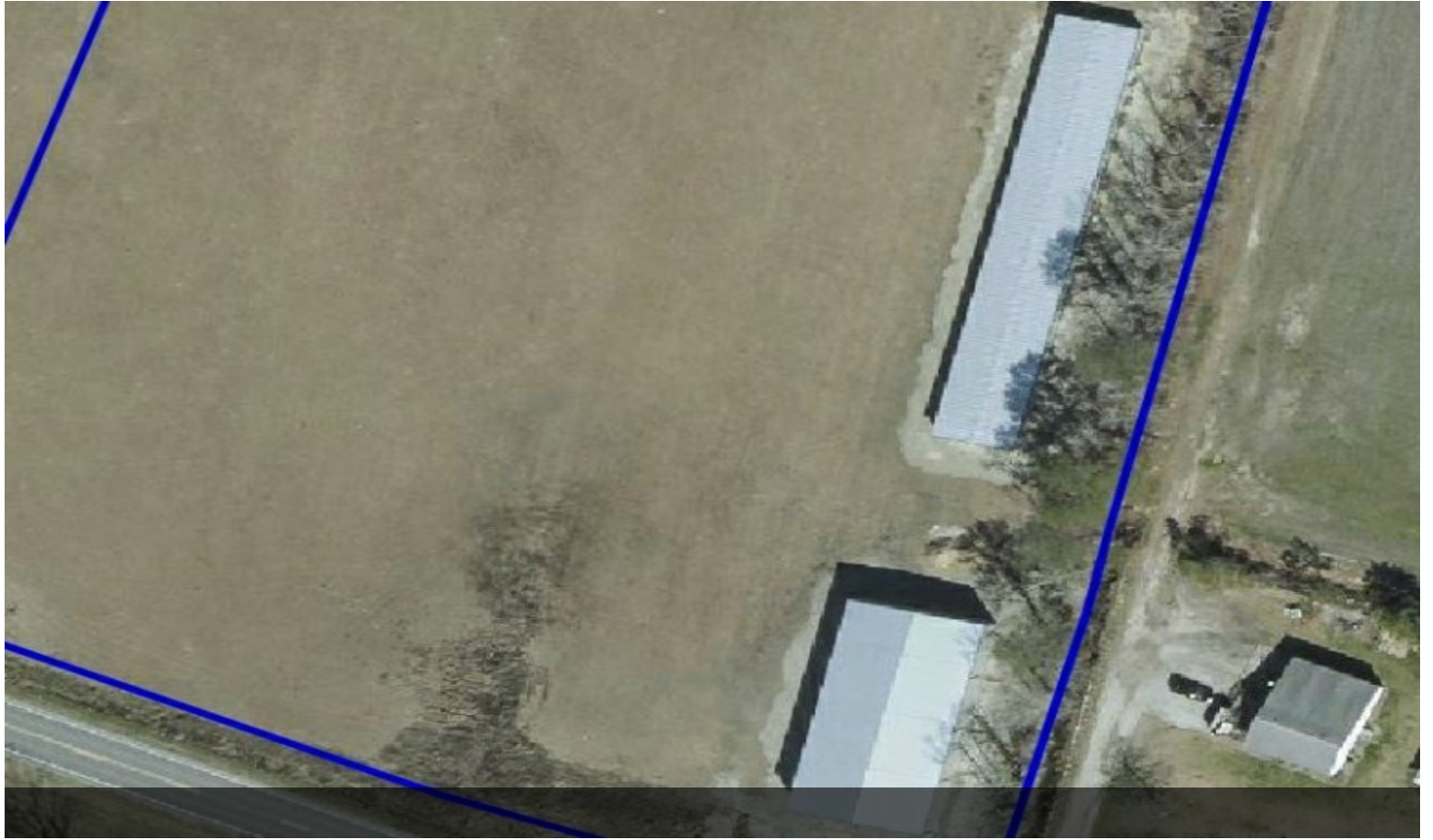
Space Available	5,000 SF
Rental Rate	\$8 /SF/Year
Space / Lot Type	Warehouse
Lease Type	Industrial Gross
Date Available	May 2017



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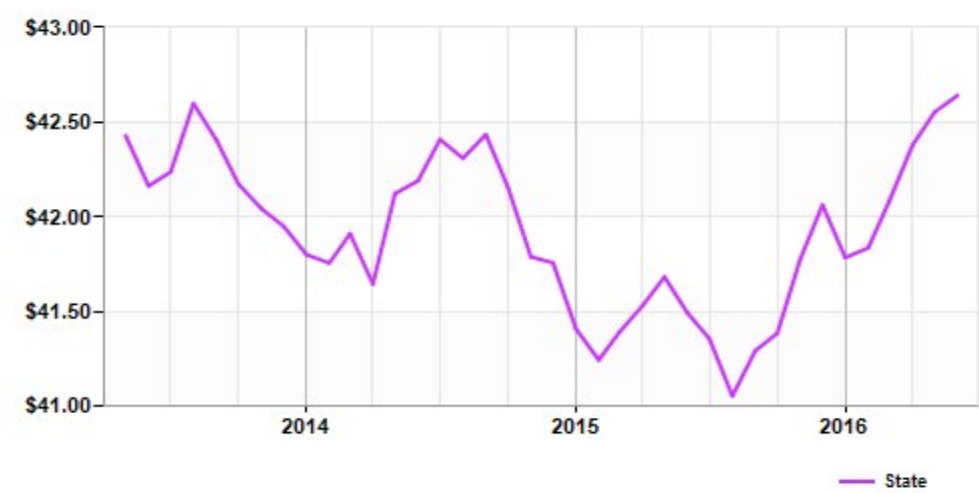
The property is located in a wide open area of Ramsey Rd.

Property Photos



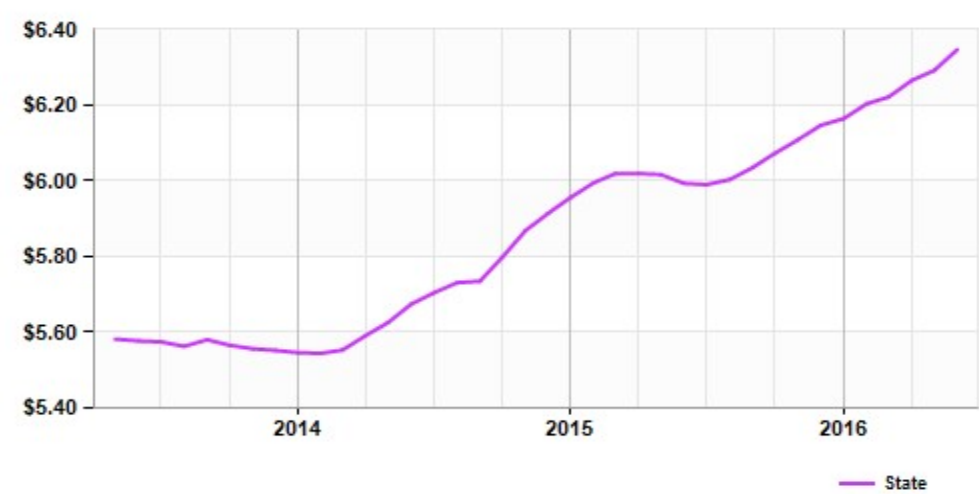
Market Trends

Asking Prices Industrial for Sale Jacksonville, NC (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$42.64	+1.3%	+2.8%

Asking Rent Industrial for Lease Jacksonville, NC (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$6.35	+2.0%	+5.9%

Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	1,118	6,842	28,825
2015 Female Population	1,115	6,661	28,728
% 2015 Male Population	50.07%	50.67%	50.08%
% 2015 Female Population	49.93%	49.33%	49.92%
2015 Total Population: Adult	1,804	10,172	42,659
2015 Total Daytime Population	1,364	13,506	62,412
2015 Total Employees	302	6,858	31,609
2015 Total Population: Median Age	36	27	27
2015 Total Population: Adult Median Age	48	33	35
2015 Total population: Under 5 years	156	1,319	5,811
2015 Total population: 5 to 9 years	126	879	3,978
2015 Total population: 10 to 14 years	84	739	3,338
2015 Total population: 15 to 19 years	135	770	3,385
2015 Total population: 20 to 24 years	273	2,532	9,792
2015 Total population: 25 to 29 years	189	1,702	6,656
2015 Total population: 30 to 34 years	141	966	3,960
2015 Total population: 35 to 39 years	106	724	2,955
2015 Total population: 40 to 44 years	68	586	2,595
2015 Total population: 45 to 49 years	135	520	2,419
2015 Total population: 50 to 54 years	180	611	2,719
2015 Total population: 55 to 59 years	210	533	2,637
2015 Total population: 60 to 64 years	111	391	1,895
2015 Total population: 65 to 69 years	81	340	1,611
2015 Total population: 70 to 74 years	89	289	1,323
2015 Total population: 75 to 79 years	94	257	1,075
2015 Total population: 80 to 84 years	35	148	733
2015 Total population: 85 years and over	20	197	671
% 2015 Total population: Under 5 years	6.99%	9.77%	10.10%
% 2015 Total population: 5 to 9 years	5.64%	6.51%	6.91%
% 2015 Total population: 10 to 14 years	3.76%	5.47%	5.80%
% 2015 Total population: 15 to 19 years	6.05%	5.70%	5.88%
% 2015 Total population: 20 to 24 years	12.23%	18.75%	17.01%
% 2015 Total population: 25 to 29 years	8.46%	12.60%	11.56%
% 2015 Total population: 30 to 34 years	6.31%	7.15%	6.88%
% 2015 Total population: 35 to 39 years	4.75%	5.36%	5.13%
% 2015 Total population: 40 to 44 years	3.05%	4.34%	4.51%
% 2015 Total population: 45 to 49 years	6.05%	3.85%	4.20%
% 2015 Total population: 50 to 54 years	8.06%	4.52%	4.72%
% 2015 Total population: 55 to 59 years	9.40%	3.95%	4.58%
% 2015 Total population: 60 to 64 years	4.97%	2.90%	3.29%
% 2015 Total population: 65 to 69 years	3.63%	2.52%	2.80%
% 2015 Total population: 70 to 74 years	3.99%	2.14%	2.30%
% 2015 Total population: 75 to 79 years	4.21%	1.90%	1.87%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 80 to 84 years	1.57%	1.10%	1.27%
% 2015 Total population: 85 years and over	0.90%	1.46%	1.17%
2015 White alone	1,918	8,986	35,796
2015 Black or African American alone	210	2,470	13,338
2015 American Indian and Alaska Native alone	14	105	369
2015 Asian alone	42	583	1,935
2015 Native Hawaiian and OPI alone	9	60	201
2015 Some Other Race alone	17	547	2,763
2015 Two or More Races alone	23	752	3,151
2015 Hispanic	126	1,931	8,032
2015 Not Hispanic	2,107	11,572	49,521
% 2015 White alone	85.89%	66.55%	62.20%
% 2015 Black or African American alone	9.40%	18.29%	23.18%
% 2015 American Indian and Alaska Native alone	0.63%	0.78%	0.64%
% 2015 Asian alone	1.88%	4.32%	3.36%
% 2015 Native Hawaiian and OPI alone	0.40%	0.44%	0.35%
% 2015 Some Other Race alone	0.76%	4.05%	4.80%
% 2015 Two or More Races alone	1.03%	5.57%	5.47%
% 2015 Hispanic	5.64%	14.30%	13.96%
% 2015 Not Hispanic	94.36%	85.70%	86.04%
2015 Not Hispanic: White alone	511	3,828	26,240
2015 Not Hispanic: Black or African American alone	45	1,307	11,711
2015 Not Hispanic: American Indian and Alaska Native alone	6	40	217
2015 Not Hispanic: Asian alone	3	176	1,144
2015 Not Hispanic: Native Hawaiian and OPI alone	1	33	117
2015 Not Hispanic: Some Other Race alone	2	21	118
2015 Not Hispanic: Two or More Races	11	169	1,198
% 2015 Not Hispanic: White alone	82.15%	63.65%	59.76%
% 2015 Not Hispanic: Black or African American alone	7.23%	21.73%	26.67%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.96%	0.67%	0.49%
% 2015 Not Hispanic: Asian alone	0.48%	2.93%	2.61%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.16%	0.55%	0.27%
% 2015 Not Hispanic: Some Other Race alone	0.32%	0.35%	0.27%
% 2015 Not Hispanic: Two or More Races	1.77%	2.81%	2.73%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	2,233	13,503	57,553
2015 Households	994	5,357	22,568

Demographics

Population Change (Cont.)	1-mi.	3-mi.	5-mi.
Population Change 2010-2015	1,593	2,473	2,863
Household Change 2010-2015	720	1,144	1,709
% Population Change 2010-2015	248.91%	22.42%	5.23%
% Household Change 2010-2015	262.77%	27.15%	8.19%
Population Change 2000-2015	1,611	7,489	13,647
Household Change 2000-2015	737	3,318	6,469
% Population Change 2000 to 2015	259.00%	124.53%	31.08%
% Household Change 2000 to 2015	286.77%	162.73%	40.18%

Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	290	2,164	17,251
2015 Occupied Housing Units	257	2,039	16,100
2015 Owner Occupied Housing Units	155	1,368	9,013
2015 Renter Occupied Housing Units	102	671	7,087
2015 Vacant Housings Units	33	125	1,152
% 2015 Occupied Housing Units	88.62%	94.22%	93.33%
% 2015 Owner occupied housing units	60.31%	67.09%	55.98%
% 2015 Renter occupied housing units	39.69%	32.91%	44.02%
% 2000 Vacant housing units	11.38%	5.78%	6.68%

Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$53,648	\$47,752	\$45,532
2015 Household Income: Average	\$64,899	\$59,064	\$57,137
2015 Per Capita Income	\$28,889	\$23,602	\$22,588
2015 Household income: Less than \$10,000	31	204	1,294
2015 Household income: \$10,000 to \$14,999	26	151	799
2015 Household income: \$15,000 to \$19,999	60	509	1,718
2015 Household income: \$20,000 to \$24,999	49	226	1,214
2015 Household income: \$25,000 to \$29,999	63	324	1,443
2015 Household income: \$30,000 to \$34,999	62	311	1,563
2015 Household income: \$35,000 to \$39,999	48	387	1,555
2015 Household income: \$40,000 to \$44,999	52	376	1,547
2015 Household income: \$45,000 to \$49,999	79	346	1,417
2015 Household income: \$50,000 to \$59,999	74	332	2,167
2015 Household income: \$60,000 to \$74,999	152	835	2,758
2015 Household income: \$75,000 to \$99,999	140	672	2,252
2015 Household income: \$100,000 to \$124,999	79	363	1,424
2015 Household income: \$125,000 to \$149,999	32	150	590
2015 Household income: \$150,000 to \$199,999	34	121	568
2015 Household income: \$200,000 or more	13	50	259
% 2015 Household income: Less than \$10,000	3.12%	3.81%	5.73%
% 2015 Household income: \$10,000 to \$14,999	2.62%	2.82%	3.54%

Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Household income: \$15,000 to \$19,999	6.04%	9.50%	7.61%
% 2015 Household income: \$20,000 to \$24,999	4.93%	4.22%	5.38%
% 2015 Household income: \$25,000 to \$29,999	6.34%	6.05%	6.39%
% 2015 Household income: \$30,000 to \$34,999	6.24%	5.81%	6.93%
% 2015 Household income: \$35,000 to \$39,999	4.83%	7.22%	6.89%
% 2015 Household income: \$40,000 to \$44,999	5.23%	7.02%	6.85%
% 2015 Household income: \$45,000 to \$49,999	7.95%	6.46%	6.28%
% 2015 Household income: \$50,000 to \$59,999	7.44%	6.20%	9.60%
% 2015 Household income: \$60,000 to \$74,999	15.29%	15.59%	12.22%
% 2015 Household income: \$75,000 to \$99,999	14.08%	12.54%	9.98%
% 2015 Household income: \$100,000 to \$124,999	7.95%	6.78%	6.31%
% 2015 Household income: \$125,000 to \$149,999	3.22%	2.80%	2.61%
% 2015 Household income: \$150,000 to \$199,999	3.42%	2.26%	2.52%
% 2015 Household income: \$200,000 or more	1.31%	0.93%	1.15%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$262,419	\$1,453,566	\$6,055,929
2015 Jewelry stores	\$95,620	\$513,515	\$2,158,251
2015 Mens clothing stores	\$312,126	\$1,684,275	\$7,026,899
2015 Shoe stores	\$311,340	\$1,691,947	\$7,090,719
2015 Womens clothing stores	\$534,409	\$2,822,429	\$11,852,739
2015 Automobile dealers	\$4,211,274	\$22,156,930	\$92,971,203
2015 Automotive parts and accessories stores	\$830,636	\$4,335,561	\$18,219,433
2015 Other motor vehicle dealers	\$120,814	\$617,744	\$2,643,897
2015 Tire dealers	\$369,836	\$1,936,774	\$8,144,681
2015 Hardware stores	\$16,823	\$85,691	\$363,045
2015 Home centers	\$171,226	\$860,397	\$3,656,802
2015 Nursery and garden centers	\$206,249	\$1,014,209	\$4,351,210
2015 Outdoor power equipment stores	\$96,022	\$480,646	\$2,042,163
2015 Paint andwallpaper stores	\$19,786	\$104,058	\$439,109
2015 Appliance, television, and other electronics stores	\$565,984	\$2,950,845	\$12,405,976
2015 Camera andphotographic supplies stores	\$42,923	\$228,033	\$950,513
2015 Computer andsoftware stores	\$1,549,478	\$8,199,868	\$34,436,757
2015 Beer, wine, and liquor stores	\$266,468	\$1,410,409	\$5,913,952
2015 Convenience stores	\$1,182,845	\$6,434,058	\$26,820,915
2015 Restaurant Expenditures	\$1,103,594	\$5,796,411	\$24,333,464
2015 Supermarkets and other grocery (except convenience) stores	\$4,369,573	\$23,171,231	\$97,407,252
2015 Furniture stores	\$390,091	\$2,066,683	\$8,749,926
2015 Home furnishings stores	\$1,396,260	\$7,223,546	\$30,502,744
2015 General merchandise stores	\$7,211,880	\$37,597,451	\$158,636,124
2015 Gasoline stations with convenience stores	\$3,752,709	\$20,064,101	\$84,013,325
2015 Other gasoline stations	\$2,708,975	\$14,387,035	\$60,339,447
2015 Department stores (excl leased depts)	\$7,116,260	\$37,083,936	\$156,477,873
2015 General merchandise stores	\$7,211,880	\$37,597,451	\$158,636,124
2015 Other health and personal care stores	\$283,257	\$1,475,416	\$6,210,019

Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Pharmacies and drug stores	\$1,147,941	\$5,909,584	\$24,979,553
2015 Pet and pet supplies stores	\$311,363	\$1,613,940	\$6,822,513
2015 Book, periodical, and music stores	\$47,260	\$242,565	\$1,025,716
2015 Hobby, toy, and game stores	\$131,582	\$691,378	\$2,915,025
2015 Musical instrument and supplies stores	\$13,038	\$70,187	\$295,854
2015 Sewing, needlework, and piece goods stores	\$25,691	\$131,250	\$551,687
2015 Sporting goods stores	\$127,341	\$681,859	\$2,837,961