

FOR LEASE

LISTING BROKERS:

BRIAN GRABOWSKI

919.349.3569 (M)

BGRABOWSKI@TRADEMARKPROPERTIES.COM

SHELLEY BHATIA, CCIM

910.273.8474 (M)

SBHATIA@TRADEMARKPROPERTIES.COM

PINEWOOD SQUARE

N. SPENCE AVE & US-70 | GOLDSBORO, NC 27534

2,400 SF AVAILABLE FORMER FINANCIAL USER

PINEWOOD SQUARE SHOPPING CENTER
900 SPENCE AVE | GOLDSBORO, NC 27534

AVAILABILITY

- › Suite 18
 - › 2,400 SF
 - › Former Financial User
 - › 200 AMP Panel
 - › 30' Frontage

PROPERTY HIGHLIGHTS

- › Located at the interchange of N. Spence Avenue & US-70
- › Excellent visibility with a full service traffic light at main entrance
- › Part of the retail hub of Wayne County
- › Easy access to Seymour Johnson Air Force Base and growing suburbs
- › The success of the center is indicated in tenant sales, with several tenants consistently in percentage rent



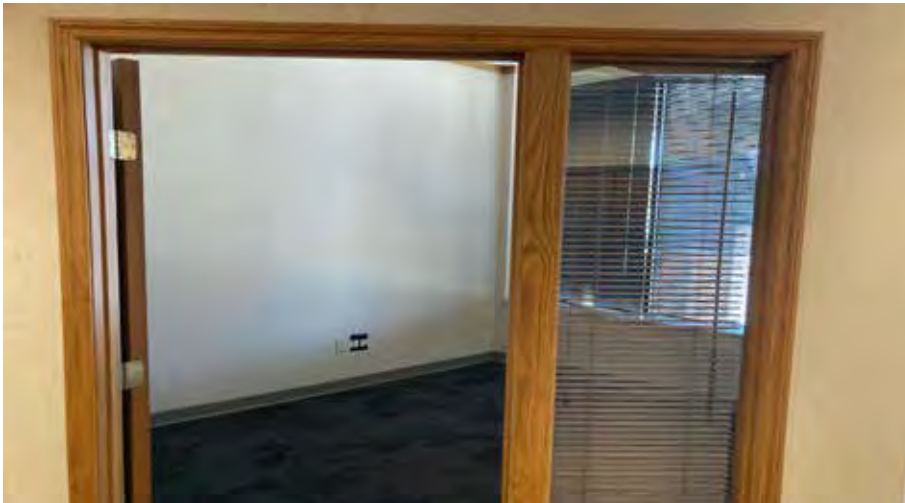
LEASE RATE:
\$5,150/MONTH (\$24.00/SF, + \$1.74 NNN)

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SUITE 18 PICTURES



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	TENANT	SF
A	WALMART	153,755
1	JEWELRY UNLIMITED	2,046
3	DOLLAR TREE	11,506
8	BEST MART	3,000
10	BROOKLYN PIZZERIA	1,953
12	SALLY BEAUTY SUPPLY	2,400
14	GAMESTOP	1,822
16	NAIL SALON	1,378
18	AVAILABLE (FORMER FINANCIAL USER)	2,400
20	TOBACCO STATION	1,440
21	CRICKET MOBILE	1,360
22	AMERITEMPS	1,360
24	NY DELI	1,360

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LOCATION MAP



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DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
2025 POPULATION	4,193	29,875	42,946
2030 POPULATION (PROJECTED)	4,242	29,468	42,499
2025 HOUSEHOLDS	2,183	13,265	18,514
2030 HOUSEHOLDS (PROJECTED)	2,249	13,344	18,677
OWNER OCCUPIED HOUSING UNITS	768	5,628	8,871
RENTER OCCUPIED HOUSING UNITS	1,415	7,637	9,643
2025 AVG HOUSEHOLD INCOME	\$91,321	\$71,706	\$73,043
2030 AVG HOUSEHOLD INCOME (PROJECTED)	\$104,789	\$80,869	\$82,709



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LISTING BROKERS:

BRIAN GRABOWSKI

919.349.3569 MOBILE | 919.22.5698 DIRECT
BGRABOWSKI@TRADEMARKPROPERTIES.COM

SHELLEY BHATIA, CCIM

910.273.8474 MOBILE
SBHATIA@TRADEMARKPROPERTIES.COM



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