

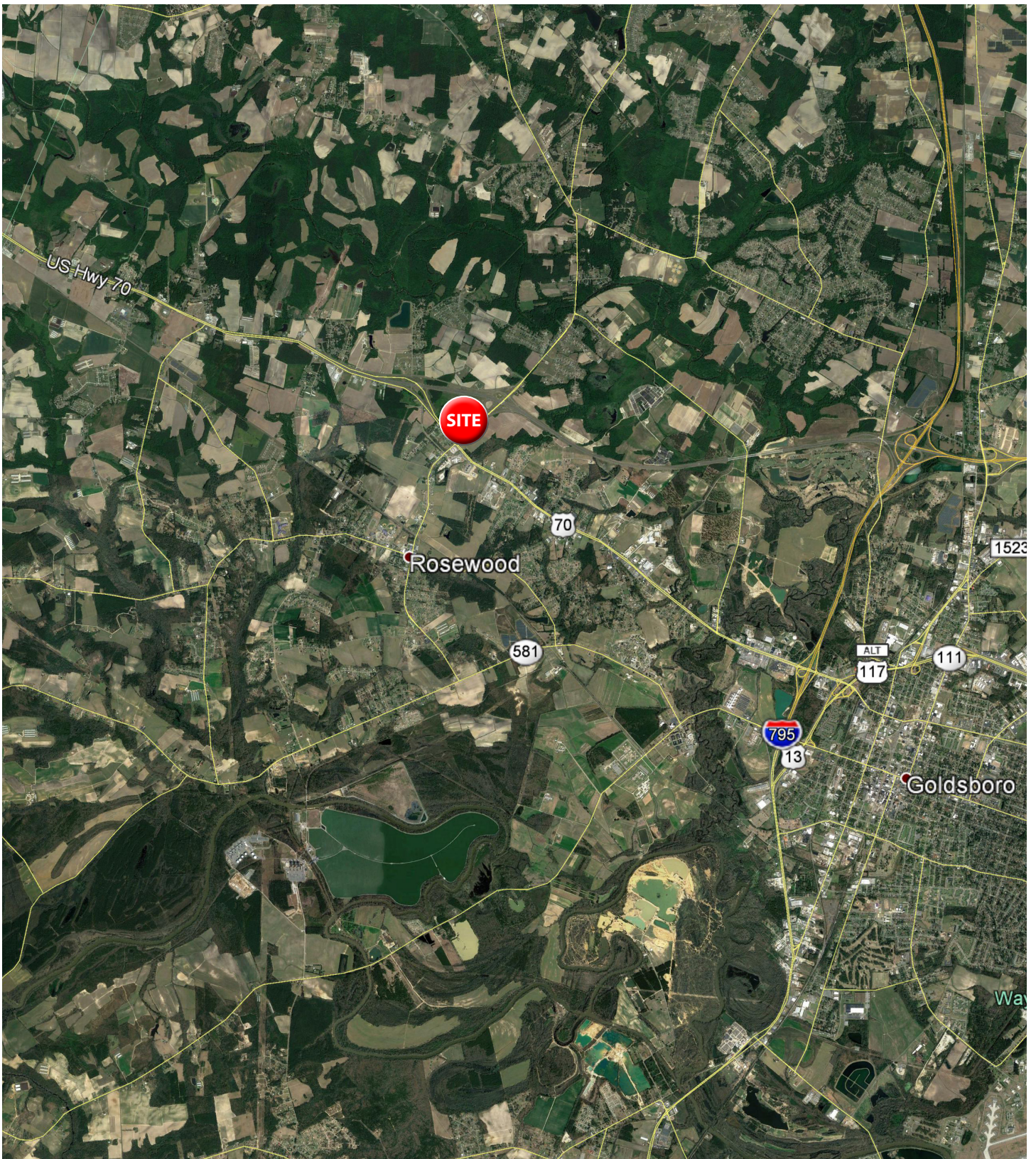
SHOPPES AT GOLDSBORO

2908 US HIGHWAY 70 WEST
GOLDSBORO, NC 27530



Max Dufour, Leasing
843.654.7859
max.dufour@wrsrealty.com

LOCATION

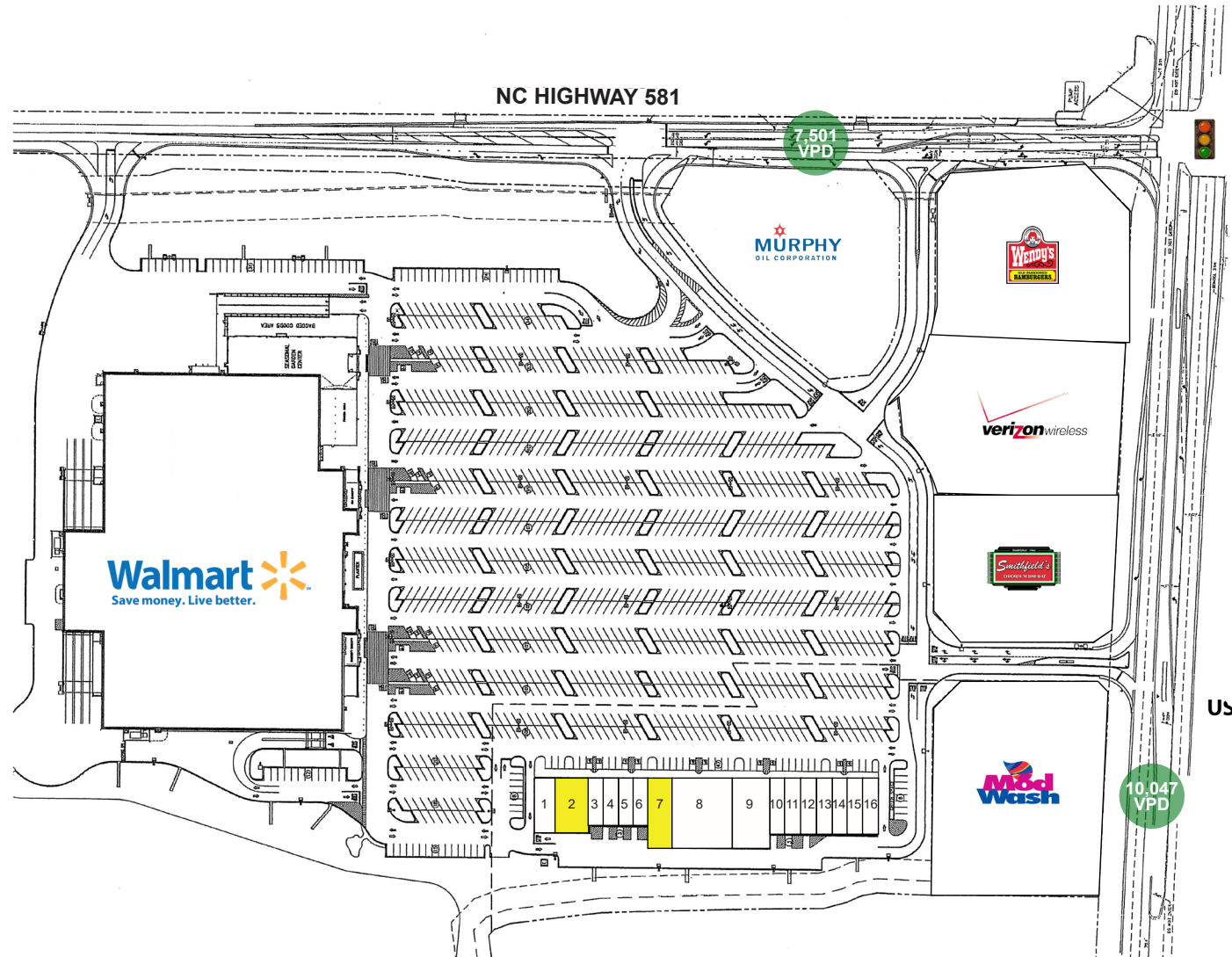




INLINE RETAIL AVAILABLE

Space	Tenant
1	T-Mobile
2	AVAILABLE 4,000 SF
3	The Cave Haircuts For Men
4	Smoke Smart
5	Papa John's Pizza
6	Benchmark Physical Therapy
7	AVAILABLE 3,500 SF
8	Dollar Tree
9	Dos Marias Mexican Restaurant
10	Dough Boys Pizza
11	A1 Business Center
12	Nail Salon
13	Breeze Nutrition
14	New China Fun
15	Sakura Express
16	Jersey Mike's

Outparcels	Tenant
1	ModWash
2	Smithfield's BBQ
3	Verizon Wireless
4	Wendy's
5	Murphy Oil



The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice.
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TRADE AREA SNAPSHOT



**Estimated
Population**
46,777



**Estimated
Households**
17,761



**Average HH
Income**
\$90,808



**Median HH
Income**
\$66,999



**Total
Businesses**
967



**Total
Employees**
8,604



TRADE AREA DEMOGRAPHICS

Lat/Lon: 35.4327/-78.1623

Trade Area	Trade Area
Population	
2023 Estimated Population	46,777
2028 Projected Population	48,458
2020 Census Population	45,845
2010 Census Population	46,734
Projected Annual Growth 2023 to 2028	0.7%
Historical Annual Growth 2010 to 2023	-
Households	
2023 Estimated Households	17,761
2028 Projected Households	18,458
2020 Census Households	17,204
2010 Census Households	17,351
Projected Annual Growth 2023 to 2028	0.8%
Historical Annual Growth 2010 to 2023	0.2%
Age	
2023 Est. Population Under 10 Years	11.8%
2023 Est. Population 10 to 19 Years	13.8%
2023 Est. Population 20 to 29 Years	12.0%
2023 Est. Population 30 to 44 Years	20.1%
2023 Est. Population 45 to 59 Years	20.1%
2023 Est. Population 60 to 74 Years	16.9%
2023 Est. Population 75 Years or Over	5.4%
2023 Est. Median Age	38.4
Marital Status & Gender	
2023 Est. Male Population	50.4%
2023 Est. Female Population	49.6%
2023 Est. Never Married	28.9%
2023 Est. Now Married	51.1%
2023 Est. Separated or Divorced	14.1%
2023 Est. Widowed	5.9%
Income	
2023 Est. HH Income \$200,000 or More	3.5%
2023 Est. HH Income \$150,000 to \$199,999	5.1%
2023 Est. HH Income \$100,000 to \$149,999	20.2%
2023 Est. HH Income \$75,000 to \$99,999	13.3%
2023 Est. HH Income \$50,000 to \$74,999	18.2%
2023 Est. HH Income \$35,000 to \$49,999	13.1%
2023 Est. HH Income \$25,000 to \$34,999	10.1%
2023 Est. HH Income \$15,000 to \$24,999	8.1%
2023 Est. HH Income Under \$15,000	8.4%
2023 Est. Average Household Income	\$90,808
2023 Est. Median Household Income	\$66,999
2023 Est. Per Capita Income	\$35,005
2023 Est. Total Businesses	967
2023 Est. Total Employees	8,604

TRADE AREA DEMOGRAPHICS

Lat/Lon: 35.4327/-78.1623

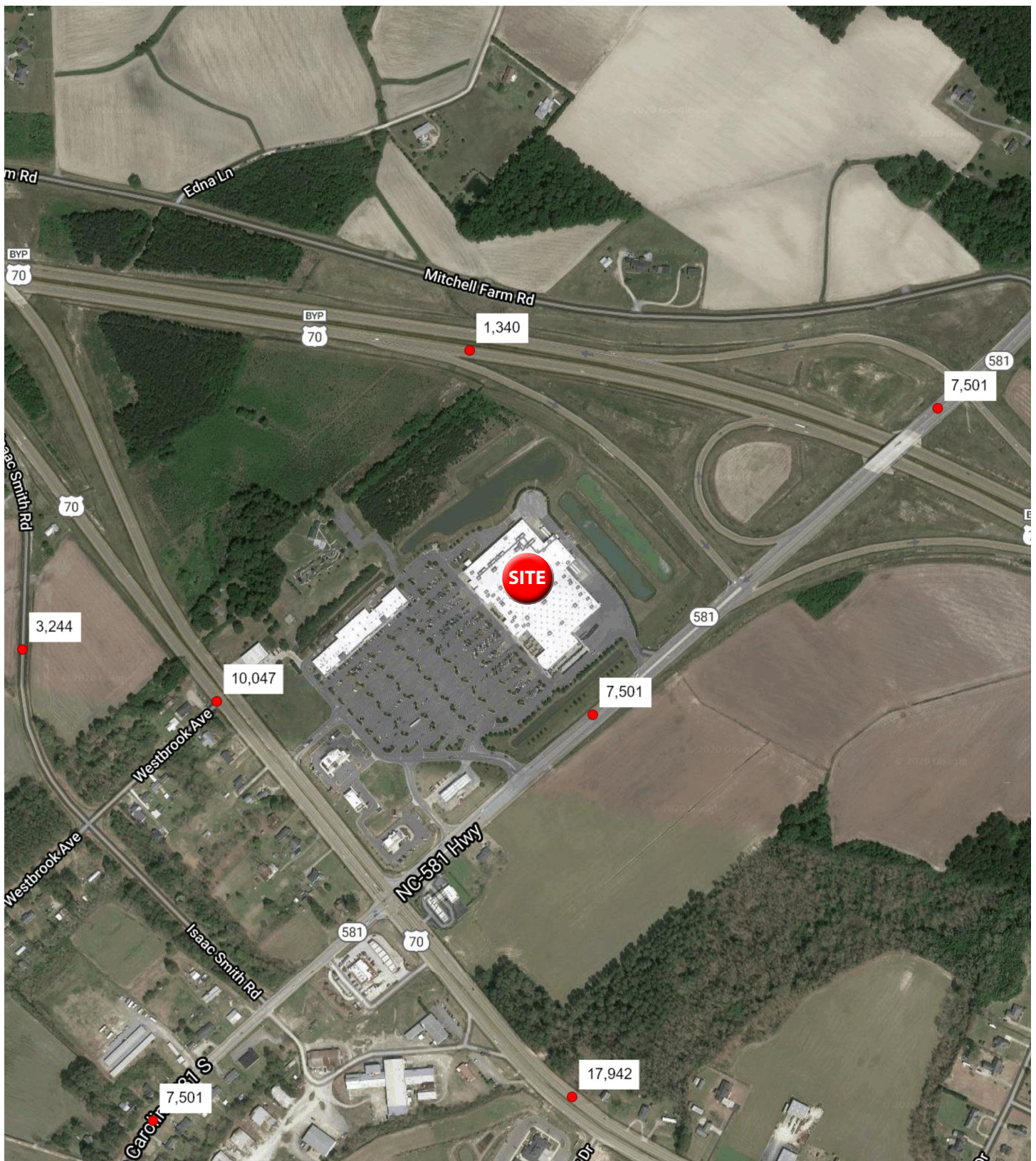
Trade Area	Trade Area
Race	
2023 Est. White	66.6%
2023 Est. Black	21.8%
2023 Est. Asian or Pacific Islander	0.9%
2023 Est. American Indian or Alaska Native	0.4%
2023 Est. Other Races	10.4%
Hispanic	
2023 Est. Hispanic Population	4,879
2023 Est. Hispanic Population	10.4%
2028 Proj. Hispanic Population	10.5%
2020 Hispanic Population	9.4%
Education (Adults 25 & Older)	
2023 Est. Adult Population (25 Years or Over)	32,122
2023 Est. Elementary (Grade Level 0 to 8)	5.9%
2023 Est. Some High School (Grade Level 9 to 11)	6.5%
2023 Est. High School Graduate	30.2%
2023 Est. Some College	22.2%
2023 Est. Associate Degree Only	14.0%
2023 Est. Bachelor Degree Only	15.0%
2023 Est. Graduate Degree	6.2%
Housing	
2023 Est. Total Housing Units	19,837
2023 Est. Owner-Occupied	70.0%
2023 Est. Renter-Occupied	19.5%
2023 Est. Vacant Housing	10.5%
Homes Built by Year	
2023 Homes Built 2010 or later	12.5%
2023 Homes Built 2000 to 2009	17.7%
2023 Homes Built 1990 to 1999	21.4%
2023 Homes Built 1980 to 1989	9.8%
2023 Homes Built 1970 to 1979	11.8%
2023 Homes Built 1960 to 1969	7.7%
2023 Homes Built 1950 to 1959	4.0%
2023 Homes Built Before 1949	4.7%
Home Values	
2023 Home Value \$1,000,000 or More	0.7%
2023 Home Value \$500,000 to \$999,999	5.2%
2023 Home Value \$400,000 to \$499,999	3.5%
2023 Home Value \$300,000 to \$399,999	11.8%
2023 Home Value \$200,000 to \$299,999	25.4%
2023 Home Value \$150,000 to \$199,999	18.1%
2023 Home Value \$100,000 to \$149,999	14.4%
2023 Home Value \$50,000 to \$99,999	13.9%
2023 Home Value \$25,000 to \$49,999	1.8%
2023 Home Value Under \$25,000	5.2%
2023 Median Home Value	\$196,405
2023 Median Rent	\$595

TRADE AREA DEMOGRAPHICS

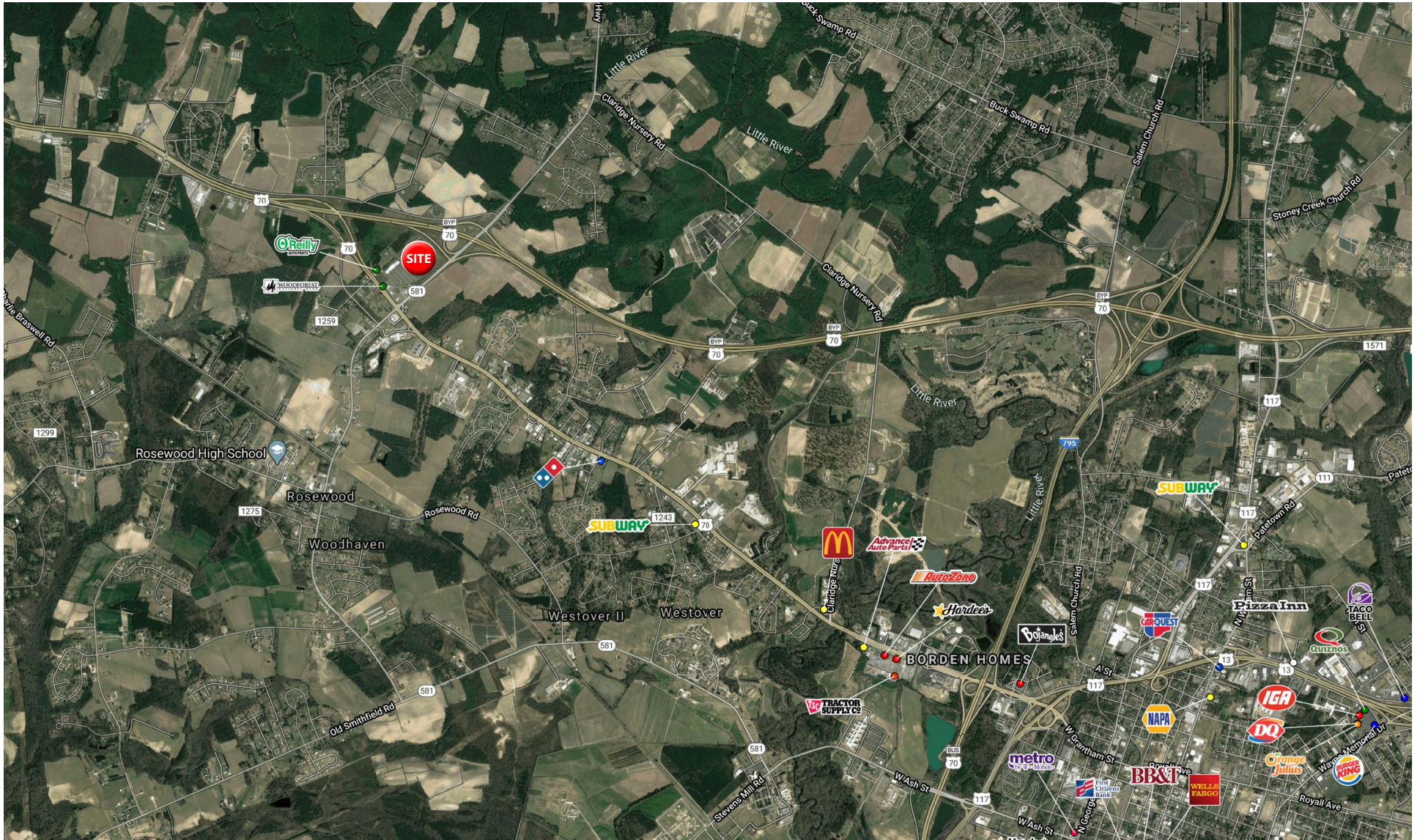
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Trade Area	Trade Area
Labor Force	
2023 Est. Labor Population Age 16 Years or Over	37,281
2023 Est. Civilian Employed	59.1%
2023 Est. Civilian Unemployed	2.0%
2023 Est. in Armed Forces	1.8%
2023 Est. not in Labor Force	37.2%
2023 Labor Force Males	50.2%
2023 Labor Force Females	49.8%
Occupation	
2023 Occupation: Population Age 16 Years or Over	22,027
2023 Mgmt, Business, & Financial Operations	15.4%
2023 Professional, Related	20.0%
2023 Service	14.8%
2023 Sales, Office	18.8%
2023 Farming, Fishing, Forestry	2.4%
2023 Construction, Extraction, Maintenance	12.6%
2023 Production, Transport, Material Moving	15.9%
2023 White Collar Workers	54.2%
2023 Blue Collar Workers	45.8%
Transportation to Work	
2023 Drive to Work Alone	82.5%
2023 Drive to Work in Carpool	10.6%
2023 Travel to Work by Public Transportation	-
2023 Drive to Work on Motorcycle	-
2023 Walk or Bicycle to Work	1.7%
2023 Other Means	0.6%
2023 Work at Home	4.5%
Travel Time	
2023 Travel to Work in 14 Minutes or Less	27.8%
2023 Travel to Work in 15 to 29 Minutes	39.4%
2023 Travel to Work in 30 to 59 Minutes	25.3%
2023 Travel to Work in 60 Minutes or More	7.5%
2023 Average Travel Time to Work	20.7
Consumer Expenditure	
2023 Est. Total Household Expenditure	\$1.17 B
2023 Est. Apparel	\$40.66 M
2023 Est. Contributions, Gifts	\$64.89 M
2023 Est. Education, Reading	\$35.17 M
2023 Est. Entertainment	\$65.81 M
2023 Est. Food, Beverages, Tobacco	\$180.36 M
2023 Est. Furnishings, Equipment	\$40.96 M
2023 Est. Health Care, Insurance	\$109.08 M
2023 Est. Household Operations, Shelter, Utilities	\$378.31 M
2023 Est. Miscellaneous Expenses	\$22.07 M
2023 Est. Personal Care	\$15.7 M
2023 Est. Transportation	\$215.33 M

TRAFFIC COUNTS



COMMERCIAL AERIAL





WRSINC
REAL ESTATE INVESTMENTS

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