

310 N. BERKELEY BOULEVARD

REDEVELOPMENT SITE AVAILABLE FOR SALE | GOLDSBORO, NC

SOLD

SITE 2

SITE 3

SITE 4

JOHN KERR

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PROPERTY FEATURES

Berkeley Boulevard/Highway 13 retail corridor, 1/2 mile from Seymour Johnson Air Force Base and Berkeley Mall

Availability:

Site 1: SOLD Panda Express

- * Site 2: FOR SALE .78 AC \$600,000
- * Site 3: FOR SALE 4.93 AC \$1,900,000
- * Site 4: FOR SALE 5.425 AC \$1,350,000 (Under Contract)

Zoning: (GB) General Business & (SC) Shopping Center

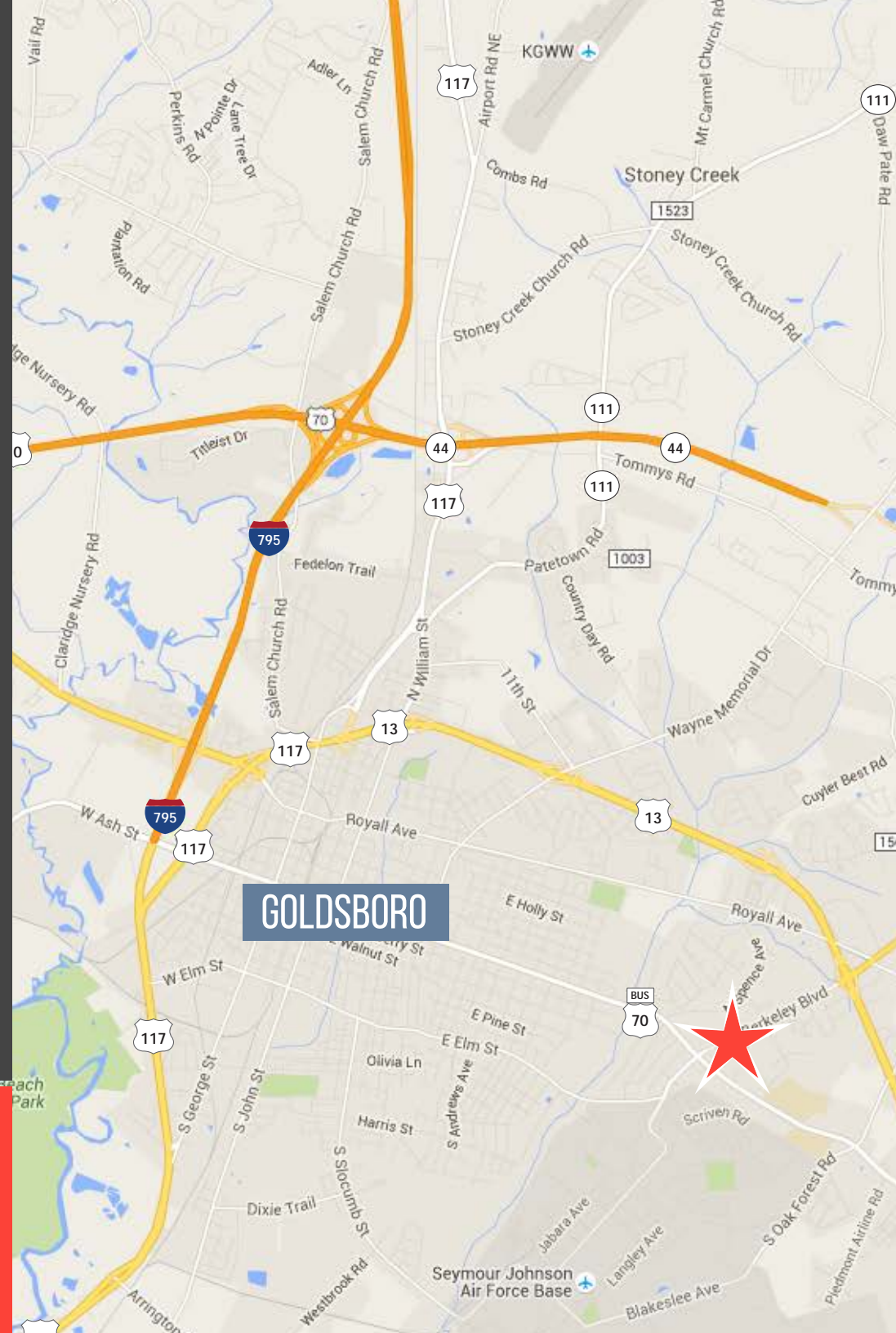
Former Use: Office/Industrial (News Argus Building)
Existing building to be demolished

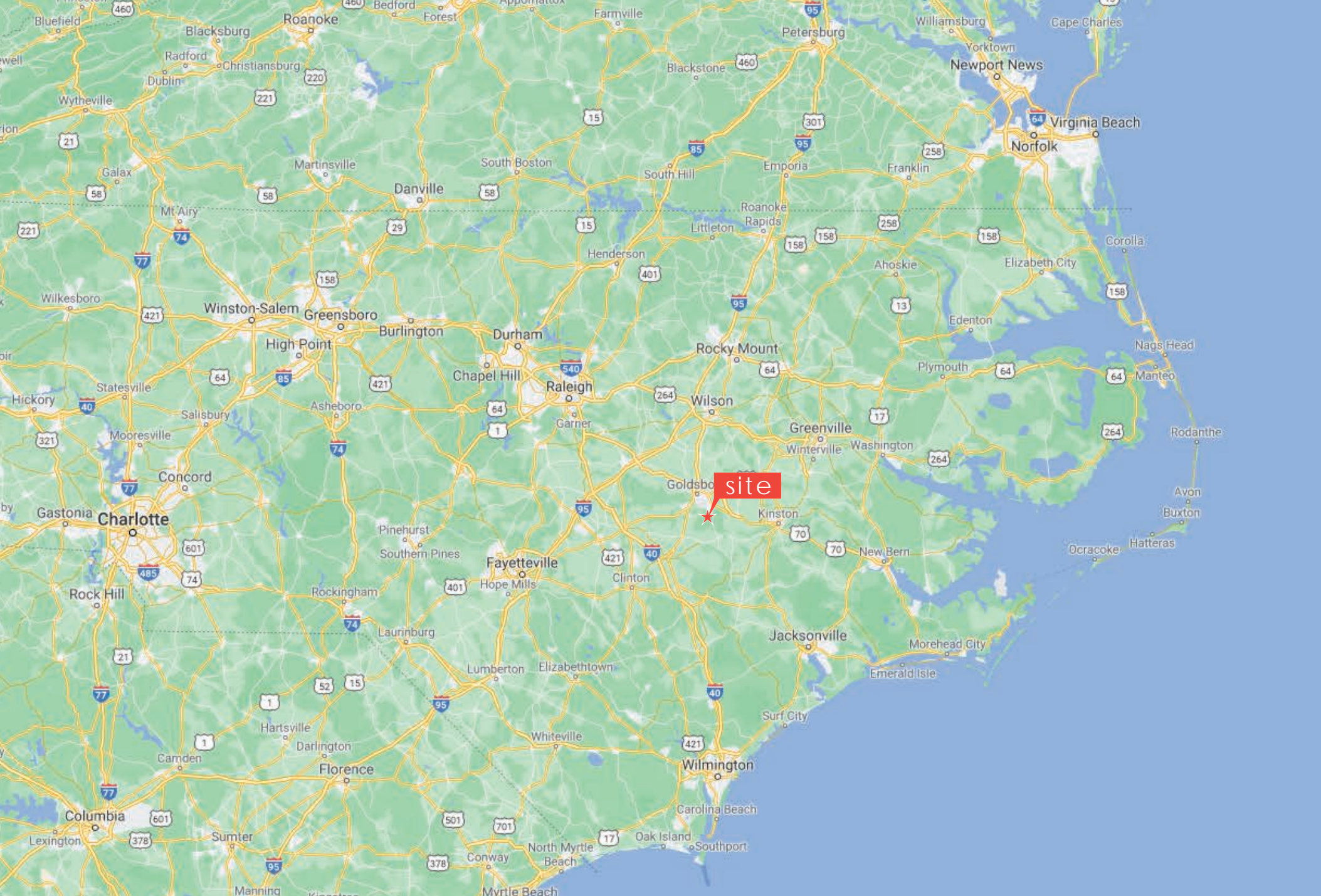
Utilities: Water and sewer (Goldsboro)
Power (Duke Energy)
Gas (PNG)

* Can be subdivided or recombined

TRAFFIC COUNTS

N. Berkeley Boulevard 28,109 VPD
E. Ash Street 14,099 VPD





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LOCATION



Walmart

AutoZone Auto Parts

Clean Eatz

BERKELEY MALL
JC Penney
Belk
Joann
Sephora
Starbucks
Cato
Claire's
Cato
Foot Locker

ASH ST

HOBBY LOBBY

310 BERKELEY BLVD

N BERKELEY BLVD

Krispy Kreme

O'Reilly Auto Parts

Cook Out

Planet Fitness

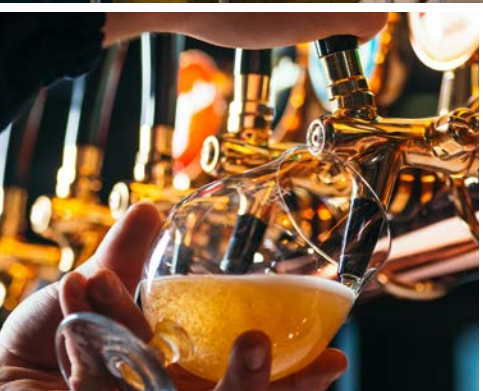
Heros Sports Oyster
Bar & Grill

Pay Day Jewelry

Captain Cuts

S BERKELEY BLVD

ASH ST



ABOUT THE AREA

“Located in Eastern North Carolina, the City of Goldsboro is the county seat of Wayne County. Conveniently located on US 70, Goldsboro is within 30 minutes of the I-40 and I-95 corridors.

The City of Goldsboro employs 441 full-time personnel and provides numerous services to its citizens. Recognized as a Top Ten City by Money Magazine in 1993, the City of Goldsboro takes great pride in providing quality and efficient services to the public. City Hall is located in the heart of downtown Goldsboro, at 200 North Center Street and is open from 8:00 am until 5:00 pm, Monday through Friday.

The City of Goldsboro is the proud home of Seymour Johnson Air Force Base, home of the 4th Fighter Wing. Seymour Johnson received the Commander in Chief’s Installation Excellence Award – Air Force for 2001, the highest award given to a military base. Spanning more than five decades and five wars, Seymour Johnson AFB’s 4th Fighter Wing is one of the most distinguished fighter units in the world. The 4th Fighter Wing of Seymour Johnson Air Force Base, N.C., puts airpower on-target, on-time for America. The wing is home to the multi-role, all-weather F-15E Strike Eagle and provides worldwide deployable aircraft and personnel capable of executing combat missions in support of the Aerospace Expeditionary Force.”

-goldsboronc.gov

2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,783	30,771	44,663
Households	2,246	12,792	18,360
Avg. Household Income	\$74,512	\$78,413	\$78,359
Daytime Population	4,977	19,088	28,340