

# NNN INVESTMENT OPPORTUNITY



## OFFERING MEMORANDUM

GOLDSBORO PROMENADE • 307 N. BERKELEY BLVD •  
GOLDSBORO, NC 27534

LISTING BROKER:

SHELLEY BHATIA, CCIM

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*\*Broker is an owner of the property.*



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# INVESTMENT SUMMARY

TradeMark Properties presents Goldsboro Promenade, a fully leased 16,874 SF NNN retail center at 307 N. Berkeley Blvd, Goldsboro, NC. Located in a thriving retail district with direct access to Berkeley Blvd (22,000 VPD) and visibility on N. Spence Ave (17,500 VPD), it is shadow-anchored by major national retailers. A significant capital infusion has enhanced accessibility from Berkeley Blvd, Spence Ave, and Eastgate Mall, home to national tenants like Planet Fitness, Harbor Freight, Hobby Lobby, Chuck E. Cheese, and Ashley Furniture, driving increased traffic to the center. Positioned near Seymour Johnson Air Force Base and local colleges, this property offers a premier investment opportunity in a growing market.

ADDRESS	307 N. Berkeley Blvd Goldsboro, NC 27534
COUNTY	Wayne
PIN	3519321795
BUILDING SIZE	16,874 SF
YEAR BUILT	2008
ACRES	4.63
PARKING	209 Surface Spaces (12:1,000 SF)
ZONING	Shopping Center (SC)
MUNICIPALITY	City of Goldsboro
OCCUPANCY	100%



**\$5,350,542**  
ASKING PRICE

**4 YRS**  
WALT  
TWO 15+ YR TENANTS

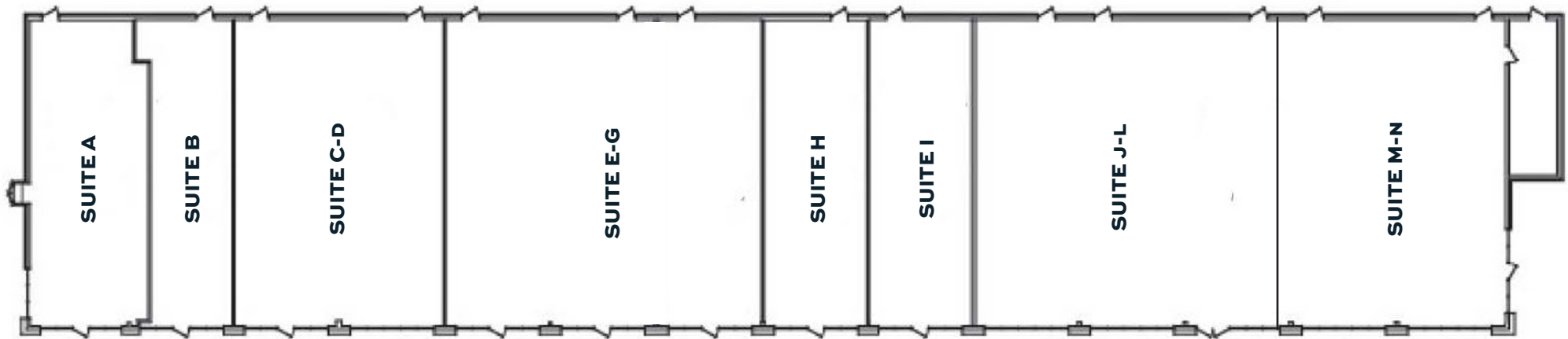
**6.4%**  
CAP RATE  
BASED ON 2025 NOI

**\$342,393.72**  
NOI

# TENANT LIST

SUITE	TENANT	SF
SUITE A	LITTLE CAESAR'S PIZZA	1,283
SUITE B	REVITALIZE NUTRITION	1,000
SUITE C-D	REGIONAL FINANCE CORPORATION OF NC	2,400
SUITE E-G	MANHATTAN NAIL BAR	3,600

SUITE	TENANT	SF
SUITE H	EAST FOOT SPA	1,200
SUITE I	FANTASTIC SAM'S	1,127
SUITE J-L	AZUL TEQUILAS MEXICAN BAR & GRILL	3,600
SUITE M-N	WINGSTOP	2,664



*\*Square Footage and measurements are correct based on available information.  
Additional measurements may be warranted to ensure accuracy.*

# TENANT PROFILES



**Little Caesars**

Little Caesars is a leading quick-service restaurant specializing in freshly made pizzas that are both convenient and affordable. Famous for its Hot-N-Ready® pizzas, the brand offers a variety of classic and specialty options, along with popular sides like Crazy Bread® and beverages. With thousands of locations in the United States and 27 countries worldwide, Little Caesars is one of the largest pizza chains globally. The company's innovative service model focuses on speed and value, making it a popular choice for families and individuals seeking quick, delicious meals.

Little Caesars has an extensive franchise network, including hundreds of multi-unit operators. While privately held and not publicly disclosing specific financials, the company's system-wide sales are estimated in the billions annually. Its continued expansion in both domestic and international markets underscores its enduring appeal and robust business model. In recent years, Little Caesars has also embraced technology, offering delivery services and a mobile app to enhance customer convenience.



Regional Finance Corporation of NC is a subsidiary of Regional Management Corp., a consumer finance company offering personal loan solutions tailored to meet various financial needs. With over 350 branches nationwide, the company serves customers who may have limited access to traditional credit sources. Regional Finance specializes in loans for consolidating debt, managing unexpected expenses, and financing essential purchases. Its professional and approachable team provides personalized service, ensuring clients receive solutions that fit their unique situations.

As part of Regional Management Corp., Regional Finance contributes to a system-wide annual revenue of approximately \$400 million. The company's commitment to financial inclusion and flexible lending options has made it a trusted partner for many customers. By focusing on customer education and personalized assistance, Regional Finance has solidified its reputation as a leader in consumer finance.

# TENANT PROFILES



FANTASTIC SAM'S  
CUT & COLOR

Fantastic Sams is a full-service hair salon franchise offering a wide range of services, including haircuts, coloring, and styling for men, women, and children. With over 1,000 locations across the United States and Canada, the brand is a cornerstone of the affordable salon industry. Each salon is independently owned and operated, ensuring a localized, customer-focused experience while benefiting from the resources and recognition of a national brand.

Fantastic Sams is known for its ongoing stylist training programs, ensuring that services meet the latest trends and techniques. Although financial specifics are not publicly disclosed, the brand's expansive network and enduring presence indicate a strong and sustainable business. Fantastic Sams offers a welcoming environment, making high-quality hair care accessible to a broad clientele.



Wingstop specializes in bold and flavorful chicken wings cooked fresh to order. With over 1,500 locations worldwide, the brand has built a reputation as “The Wing Experts” by offering a variety of sauces and dry rubs, along with sides like seasoned fries. Its focus on quality, flavor, and customization has earned it a dedicated following among wing enthusiasts.

Wingstop's business model is primarily franchise-driven, with most locations independently owned and operated. In recent years, the company has embraced digital innovation, including online ordering and delivery, to meet growing consumer demand. With annual system-wide sales exceeding \$2 billion, Wingstop continues to expand both domestically and internationally, solidifying its position as a leader in the fast-casual dining sector.

# TENANT PROFILES



Azul Mexican is a multi-store operator specializing in authentic Mexican cuisine. With several locations, the brand delivers a rich dining experience through its flavorful menu and vibrant atmosphere. Popular dishes include tacos, enchiladas, and fajitas, all prepared using traditional recipes and fresh ingredients. Azul Mexican also offers a curated selection of beers and handcrafted cocktails, making it a destination for both casual dining and lively celebrations.

The brand's success is reflected in its expansion into multiple locations, which cater to a growing customer base. While specific financial data is not publicly available, Azul Mexican's consistent growth demonstrates its strong market presence and customer loyalty. By combining quality food with a welcoming environment, the brand has become a favorite among diners clientele.

## EAST FOOT SPA

East Foot Spa is a professional reflexology and massage therapy provider operating multiple locations. Focused on enhancing wellness and relaxation, the spa offers a variety of services, including foot reflexology, full-body massages, and stress-relief therapies. Each location provides a tranquil environment where skilled therapists deliver personalized care tailored to individual needs.

The multi-store operation allows East Foot Spa to reach a broader clientele, meeting the growing demand for wellness services. Although financial details are not publicly disclosed, the brand's ability to expand suggests strong performance and customer satisfaction. By combining traditional techniques with modern amenities, East Foot Spa offers a comprehensive wellness experience.

# TENANT PROFILES

## MANHATTAN NAIL BAR

Manhattan Nail Bar is a chain of upscale nail salons offering a full range of services, including manicures, pedicures, and waxing. Known for its focus on luxury and hygiene, the brand provides a relaxing atmosphere where clients can enjoy personalized nail care. Each location is designed to deliver a premium experience, making it a popular choice for both routine visits and special occasions.

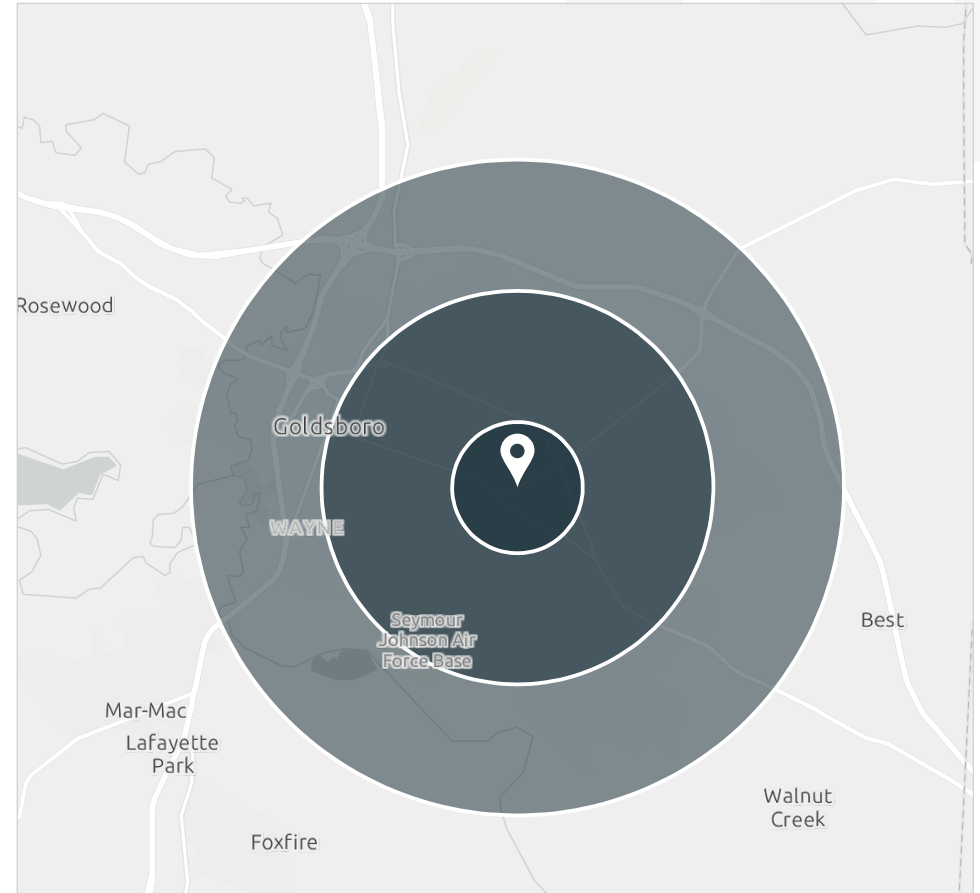
As a multi-store operator, Manhattan Nail Bar continues to grow its footprint, catering to an expanding clientele. While revenue figures are not publicly available, the brand's consistent expansion highlights its success in the competitive beauty industry. By prioritizing quality service and customer satisfaction, Manhattan Nail Bar has established itself as a trusted name in nail care.



Revitalize Nutrition offers a range of health-conscious products, including protein shakes, energizing teas, and other wellness-focused beverages. Their mission is to inspire the community to embrace healthier habits through accessible, nutritious options. In addition to drinks, they provide personalized coaching to help customers meet their fitness and nutrition goals.

# DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2024 POPULATION	4,207	30,003	42,714
2029 POPULATION (PROJECTED)	4,332	29,552	42,017
2024 HOUSEHOLDS	1,865	12,974	18,045
2029 HOUSEHOLDS (PROJECTED)	1,970	12,989	18,029
OWNER-OCCUPIED HOUSING UNITS	542	5,654	8,720
RENTER-OCCUPIED HOUSING UNITS	1,323	7,320	9,325
2024 AVG HOUSEHOLD INCOME	\$69,471	\$68,030	\$68,790
2029 AVG HOUSEHOLD INCOME (PROJECTED)	\$81,660	\$79,470	\$81,015



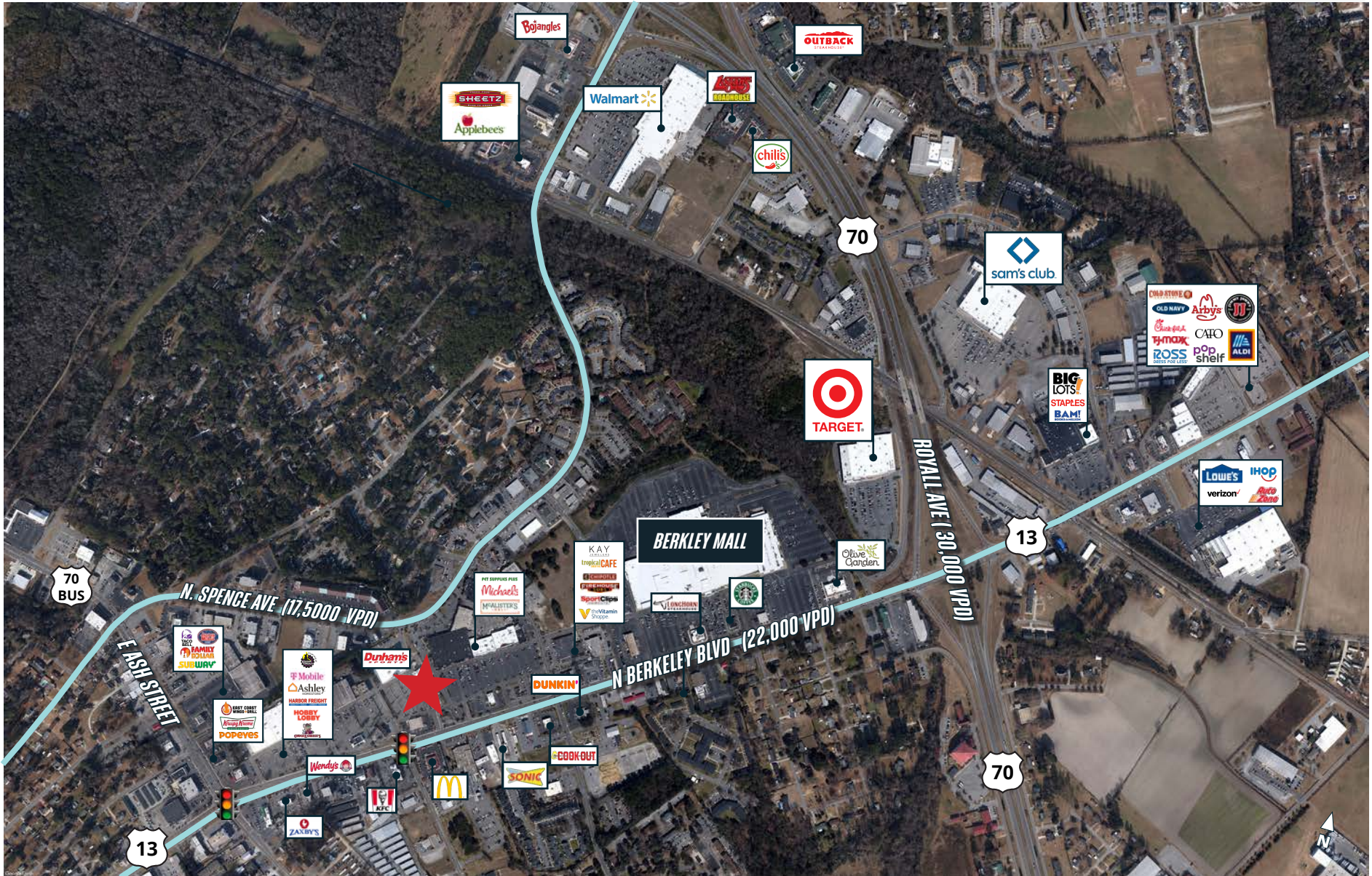


# LOCATION MAP





# LOCATION MAP





# MARKET OVERVIEW

Goldsboro is a growing city located in eastern North Carolina (NC), serving as a vital regional hub with strong economic, cultural, and geographic ties to the state's capital, Raleigh. Known for its strategic location, affordable cost of living, and robust military presence, Goldsboro offers a dynamic environment for investment and development.

Goldsboro is conveniently located approximately 50 miles southeast of Raleigh, placing it within an hour's drive of NC's capital. This proximity allows Goldsboro to benefit from the economic strength and influence of the Raleigh-Durham-Chapel Hill metropolitan area, often referred to as the Research Triangle. Key aspects of this connection include:

- Raleigh was ranked #1 in the 2025 Annual Ranking of Best-Performing Cities (businesswire.com), underscoring its status as one of the nation's top locations for business, innovation, and quality of life. Goldsboro's proximity positions it to leverage Raleigh's thriving job market and economic opportunities.
- Goldsboro is easily accessible via U.S. Highways 70 and 13, as well as major interstates like I-95 and I-40, connecting it seamlessly to Raleigh and other key cities in the region.
- Raleigh's top-tier universities, such as NC State University, Duke University, and UNC-Chapel Hill, generate a steady flow of educated professionals. Goldsboro benefits from this proximity, attracting talent and fostering economic development.



**116,089**  
POPULATION



**3**  
TIER 1 RESEARCH UNIVERSITIES



**51,841**  
CIVILIAN LABOR FORCE



**22.4%**  
BACHELOR'S DEGREE OR HIGHER



# MARKET OVERVIEW

Goldsboro is home to a diverse and resilient economy, driven by industries such as agriculture, manufacturing, and defense. Its unique economic strengths include:

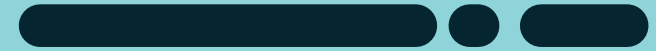
- A critical driver of the local economy, Seymour Johnson AFB contributes significantly to job creation and spending in Goldsboro.
- Goldsboro offers a lower cost of living compared to urban centers like Raleigh, making it an attractive location for residents and businesses
- With a population exceeding 116,089, Goldsboro is steadily growing, fueled by affordable housing and regional economic opportunities.

Goldsboro's location and relationship with Raleigh position it as a compelling market for long-term growth:

- Close proximity to Raleigh ensures a steady flow of economic and cultural benefits.
- Anchored by Seymour Johnson AFB and supported by Raleigh's economic dynamism, Goldsboro offers a balanced mix of stability and growth potential.
- Competitive land and development costs compared to Raleigh make Goldsboro an attractive option for businesses and investors seeking value.



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**TRADEMARK**  
P R O P E R T I E S

**THIS IS OUR TRADEMARK**

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