



DOWNTOWN GOLDSBORO

312 N Center St, Goldsboro, NC 27530



Contact

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Group*

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PROPERTY INFORMATION

Purchase Price
\$725,000.00

Property Address
*312 N Center St
Goldsboro, NC 27530*

Year Built
1932

Property Size
10,032 Sq. Ft.

Land Size
1.41 Acres

**DOWNTOWN
GOLDSBORO**

Company Disclaimer



DOWNTOWN GOLDSBORO

312 N Center St, Goldsboro, NC
27530

PROPERTY OVERVIEW

Exceptional Owner-User or Value-Add Investment Opportunity. This freestanding 10,032 SF commercial asset is a cornerstone of the North Center Street corridor. Combining historic industrial character with a versatile "Showroom Flex" floor plan, the property is perfectly positioned for a business looking to anchor itself in Goldsboros rapidly revitalizing urban core.

Zoning

Zoning: General Business (GB) The city's most flexible designation, allowing for Retail, Professional Office, Medical, Specialized Trade, or Entertainment/Special Event Center by right.

PROPERTY PHOTOS

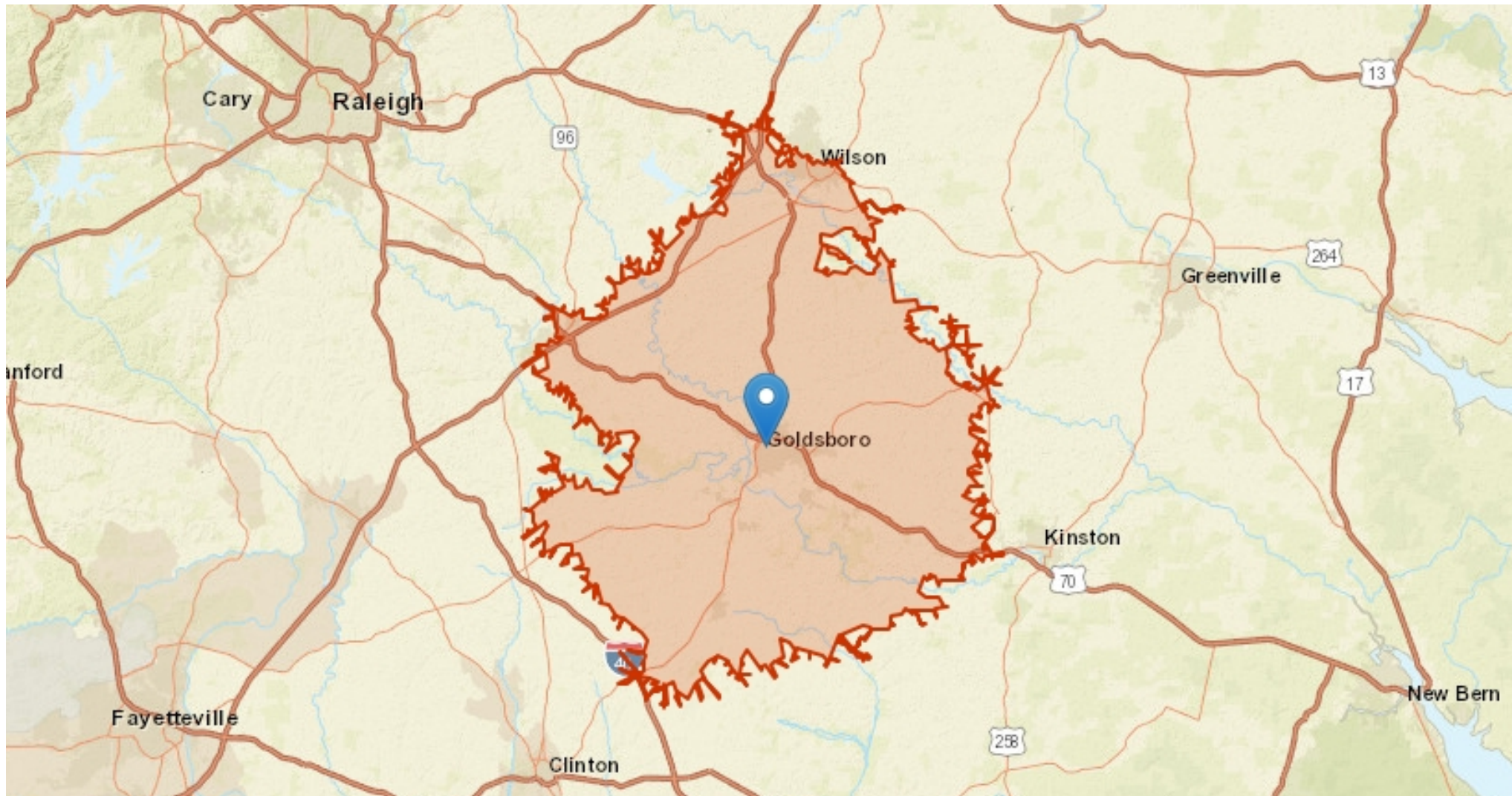


PROPERTY PHOTOS

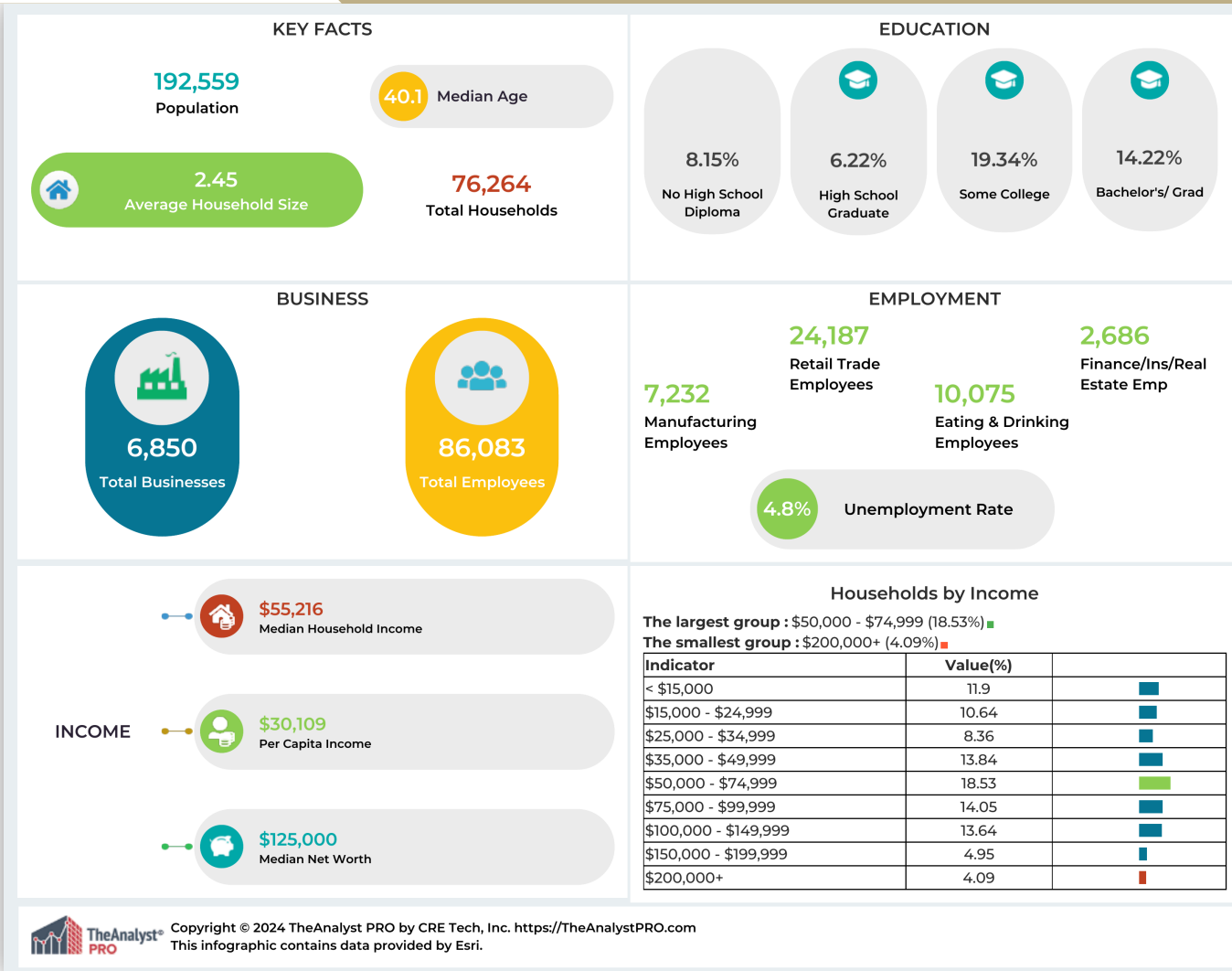


PROPERTY PHOTOS





INFOGRAPHIC: KEY FACTS (DRIVE TIME: 30 MINUTES)



Downtown Goldsboro

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POPULATION TRENDS AND KEY INDICATORS
30Minute Drive Time

192,559 Population	76,766 Households	40.1 Median Age
2.45 Avg Size Household	\$55,216 Median Household Income	\$191,170 Median Home Value
59 Wealth Index	115 Housing Affordability	72.6 Diversity Index

POPULATION BY AGE

● Under 18
 ● Ages 18-64
 ● Ages 65+

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate
-0.08%

2024-2029
Forecasted
Growth Rate
-0.12%

Household Population
187,167

Population Density
176

POPULATION BY GENERATION

4.92% Greatest Gen: Born 1945/Earlier	20.94% Baby Boomer: Born 1946 to 1964	19.33% Generation X: Born 1965 to 1980
22.16% Millennial: Born 1981 to 1998	23.13% Generation Z: Born 1999 to 2016	9.52% Alpha: Born 2017 to Present

DAYTIME POPULATION

193,109 2024 Total Daytime Population	106,895 2024 Daytime Pop: Residents
86,214 2024 Daytime Pop: Workers	177 2024 Daytime Pop Density

POPULATION BY EDUCATION

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 This infographic contains data provided by Esri.

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Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- | | | | |
|-----------------------------------------|-------------------------------------|-----------------------------------------|-----------------------------------------|
| Segment 1A (Top Tier) | Segment 5C (Parks and Rec) | Segment 8C (Bright Young Professionals) | Segment 11B (Young and Restless) |
| Segment 1B (Professional Pride) | Segment 5D (Rustbelt Traditions) | Segment 8D (Downtown Melting Pot) | Segment 11C (Metro Fusion) |
| Segment 1C (Boomburbs) | Segment 5E (Midlife Constants) | Segment 8E (Front Porches) | Segment 11D (Set to Impress) |
| Segment 1D (Savvy Suburbanites) | Segment 6A (Green Acres) | Segment 8F (Old and Newcomers) | Segment 11E (City Commons) |
| Segment 1E (Exurbanites) | Segment 6B (Salt of the Earth) | Segment 8G (Hardscrabble Road) | Segment 12A (Family Foundations) |
| Segment 2A (Urban Chic) | Segment 6C (The Great Outdoors) | Segment 9A (Silver & Gold) | Segment 12B (Traditional Living) |
| Segment 2B (Pleasantville) | Segment 6D (Prairie Living) | Segment 9B (Golden Years) | Segment 12C (Small Town Simplicity) |
| Segment 2C (Pacific Heights) | Segment 6E (Rural Resort Dwellers) | Segment 9C (The Elders) | Segment 12D (Modest Income Homes) |
| Segment 2D (Enterprising Professionals) | Segment 6F (Heartland Communities) | Segment 9D (Senior Escapes) | Segment 13A (International Marketplace) |
| Segment 3A (Laptops and Lattes) | Segment 7A (Up and Coming Families) | Segment 9E (Retirement Communities) | Segment 13B (Las Casas) |
| Segment 3B (Metro Renters) | Segment 7B (Urban Villages) | Segment 9F (Social Security Set) | Segment 13C (NeWest Residents) |
| Segment 3C (Trendsetters) | Segment 7C (American Dreamers) | Segment 10A (Southern Satellites) | Segment 13D (Fresh Ambitions) |
| Segment 4A (Soccer Moms) | Segment 7D (Barrios Urbanos) | Segment 10B (Rooted Rural) | Segment 13E (High Rise Renters) |
| Segment 4B (Home Improvement) | Segment 7E (Valley Growers) | Segment 10C (Diners & Miners) | Segment 14A (Military Proximity) |
| Segment 4C (Middleburg) | Segment 7F (Southwestern Families) | Segment 10D (Down the Road) | Segment 14B (College Towns) |
| Segment 5A (Comfortable Empty Nesters) | Segment 8A (City Lights) | Segment 10E (Rural Bypasses) | Segment 14C (Dorms to Diplomas) |
| Segment 5B (In Style) | Segment 8B (Emerald City) | Segment 11A (City Strivers) | |



DEMOGRAPHIC AND INCOME (DRIVE TIME: 30 MINUTES)

Summary	Census 2020	2025	2030
Total Population	194,694	193,857	195,777
Total Households	76,925	79,036	81,314
Family Households	50,438	50,525	51,576
Average Household Size	2.47	2.39	2.35
Owner Occupied Housing Units	47,097	49,269	52,134
Renter Occupied Housing Units	29,828	29,767	29,180
Median Age	39.7	40.2	41.1

Trends 2025 - 2030	Area	State	National
Population	0.2%	0.8%	0.4%
Households	0.6%	1.1%	0.6%
Family Population	0.4%	0.9%	0.5%
Owner Occupied Housing Units	1.1%	1.2%	0.0%
Median Household Income	2.7%	2.6%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	11,529	5.9%	11,222	5.8%	11,159	5.7%
5-9	12,243	6.3%	11,732	6.0%	11,130	5.7%
10-14	13,427	6.9%	11,767	6.1%	11,577	5.9%
15-19	13,102	6.7%	12,618	6.5%	11,390	5.8%
20-24	12,191	6.3%	12,014	6.2%	11,854	6.0%
25-29	12,126	6.2%	12,399	6.4%	12,505	6.4%
30-34	12,033	6.2%	12,722	6.6%	12,581	6.4%
35-39	11,454	5.9%	12,047	6.2%	12,910	6.6%
40-44	11,225	5.8%	11,660	6.0%	12,435	6.3%
45-49	11,704	6.0%	11,251	5.8%	11,890	6.1%
50-54	12,043	6.2%	11,744	6.1%	11,263	5.8%
55-59	13,587	7.0%	11,667	6.0%	11,597	5.9%
60-64	13,138	6.8%	12,754	6.6%	11,339	5.8%
65-69	11,700	6.0%	12,132	6.3%	12,261	6.3%
70-74	9,184	4.7%	10,162	5.2%	10,872	5.5%
75-79	6,291	3.2%	7,502	3.9%	8,674	4.4%
80-84	4,179	2.1%	4,681	2.4%	5,804	3.0%
Age 85+	3,538	1.8%	3,782	1.9%	4,537	2.3%



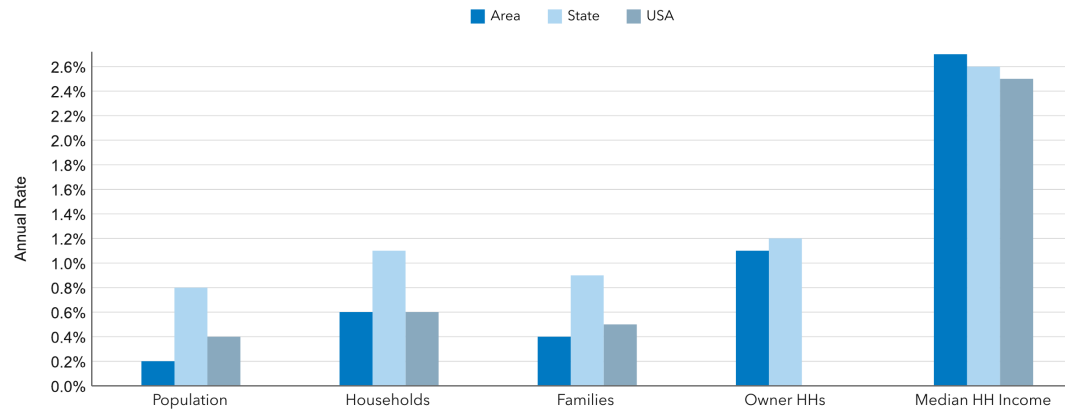
DEMOGRAPHIC AND INCOME (DRIVE TIME: 30 MINUTES)

<\$10,000	5,602	7.1%	5,197	6.4%
\$10,000-14,999	3,577	4.5%	3,255	4.0%
\$15,000-19,999	3,085	3.9%	2,698	3.3%
\$20,000-24,999	3,708	4.7%	3,162	3.9%
\$25,000-29,999	3,431	4.3%	2,961	3.6%
\$30,000-34,999	3,077	3.9%	2,868	3.5%
\$35,000-39,999	4,069	5.2%	3,770	4.6%
\$40,000-44,999	5,433	6.9%	5,189	6.4%
\$45,000-49,999	3,748	4.7%	3,626	4.5%
\$50,000-59,999	5,496	7.0%	5,356	6.6%
\$60,000-74,999	7,124	9.0%	7,233	8.9%
\$75000-99999	10,701	13.5%	11,333	13.9%
\$100,000-124,999	7,665	9.7%	8,620	10.6%
\$125,000-149,999	4,331	5.5%	5,321	6.5%
\$150000-199999	4,058	5.1%	5,309	6.5%
\$200,000-249,999	1,501	1.9%	2,031	2.5%
\$250,000-299,999	877	1.1%	1,198	1.5%
\$300,000-399,999	1,137	1.4%	1,663	2.0%
\$400,000-499,999	35	0.0%	26	0.0%
\$500,000+	381	0.5%	496	0.6%
Median Household Income	\$56,542	-	\$64,661	-
Average Household Income	\$76,119	-	\$85,118	-
Per Capita Income	\$31,183	-	\$35,500	-

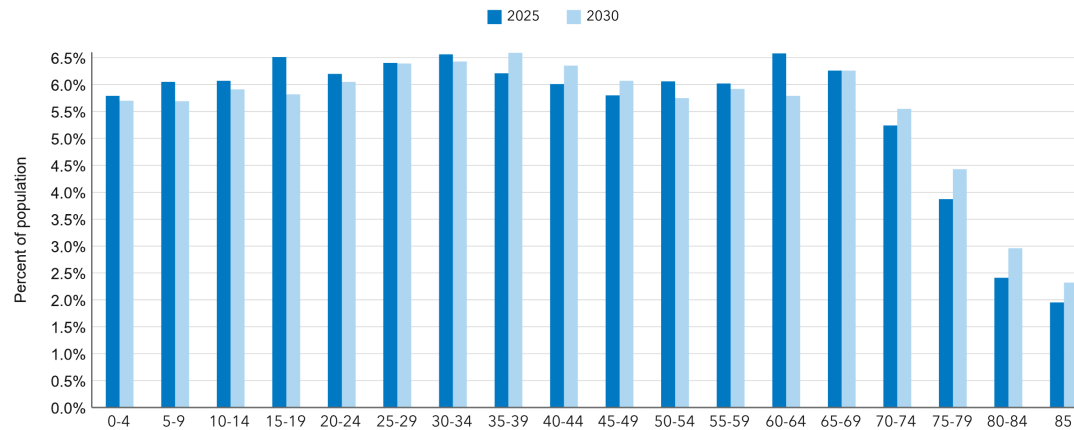
Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	102,022	52.4%	98,896	51.0%	97,040	49.6%
Black Alone	59,778	30.7%	58,935	30.4%	59,777	30.5%
American Indian	1,197	0.6%	1,260	0.7%	1,307	0.7%
Asian Alone	2,009	1.0%	2,098	1.1%	2,240	1.1%
Pacific Islander	117	0.1%	146	0.1%	159	0.1%
Some Other Race	16,994	8.7%	18,756	9.7%	20,405	10.4%
Two or More Races	12,578	6.5%	13,766	7.1%	14,849	7.6%
Hispanic (Any Race)	27,339	14.0%	30,241	15.6%	32,817	16.8%

<p>193,857 Total Population</p>	<p>79,036 Total Households</p>	<p>2.39 Average Household Size</p>	<p>40.2 Median Age</p>	<p>194,616 Daytime Population</p>
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Trends: 2025 - 2030 Annual Rate



Population by Age





\$56,542

Median Household Income



\$124,976

Median Net Worth



57

Esri Wealth Index



100

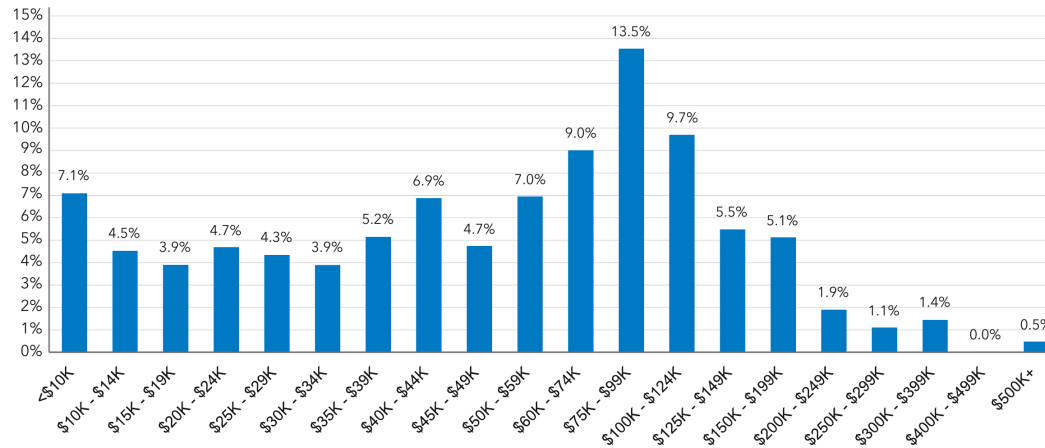
Esri Housing Affordability Index



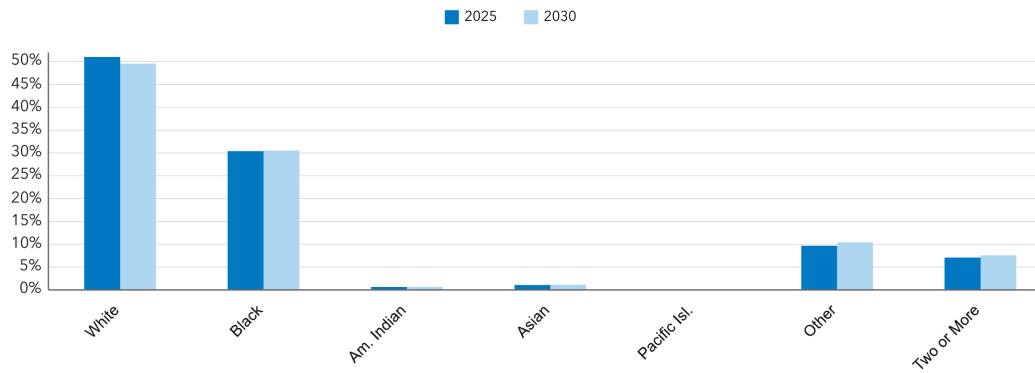
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Esri Diversity Index

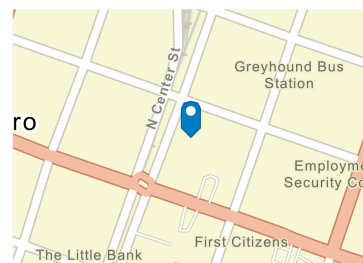
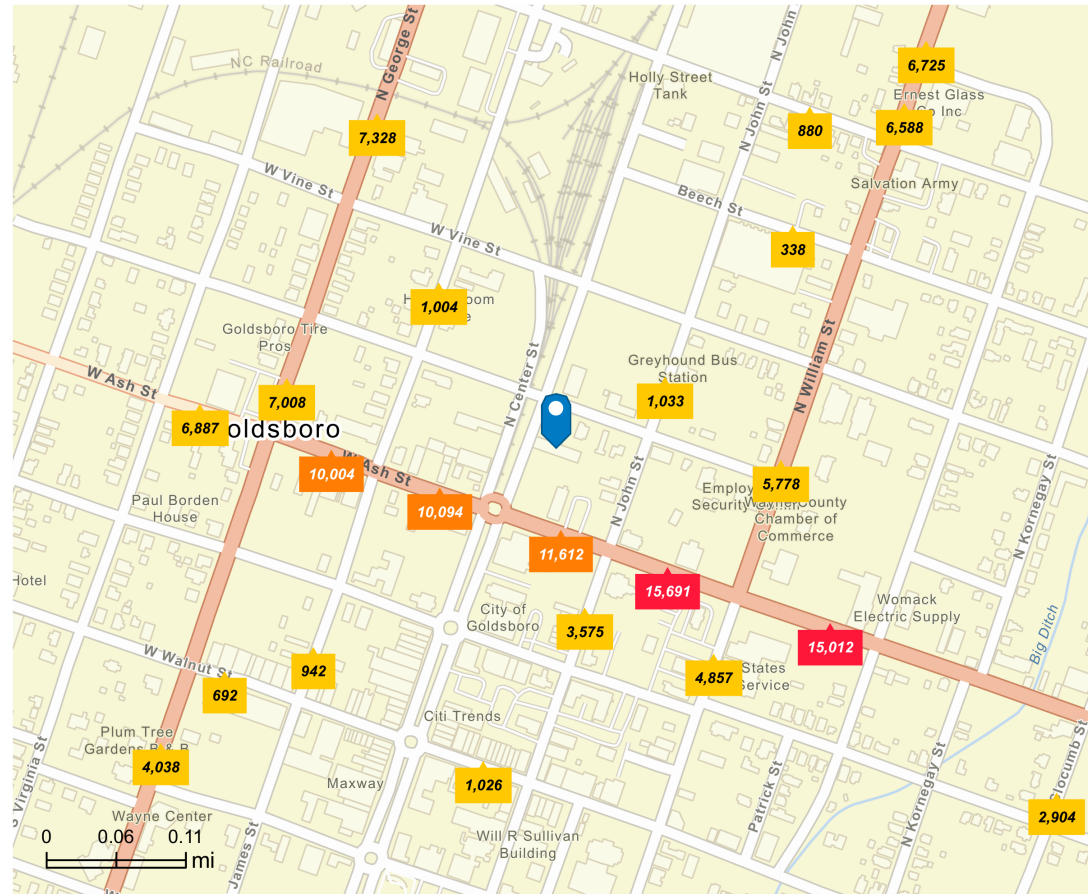
Households by Income for 2025



Population by Race



TRAFFIC COUNT MAP - CLOSE-UP



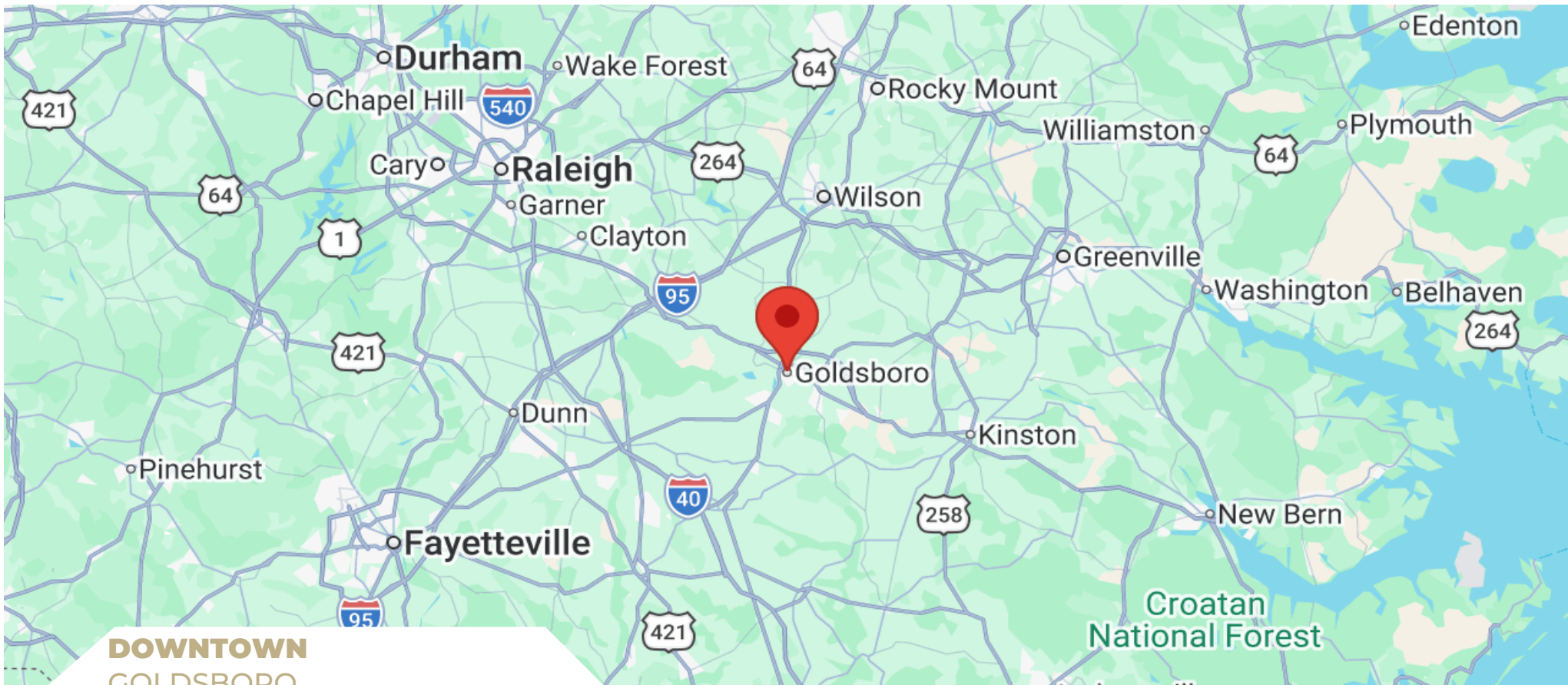
Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





AREA LOCATION MAP



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