

# RETAIL DEVELOPMENT For GL, BTS or SALE



2928 US Hwy 70 W | Goldsboro, NC 27530

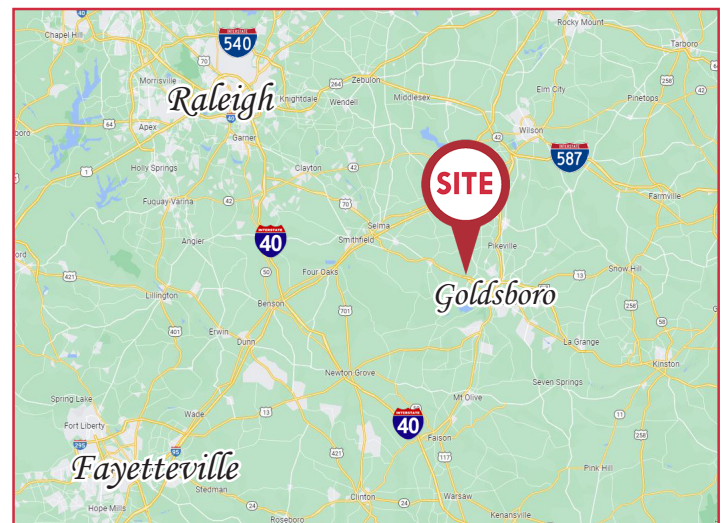
## PROPERTY HIGHLIGHTS

- ±0.76 acres available for Ground Lease, Build-to-Suit, or Sale
- Excellent retail development opportunity for a QSR, Bank, Medical use and many more
- Walmart outparcel located on U.S. Hwy 70 in one of Goldsboro's most heavily trafficked retail corridors
- Shared access with Walmart's main drive
- Surrounding retailers include: Walmart Supercenter, Sheetz, Modwash, Verizon, Smithfield's Chicken 'N Bar-B-Q, Wendy's, O'Reilly Auto Parts, Dollar Tree and more
- ± 25,543 VPD on U.S. Hwy 70
- **Sale Price: Contact Broker for Details**
- **Ground Lease Rate: Contact Broker for Details**

## DEMOGRAPHICS

2023	3 MILE	5 MILE	7 MILE
POPULATION	8,921	23,895	50,384
AVG HH INCOME	\$88,705	\$85,061	\$71,907

## LOCATOR MAP



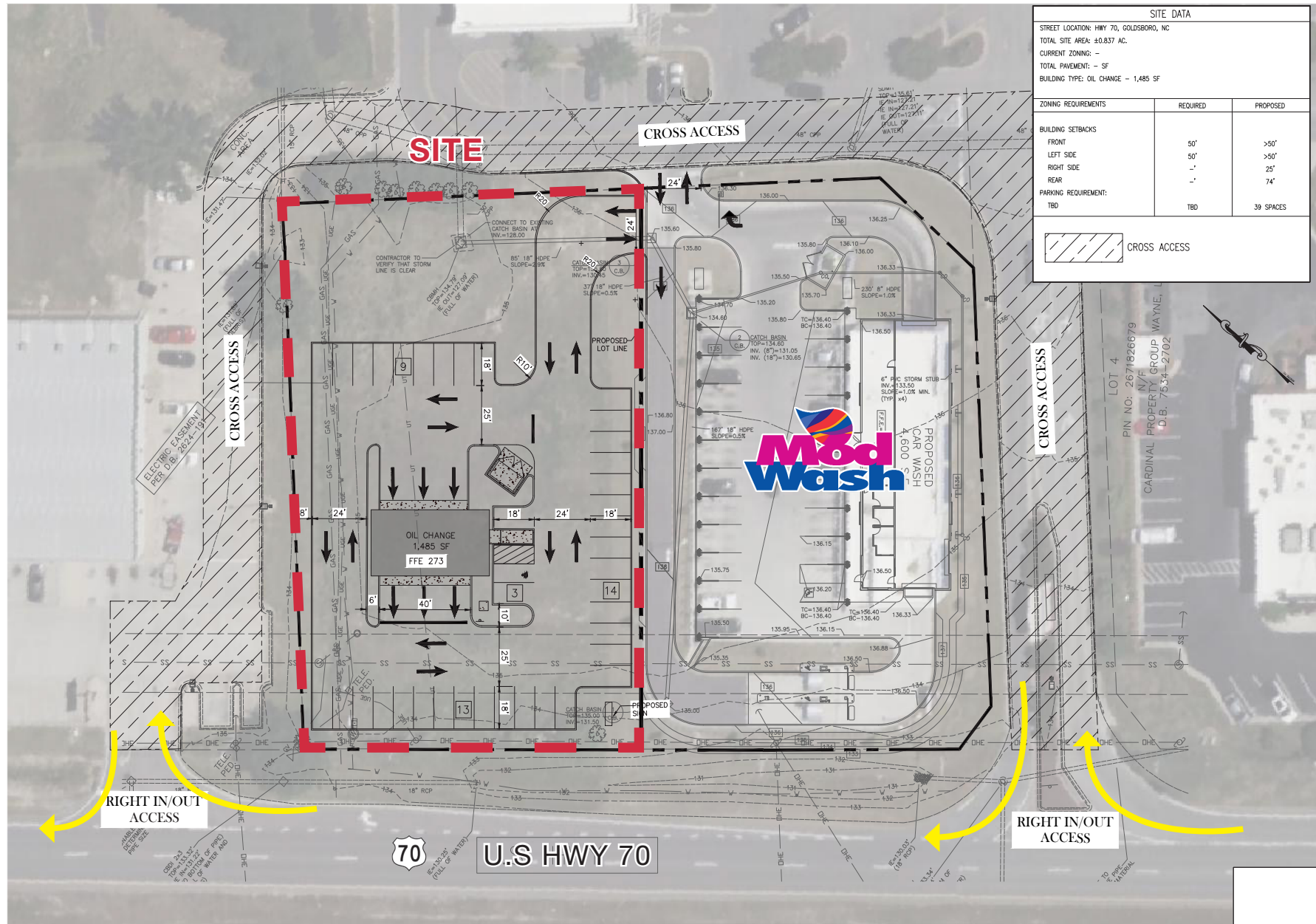
**NAI Earle Furman**

**Geoff Beans** | Senior Associate  
864 678 5989 | gbeans@naief.com

**Jake Scott** | Associate  
864 293 2886 | jscott@naief.com

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

**2928 US Hwy 70 W | Goldsboro, NC 27530**



*All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.*