

**CENTURY 21
COMMERCIAL.**

Triangle Group

PRIME

GRIFTON COMMERCIAL PROPERTY

501 NC-118
Grifton,, NC 28530



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CENTURY 21 COMMERCIAL.

Triangle Group

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Prime

Grifton Commercial Property

501 NC-118
Grifton,, NC 28530



PRIME GRIFTON COMMERCIAL PROPERTY

PROPERTY INFORMATION

Call for Price

Property Address
*501 NC-118
Grifton,, NC 28530*

Year Built
1954

Property Size
11,361 Sq. Ft.

Land Size
1.17 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .

CENTURY 21 COMMERCIAL.

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PROPERTY OVERVIEW

Rare opportunity to acquire both real estate and business at 501 NC-118 in Grifton, NC. Currently operating as Food Pride of Grifton, this established neighborhood grocery store serves as a community anchor with excellent visibility along NC-118.

The property features a flexible layout ideal for grocery, retail, or service-oriented operations, and the included business provides immediate income for investors or owner-operators. Located in Pitt County, within reach of Greenville and Kinston, this site benefits from steady local traffic and a loyal customer base.

With the business included in the sale, this property is a true turn-key investment offering strong cash flow potential and long-term value.

PRIME

GRIFTON COMMERCIAL PROPERTY

501 NC-118
Grifton,, NC 28530

PROPERTY DETAILS

Highlights

- **Business included:** Established **Food Pride grocery store**
- Strong community presence with consistent customer base
- Prime frontage on **NC-118** with excellent visibility and access
- Flexible layout for retail, grocery, or redevelopment use
- Located in **Pitt County**, within Greenville MSA
- Turn-key opportunity with both real estate and business in one package

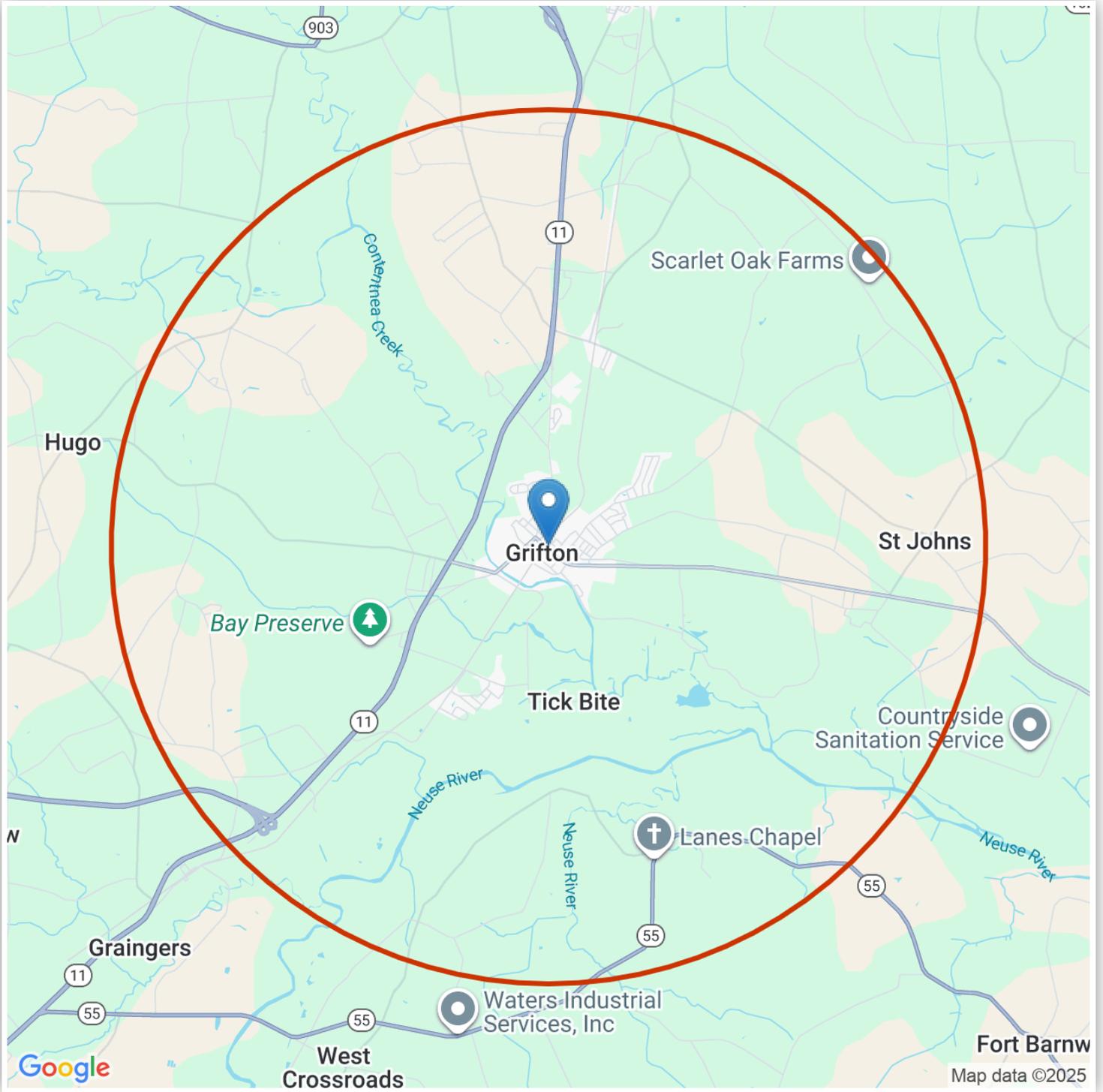
PROPERTY PHOTOS



CENTURY 21
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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

7,586 Population	3,087 Households	43 Median Age
2.44 Avg Size Household	\$46,007 Median Household Income	\$152,065 Median Home Value
44 Wealth Index	119 Housing Affordability	65.6 Diversity Index

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

0.11%



2024-2029
Forecasted
Growth Rate

0.01%





Household
Population

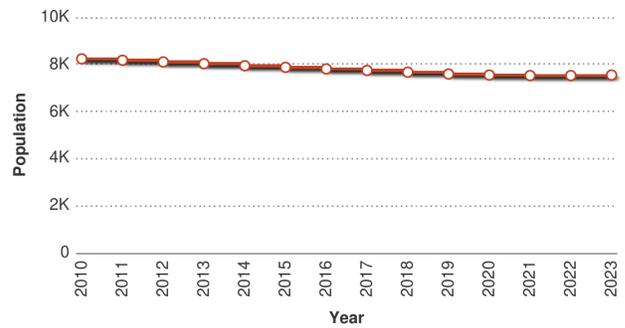
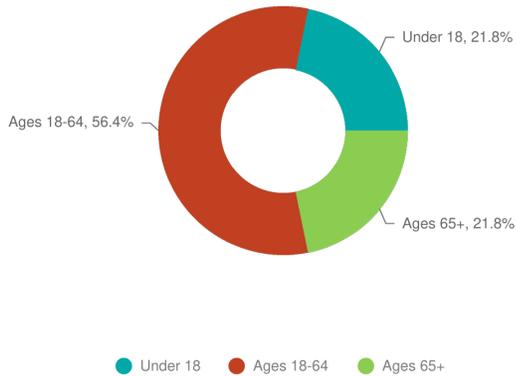
7,553



Population
Density

97

POPULATION BY AGE



DAYTIME POPULATION



6,668
2024 Total Daytime Population



4,147
2024 Daytime Pop: Residents



2,521
2024 Daytime Pop: Workers



85
2024 Daytime Pop Density

POPULATION BY GENERATION



5.27%
Greatest Gen: Born
1945/Earlier



23.91%
Baby Boomer: Born
1946 to 1964



19.62%
Generation X: Born
1965 to 1980



20.29%
Millennial: Born 1981
to 1998

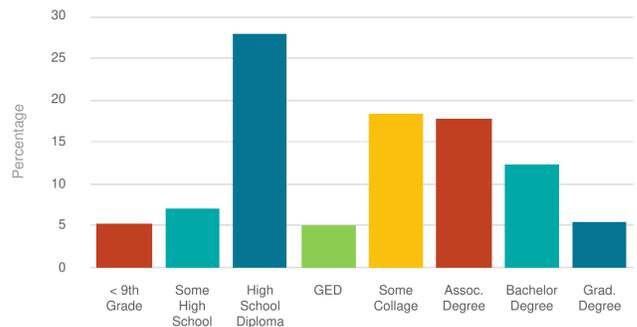


22.3%
Generation Z: Born
1999 to 2016



8.61%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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This infographic contains data provided by Esri.

PRIME GRIFTON COMMERCIAL PROPERTY

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EXECUTIVE SUMMARY (RING: 5 MILE RADIUS)

5 mile

Population

2010 Population	8,257
2020 Population	7,551
2025 Population	7,683
2030 Population	7,784
2010-2020 Annual Rate	-0.89%
2020-2025 Annual Rate	0.33%
2025-2030 Annual Rate	0.26%
2020 Male Population	48.0%
2020 Female Population	52.0%
2020 Median Age	42.6
2025 Male Population	48.8%
2025 Female Population	51.2%
2025 Median Age	43.1

In the identified area, the current year population is 7,683. In 2020, the Census count in the area was 7,551. The rate of change since 2020 was 0.33% annually. The five-year projection for the population in the area is 7,784 representing a change of 0.26% annually from 2025 to 2030. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 43.1, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	53.4%
2025 Black Alone	35.2%
2025 American Indian/Alaska Native Alone	0.3%
2025 Asian Alone	0.4%
2025 Pacific Islander Alone	0.1%
2025 Other Race	5.5%
2025 Two or More Races	5.2%
2025 Hispanic Origin (Any Race)	9.7%

Persons of Hispanic origin represent 9.7% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 65.8 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	40
2010 Households	3,218
2020 Households	3,012
2025 Households	3,201
2030 Households	3,332
2010-2020 Annual Rate	-0.66%
2020-2025 Annual Rate	1.17%
2025-2030 Annual Rate	0.81%
2025 Average Household Size	2.38

The household count in this area has changed from 3,012 in 2020 to 3,201 in the current year, a change of 1.17% annually. The five-year projection of households is 3,332, a change of 0.81% annually from the current year total. Average household size is currently 2.38, compared to 2.49 in the year 2020. The number of families in the current year is 2,078 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.



EXECUTIVE SUMMARY (RING: 5 MILE RADIUS)

5 mile

Mortgage Income	
2025 Percent of Income for Mortgage	20.9%
Median Household Income	
2025 Median Household Income	\$44,851
2030 Median Household Income	\$52,854
2025-2030 Annual Rate	3.34%
Average Household Income	
2025 Average Household Income	\$60,835
2030 Average Household Income	\$69,263
2025-2030 Annual Rate	2.63%
Per Capita Income	
2025 Per Capita Income	\$25,527
2030 Per Capita Income	\$29,841
2025-2030 Annual Rate	3.17%
GINI Index	
2025 Gini Index	43.9

Households by Income

Current median household income is \$44,851 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$52,854 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$60,835 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$69,263 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$25,527 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$29,841 in five years, compared to \$50,744 for all U.S. households.

Housing

2025 Housing Affordability Index	106
2010 Total Housing Units	3,551
2010 Owner Occupied Housing Units	2,308
2010 Renter Occupied Housing Units	910
2010 Vacant Housing Units	333
2020 Total Housing Units	3,432
2020 Owner Occupied Housing Units	2,098
2020 Renter Occupied Housing Units	914
2020 Vacant Housing Units	426
2025 Total Housing Units	3,672
2025 Owner Occupied Housing Units	2,254
2025 Renter Occupied Housing Units	947
2025 Vacant Housing Units	471
2030 Total Housing Units	3,800
2030 Owner Occupied Housing Units	2,396
2030 Renter Occupied Housing Units	936
2030 Vacant Housing Units	468

Socioeconomic Status Index

2025 Socioeconomic Status Index	45.7
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Currently, 61.4% of the 3,672 housing units in the area are owner occupied; 25.8%, renter occupied; and 12.8% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 3,432 housing units in the area and 12.4% vacant housing units. The annual rate of change in housing units since 2020 is 1.30%. Median home value in the area is \$149,500, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 6.58% annually to \$205,603.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.



DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010	Census 2020	2025	2030				
Population	8,257	7,551	7,683	7,784				
Households	3,218	3,012	3,201	3,332				
Families	2,248	2,009	2,078	2,144				
Average Household Size	2.56	2.49	2.38	2.32				
Owner Occupied Housing Units	2,308	2,098	2,254	2,396				
Renter Occupied Housing Units	910	914	947	936				
Median Age	40.0	42.6	43.1	43.9				
Trends: 2025-2030 Annual Rate	Area	State	National					
Population	0.26%	0.80%	0.42%					
Households	0.81%	1.10%	0.64%					
Families	0.63%	0.94%	0.54%					
Owner HHs	1.23%	1.21%	0.91%					
Median Household Income	3.34%	2.61%	2.53%					
Households by Income	2025		2030					
	Number	Percent	Number	Percent				
<\$15,000	470	14.7%	421	12.6%				
\$15,000 - \$24,999	435	13.6%	381	11.4%				
\$25,000 - \$34,999	399	12.5%	373	11.2%				
\$35,000 - \$49,999	450	14.1%	428	12.8%				
\$50,000 - \$74,999	487	15.2%	513	15.4%				
\$75,000 - \$99,999	461	14.4%	521	15.6%				
\$100,000 - \$149,999	301	9.4%	390	11.7%				
\$150,000 - \$199,999	148	4.6%	230	6.9%				
\$200,000+	51	1.6%	75	2.3%				
Median Household Income	\$44,851		\$52,854					
Average Household Income	\$60,835		\$69,263					
Per Capita Income	\$25,527		\$29,841					
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	550	6.7%	402	5.3%	402	5.2%	407	5.2%
5 - 9	615	7.4%	474	6.3%	418	5.4%	400	5.1%
10 - 14	570	6.9%	537	7.1%	484	6.3%	431	5.5%
15 - 19	554	6.7%	501	6.6%	490	6.4%	445	5.7%
20 - 24	439	5.3%	394	5.2%	440	5.7%	428	5.5%
25 - 34	898	10.9%	816	10.8%	868	11.3%	930	11.9%
35 - 44	1,035	12.5%	858	11.4%	909	11.8%	961	12.3%
45 - 54	1,266	15.3%	930	12.3%	939	12.2%	920	11.8%
55 - 64	1,129	13.7%	1,152	15.3%	1,000	13.0%	972	12.5%
65 - 74	688	8.3%	918	12.2%	1,045	13.6%	1,051	13.5%
75 - 84	392	4.7%	411	5.4%	537	7.0%	649	8.3%
85+	122	1.5%	157	2.1%	153	2.0%	191	2.5%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,742	57.4%	4,141	54.8%	4,105	53.4%	4,029	51.8%
Black Alone	2,992	36.2%	2,616	34.6%	2,701	35.2%	2,802	36.0%
American Indian Alone	20	0.2%	19	0.3%	21	0.3%	23	0.3%
Asian Alone	30	0.4%	29	0.4%	28	0.4%	30	0.4%
Pacific Islander Alone	2	0.0%	5	0.1%	5	0.1%	5	0.1%
Some Other Race Alone	314	3.8%	370	4.9%	420	5.5%	461	5.9%
Two or More Races	158	1.9%	371	4.9%	403	5.2%	435	5.6%
Hispanic Origin (Any Race)	605	7.3%	652	8.6%	742	9.7%	811	10.4%

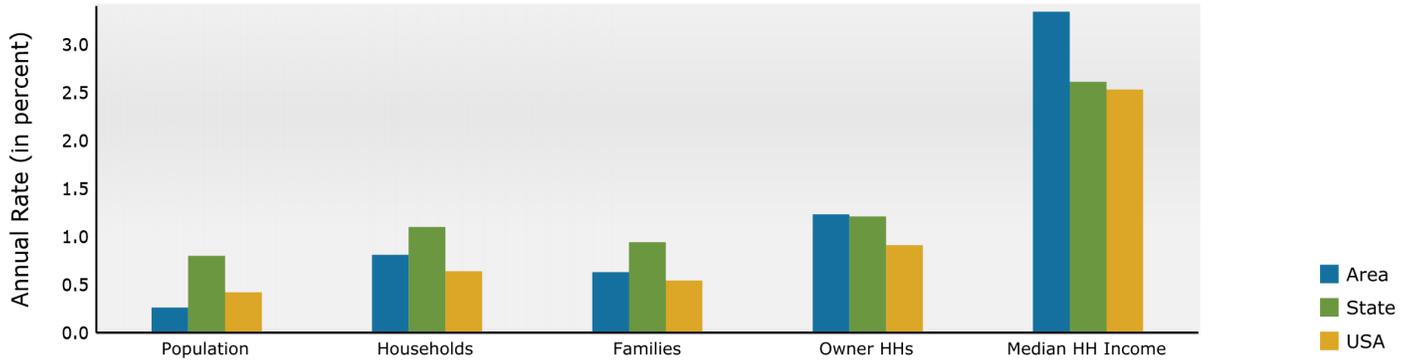
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

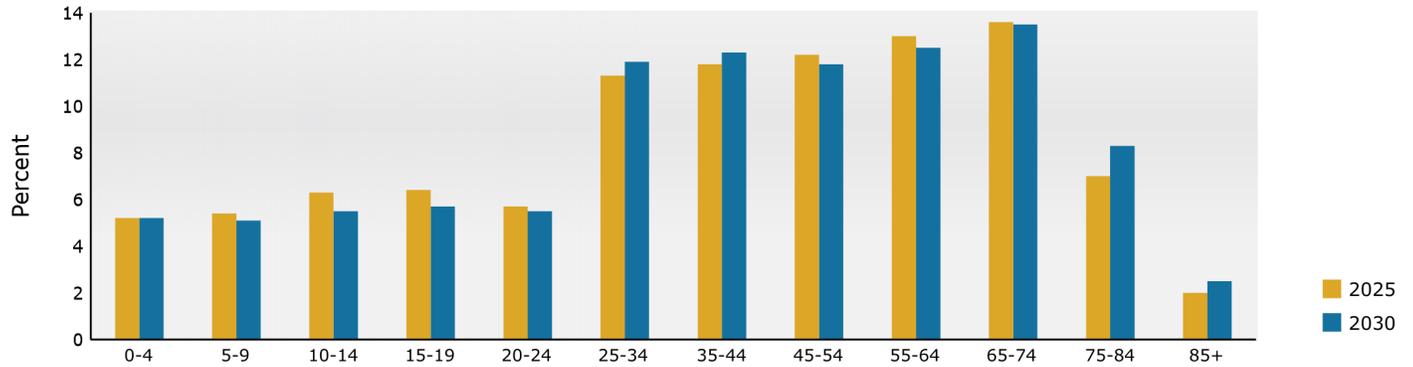


DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

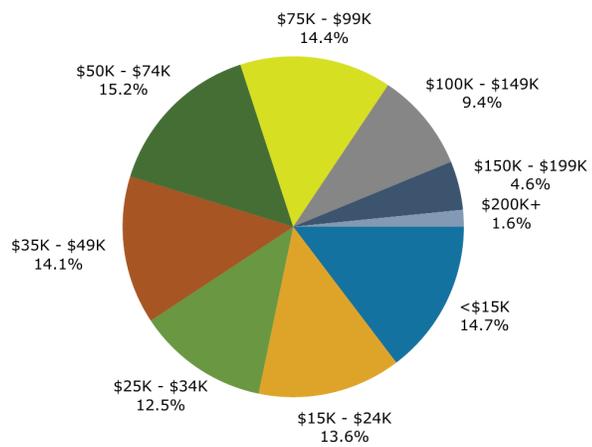
Trends 2025-2030



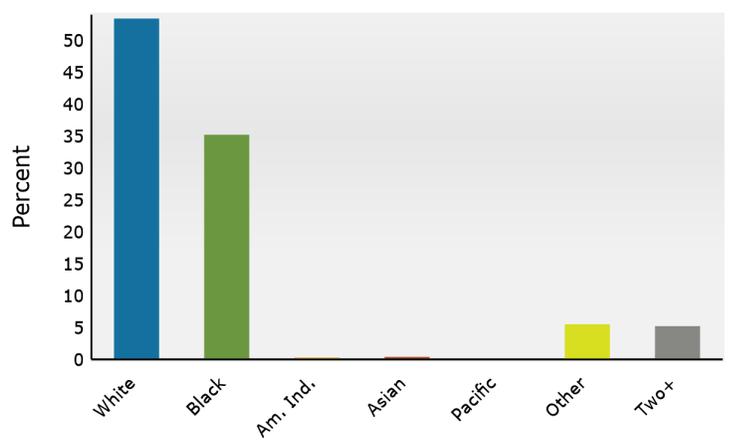
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 9.7%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



HOUSING PROFILE (RING: 5 MILE RADIUS)

Population		Households	
2020 Total Population	7,551	2025 Median Household Income	\$44,851
2025 Total Population	7,683	2030 Median Household Income	\$52,854
2030 Total Population	7,784	2025-2030 Annual Rate	3.34%
2025-2030 Annual Rate	0.26%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	3,432	100.0%	3,672	100.0%	3,800	100.0%
Occupied	3,012	87.8%	3,201	87.2%	3,332	87.7%
Owner	2,098	61.1%	2,254	61.4%	2,396	63.1%
Renter	914	26.6%	947	25.8%	936	24.6%
Vacant	426	12.4%	471	12.8%	468	12.3%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	2,253	100.0%	2,395	100.0%
<\$50,000	320	14.2%	282	11.8%
\$50,000-\$99,999	423	18.8%	299	12.5%
\$100,000-\$149,999	384	17.0%	354	14.8%
\$150,000-\$199,999	276	12.3%	243	10.1%
\$200,000-\$249,999	215	9.5%	174	7.3%
\$250,000-\$299,999	95	4.2%	116	4.8%
\$300,000-\$399,999	115	5.1%	185	7.7%
\$400,000-\$499,999	94	4.2%	238	9.9%
\$500,000-\$749,999	270	12.0%	414	17.3%
\$750,000-\$999,999	53	2.4%	75	3.1%
\$1,000,000-\$1,499,999	8	0.4%	15	0.6%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%
Median Value	\$149,500		\$205,603	
Average Value	\$228,145		\$291,937	

Census 2020 Housing Units	Number	Percent
Total	3,432	100.0%
Housing Units In Urbanized Areas	153	4.5%
Rural Housing Units	3,279	95.5%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	2,098	100.0%
Owned with a Mortgage/Loan	1,126	53.7%
Owned Free and Clear	972	46.3%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



HOUSING PROFILE (RING: 5 MILE RADIUS)

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	426	100.0%
For Rent	56	13.1%
Rented- Not Occupied	10	2.3%
For Sale Only	27	6.3%
Sold - Not Occupied	15	3.5%
Seasonal/Recreational/Occasional Use	25	5.9%
For Migrant Workers	3	0.7%
Other Vacant	292	68.5%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	3,012	2,098	69.7%
15-24	82	26	31.7%
25-34	336	171	50.9%
35-44	439	248	56.5%
45-54	515	352	68.3%
55-59	312	247	79.2%
60-64	367	276	75.2%
65-74	567	449	79.2%
75-84	275	227	82.5%
85+	120	103	85.8%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	3,012	2,098	69.7%
White Alone	1,740	1,348	77.5%
Black/African American Alone	1,034	608	58.8%
American Indian/Alaska Native	20	9	45.0%
Asian Alone	10	8	80.0%
Pacific Islander Alone	5	1	20.0%
Other Race Alone	102	70	68.6%
Two or More Races	100	53	53.0%
Hispanic Origin	168	104	61.9%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	3,012	2,098	69.7%
1-Person	860	565	65.7%
2-Person	1,001	763	76.2%
3-Person	512	349	68.2%
4-Person	328	229	69.8%
5-Person	199	130	65.3%
6-Person	74	43	58.1%
7+ Person	39	19	48.7%

2025 Housing Affordability

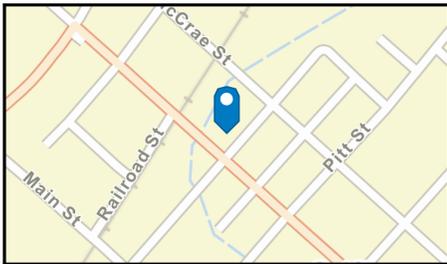
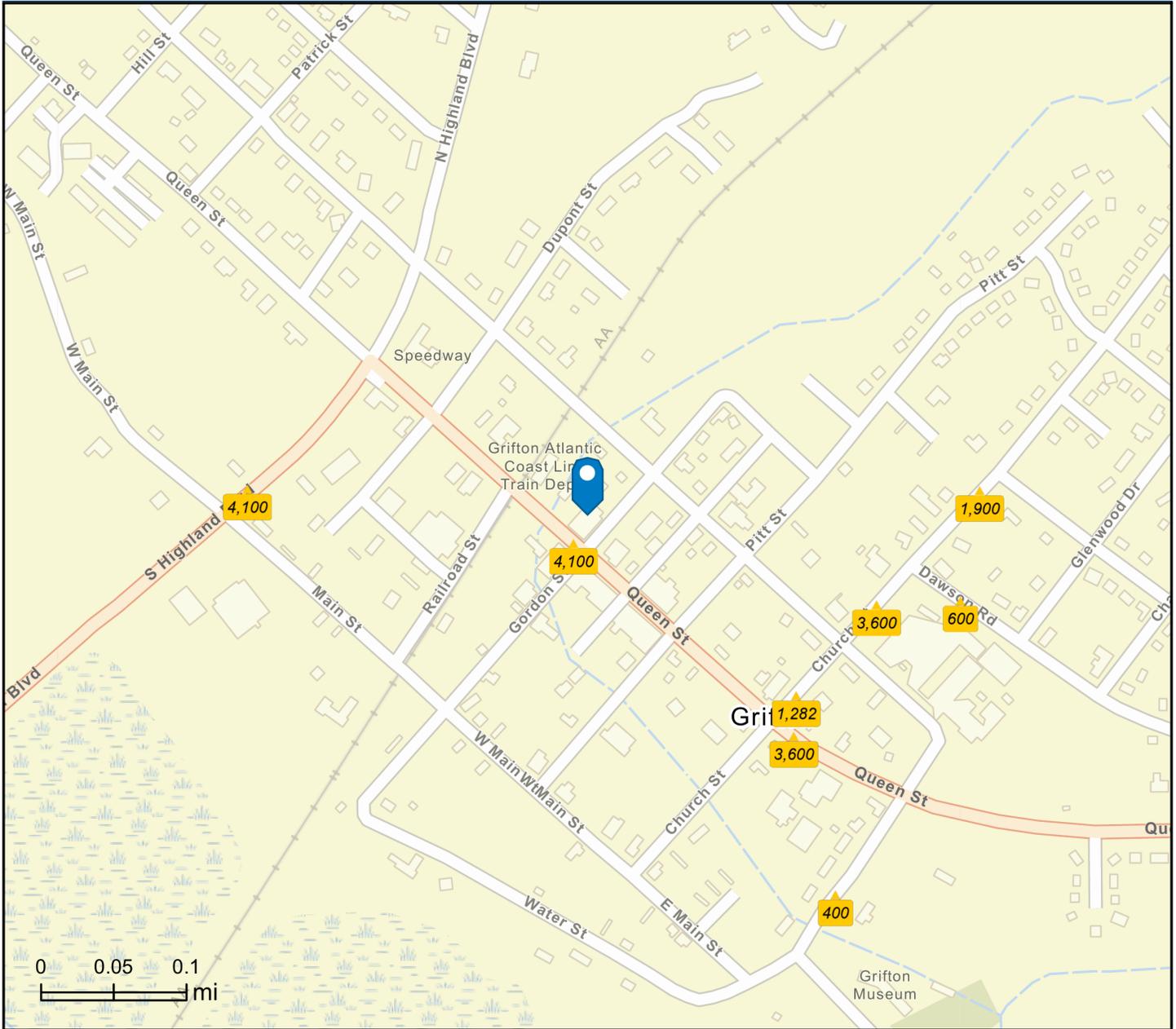
Housing Affordability Index	106
Percent of Income for Mortgage	20.9%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



TRAFFIC COUNT MAP - CLOSE-UP



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



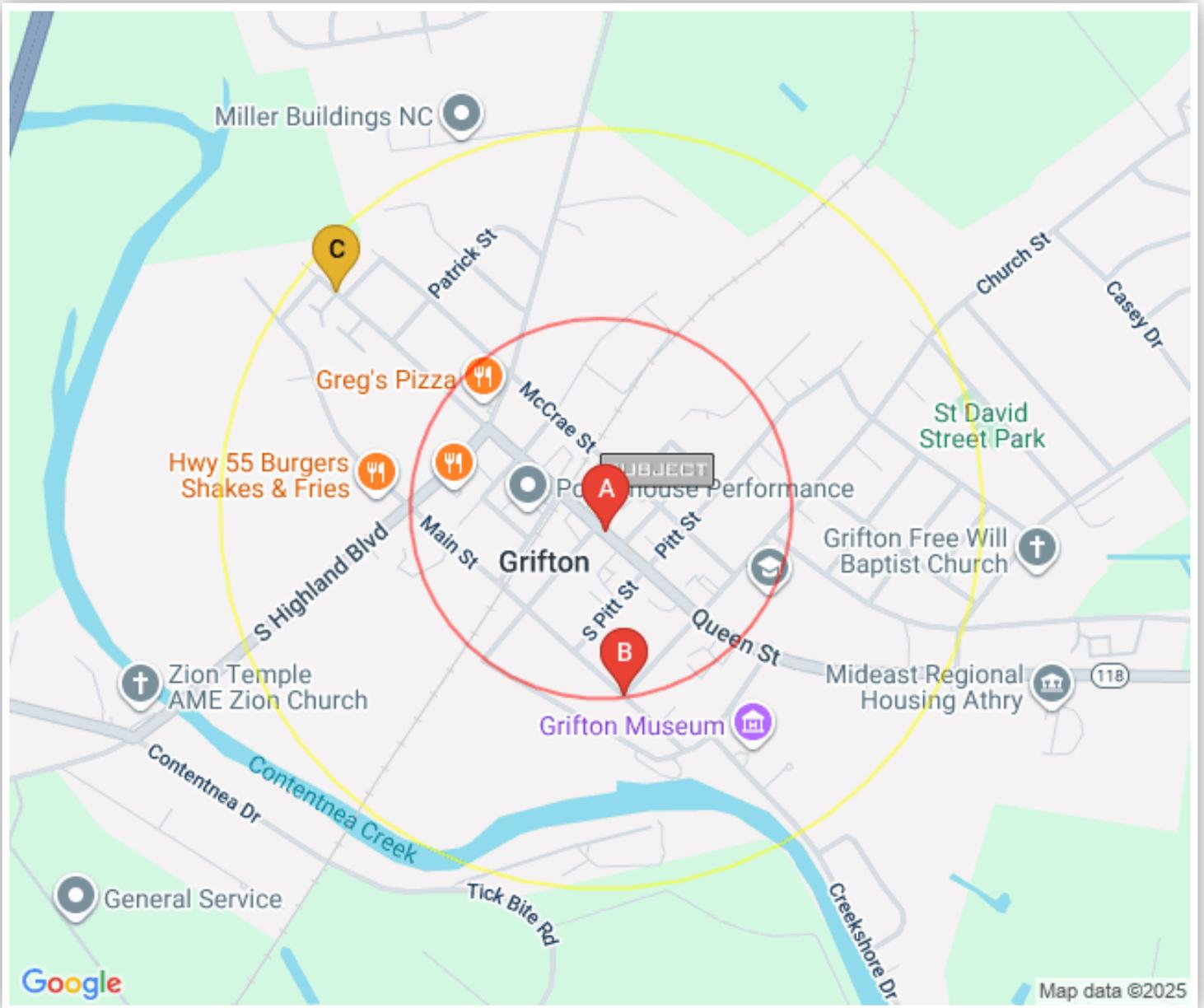
Source: ©2025 Kalibrate Technologies (Q1 2025).



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LOCATION RISK ANALYSIS

ENVIRONMENTAL RISK ANALYSIS



LOCATION RISK ANALYSIS

Locations within 0.25 mile of Subject

A C.B. SERVICE CENTER

Latest Update: 04-Oct-2011

Site Type: STATIONARY
County: PITT
Country: UNITED STATES
Address: 515 QUEEN ST.
Facility Detail Report: [110043842697](#)

Interest Type	Source	Contact Role	Contact Name	Phone
LEAKING UNDERGROUND STORAGE TANK - ARRA	LUST-ARRA			

B GRIFTON ELEMENTARY

Latest Update: 20-Feb-2008

Site Type: STATIONARY
County: PITT
Country: UNITED STATES
Address: CHURCH STREET P.O.BOX 658
Facility Detail Report: [110018552555](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	NC-FITS			

Locations within 0.50 mile of Subject

C C B S SERVICE CENTER

Latest Update: 12-Feb-2008

Site Type: STATIONARY
County: PITT
Country: UNITED STATES
Address: 307 WEST QUEEN STREET
Facility Detail Report: [110018503984](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	NC-FITS			



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LOCATION RISK ANALYSIS

Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Disclaimer

This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way.

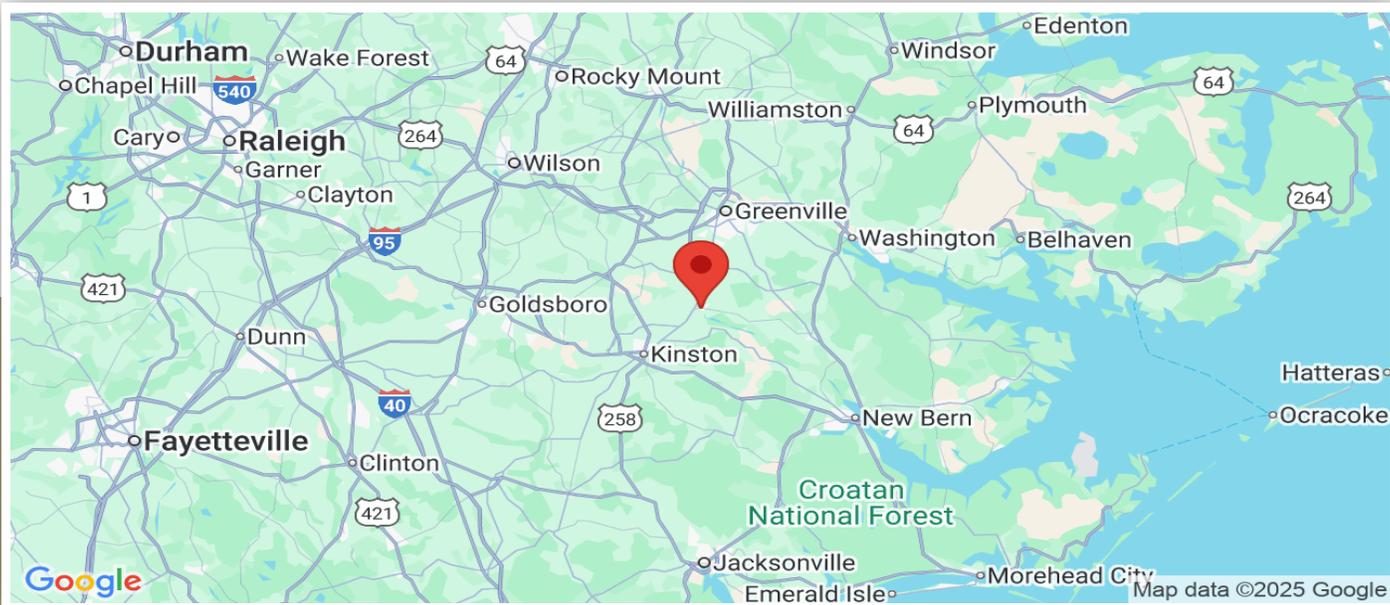
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AREA LOCATION MAP



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AERIAL ANNOTATION MAP



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