

# SHOPPING CENTER ANCHOR

AVAILABLE FOR LEASE

2475 US-117 S

GOLDSBORO, NC 27560

**CENTURY 21**  
**COMMERCIAL.**  
Triangle Group



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# PROPERTY OVERVIEW

ADDRESS \_\_\_\_\_ 2475 US HIGHWAY 117 SOUTH  
CITY \_\_\_\_\_ GOLDSBORO  
STATE/ZIP CODE \_\_\_\_\_ NORTH CAROLINA 27530  
COUNTY \_\_\_\_\_ WAYNE  
DATE AVAILABLE \_\_\_\_\_ IMMEDIATELY  
LEASE RATE \_\_\_\_\_ CALL FOR PRICING  
TOTAL SF \_\_\_\_\_ ±36,000 SF  
NO. OF ACRES \_\_\_\_\_ ±14.20 ACRES  
ZONING \_\_\_\_\_ SHOPPING CENTER COMMERCIAL (SC)  
PARKING \_\_\_\_\_ ±240 SPACES  
CEILING HEIGHT \_\_\_\_\_ 14' CLEAR  
COLUMN SPACING \_\_\_\_\_ 26' BY 26'

# PROPERTY PHOTOS

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# LOCATION & ACCESS

24,000+ VPD ON US-117



## NEARBY METROS:

- GOLDSBORO** — 3.5 MILES
- WILSON** — 25 MILES
- GREENVILLE** — 40 MILES
- RALEIGH** — 55 MILES
- FAYETTEVILLE** — 58 MILES

## HIGHWAY ACCESS:

- US-117** — 0 MILES
- US-70** — 0.3 MILES
- I-42** — 4.5 MILES
- I-95** — 38 MILES
- I-40** — 53 MILES

# MAP



# SITE PLAN



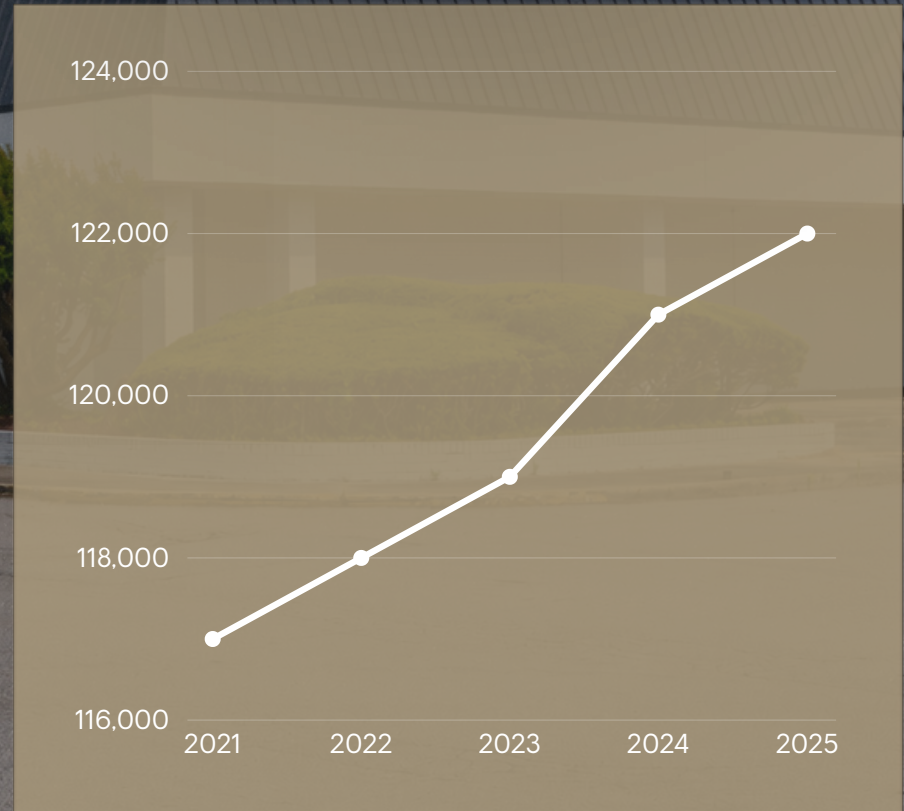
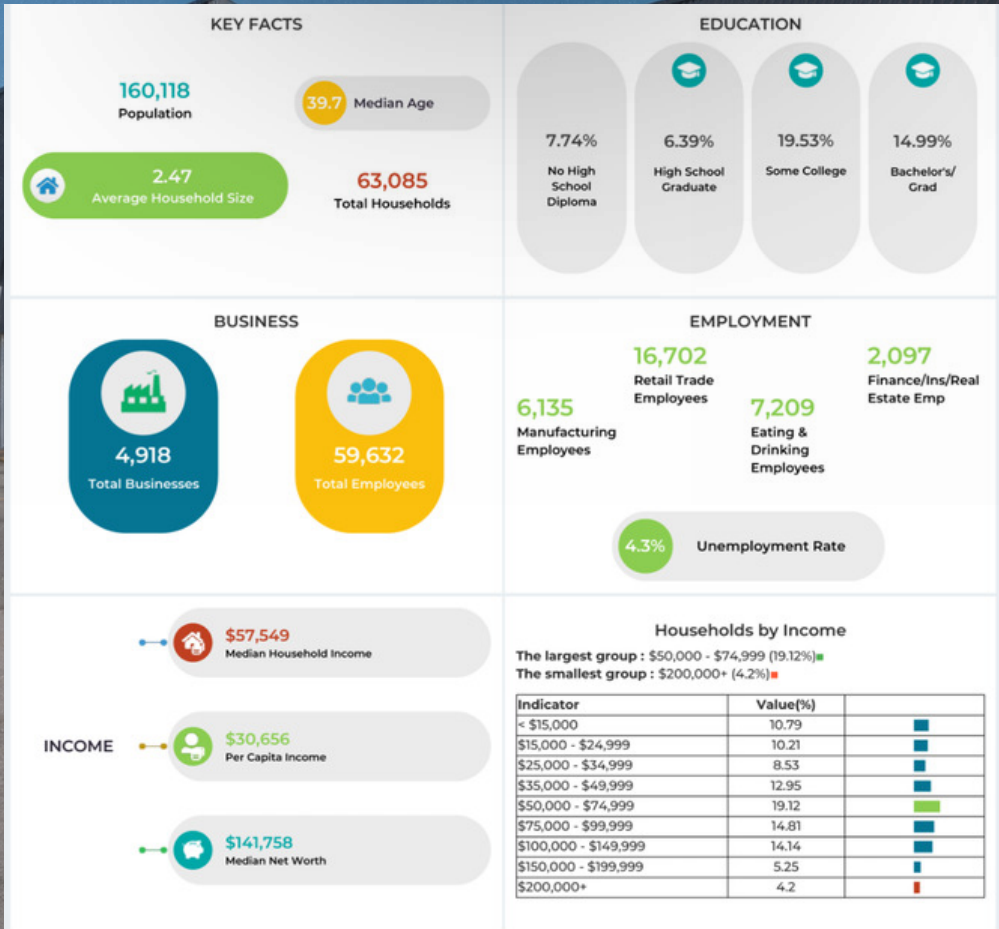
# FLOOR PLAN



# DEMOGRAPHICS

## KEY FACTS (DRIVE TIME: 30 MINUTES):

## POPULATION GROWTH (WAYNE COUNTY):



# CONTACT



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