

**CENTURY 21
COMMERCIAL.**

Triangle Group

SEABOARD POINT

300 W Seaboard St
Bladenboro, NC
28320



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Seaboard Point

300 W Seaboard St
Bladenboro, NC 28320



SEABOARD POINT

PROPERTY INFORMATION

Purchase Price
\$185,000.00

Property Address
*300 W Seaboard St
Bladenboro, NC 28320*

Year Built
1954

Property Size
2,501 Sq. Ft.

Land Size
4.18 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. .

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PROPERTY OVERVIEW

Commercial property offering 2,501 SF on 4.18 acres at 300 W Seaboard St in Bladenboro, NC. Zoned commercial, the site provides flexibility for multiple business uses with ample land for parking, outdoor storage, expansion, or future redevelopment. Good visibility and convenient access make it suitable for retail, service, industrial, or owner-user operations. Ideal for buyers seeking acreage with a functional building and long-term potential.

SEABOARD

POINT

300 W Seaboard St
Bladenboro, NC 28320

PROPERTY DETAILS

1. 2,501 SF commercial building
2. 4.18 acres with room for expansion
3. Flexible commercial zoning
4. Ample space for parking or outdoor storage
5. Suitable for retail, service, or industrial use
6. Good visibility and easy access
7. Strong option for owner-user or value-add buyers
8. Located at 300 W Seaboard St, Bladenboro, NC

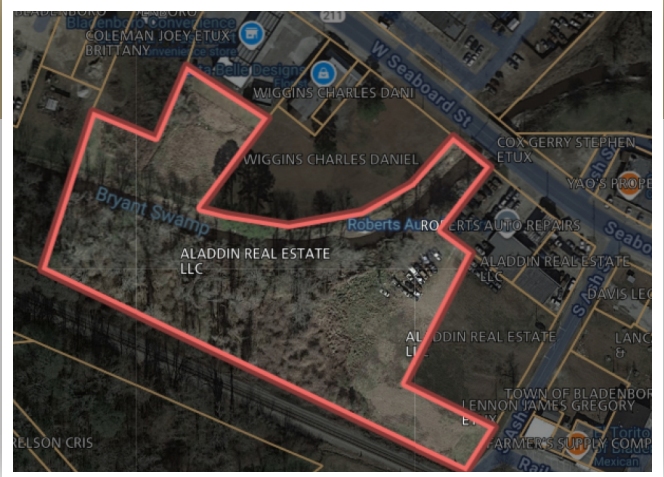
PROPERTY PHOTOS



**CENTURY 21
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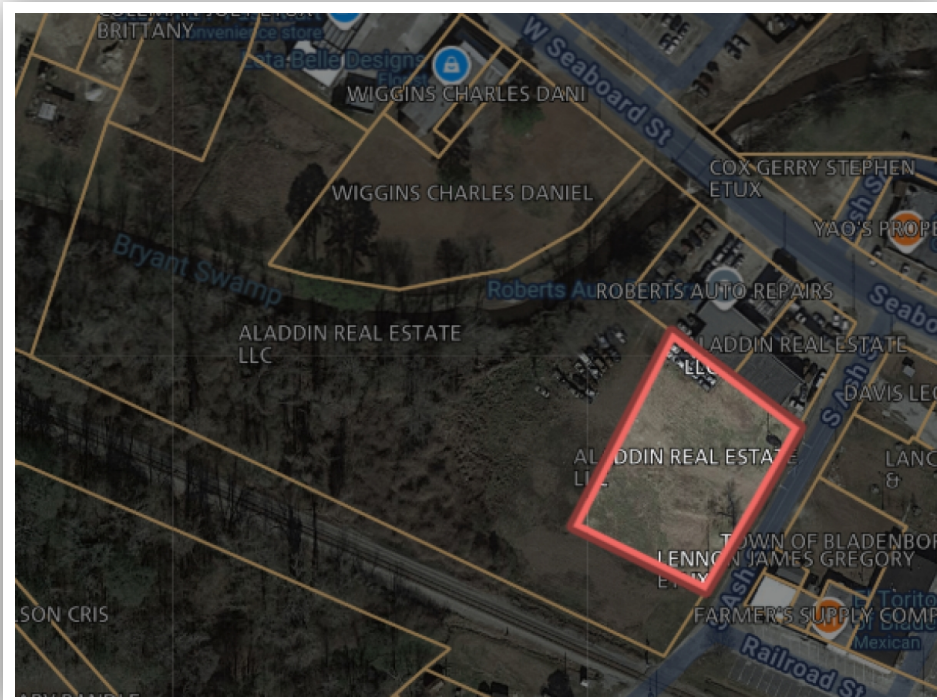
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PROPERTY PHOTOS

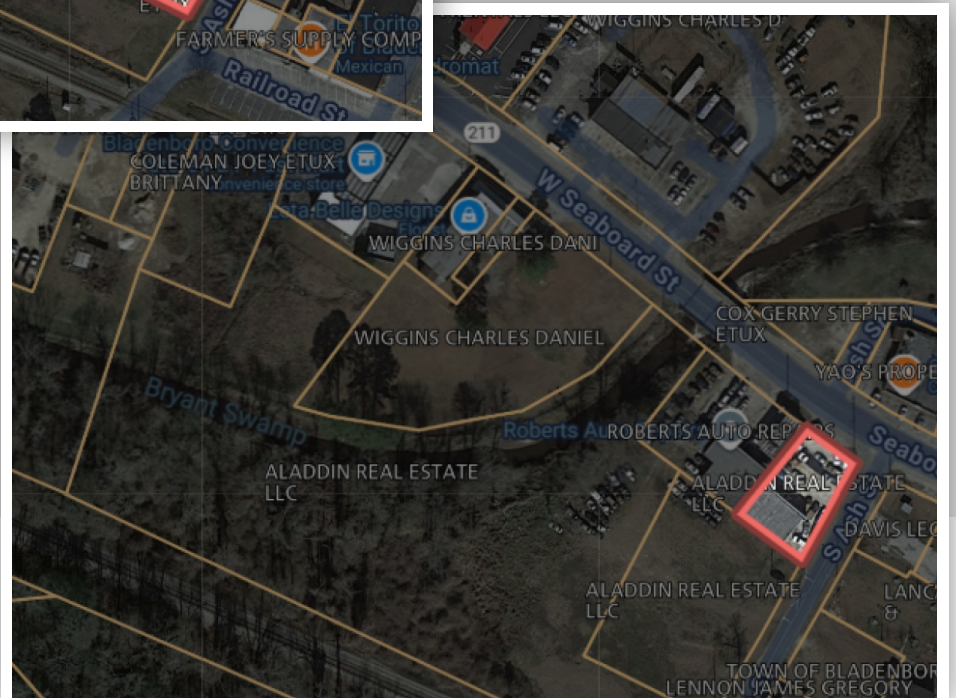


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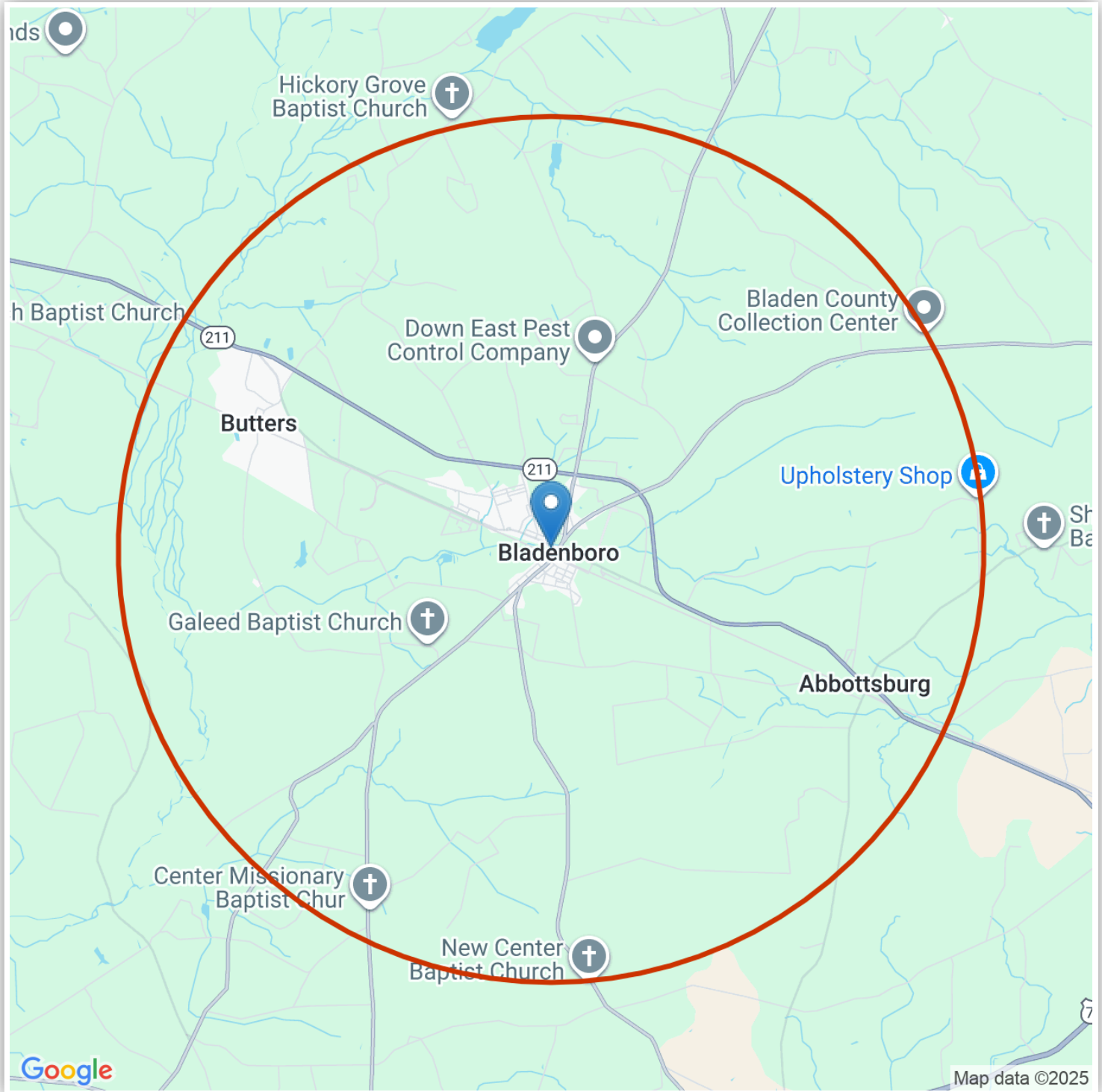
PROPERTY PHOTOS



SEABOARD POINT



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



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

5,315
Population

45.3 Median Age

2.3
Average Household Size

2,351
Total Households

EDUCATION

3.86%
No High
School
Diploma

11.98%
High School
Graduate

19.6%
Some College

12.08%
Bachelor's/
Grad

BUSINESS

153
Total Businesses

901
Total Employees

EMPLOYMENT

25
Manufacturing
Employees

147
Retail Trade
Employees

61
Eating &
Drinking
Employees

34
Finance/Ins/Real
Estate Emp

7.4% Unemployment Rate

INCOME

\$53,490
Median Household Income

\$35,467
Per Capita Income

\$167,334
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (18.3%)

The smallest group : \$150,000 - \$199,999 (3.12%)

Indicator	Value(%)	
< \$15,000	15.65	
\$15,000 - \$24,999	9.76	
\$25,000 - \$34,999	12.75	
\$35,000 - \$49,999	8.24	
\$50,000 - \$74,999	18.3	
\$75,000 - \$99,999	9.06	
\$100,000 - \$149,999	15.52	
\$150,000 - \$199,999	3.12	
\$200,000+	7.59	



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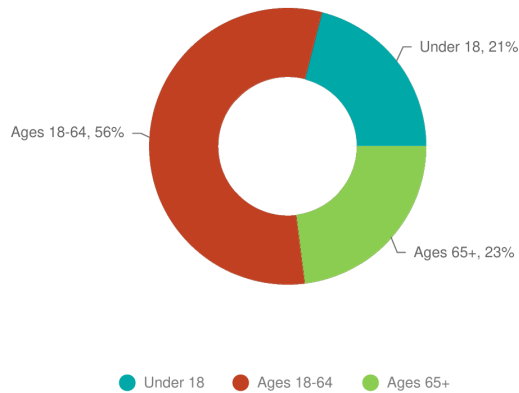
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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

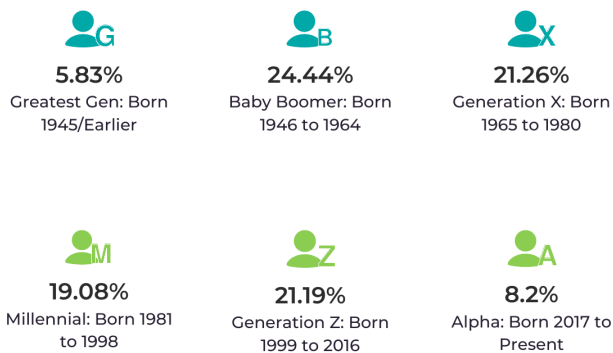
POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

5,315 Population	2,306 Households	45.3 Median Age
2.3 Avg Size Household	\$53,490 Median Household Income	\$133,175 Median Home Value
73 Wealth Index	159 Housing Affordability	52.6 Diversity Index

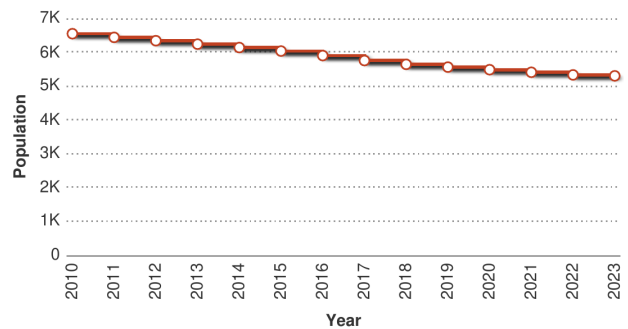
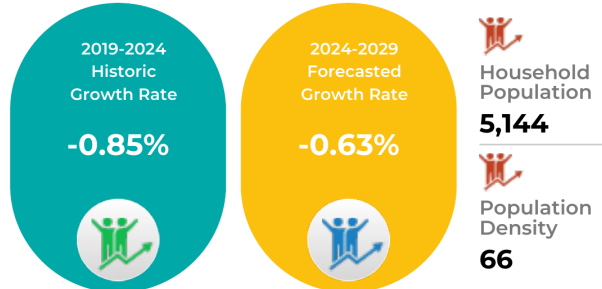
POPULATION BY AGE



POPULATION BY GENERATION



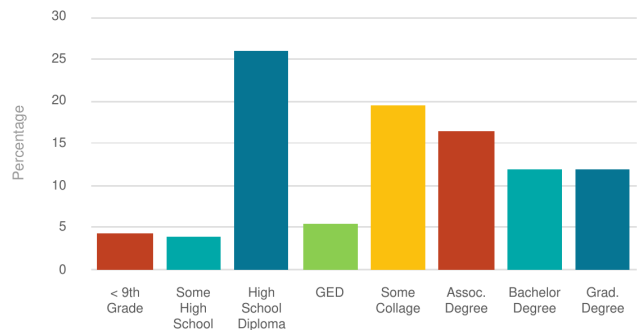
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

Community Profile



5,315
Population
Total

-0.85%
Population
Growth

2.3
Average
HH Size

45.3
Median
Age

52.6
Diversity
Index

\$53,490
Median HH
Income

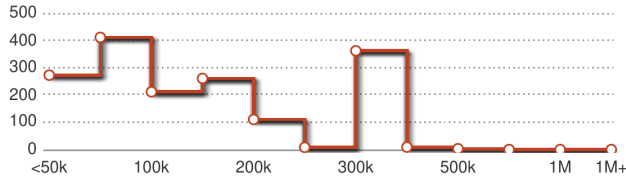
\$133,175
Median Home
Value

20.53%
Under 18

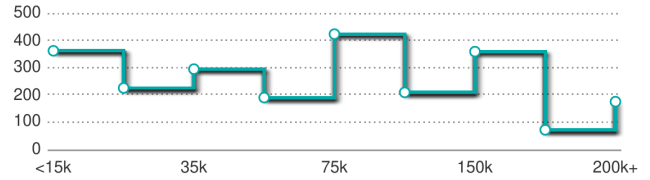
55.99%
Ages 18
to 65

23.48%
Aged 66+

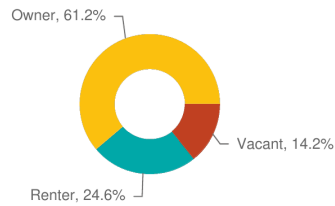
HOME VALUE



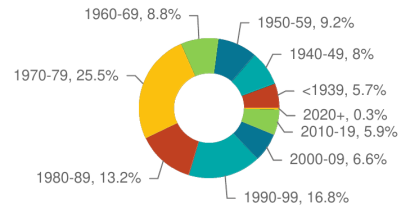
HOUSEHOLD INCOME



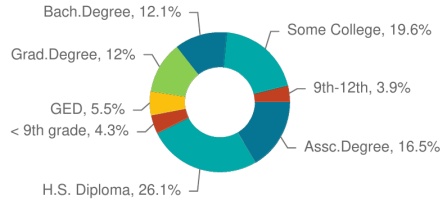
HOME OWNERSHIP



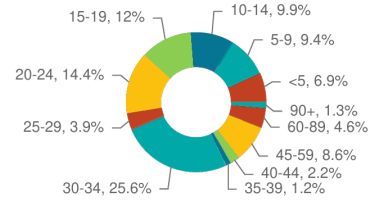
HOUSING: YEAR BUILT



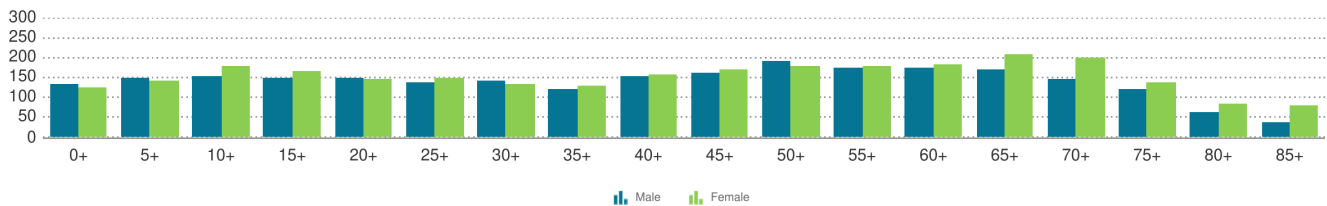
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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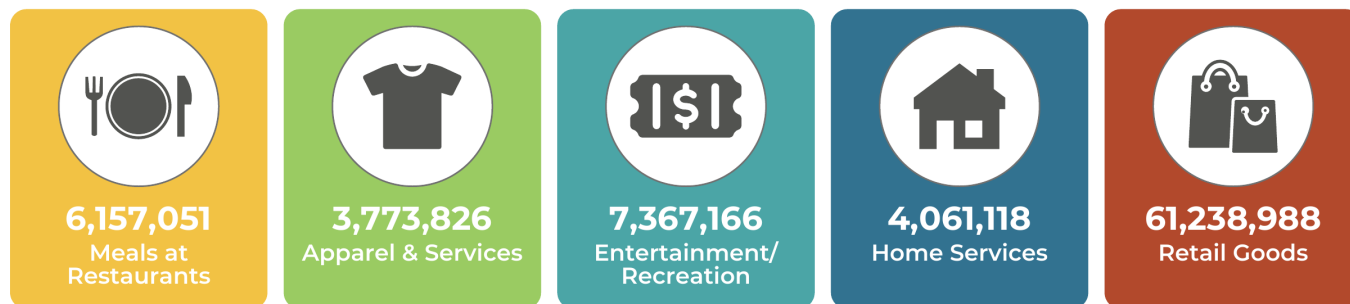


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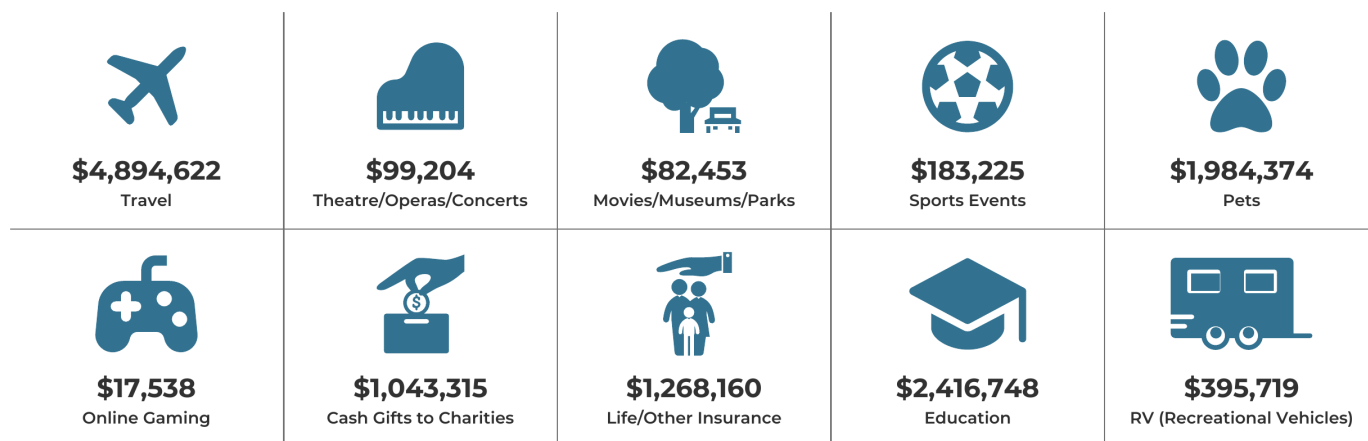
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

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 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)



DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010		Census 2020		2025		2030			
Population	6,539		5,511		5,378		5,306			
Households	2,749		2,351		2,363		2,368			
Families	1,820		1,524		1,493		1,485			
Average Household Size	2.37		2.34		2.27		2.23			
Owner Occupied Housing Units	1,986		1,641		1,676		1,718			
Renter Occupied Housing Units	763		710		687		650			
Median Age	41.4		44.7		45.6		46.5			
Trends: 2025-2030 Annual Rate			Area		State		National			
Population			-0.27%		0.80%		0.42%			
Households			0.04%		1.10%		0.64%			
Families			-0.11%		0.94%		0.54%			
Owner HHs			0.50%		1.21%		0.91%			
Median Household Income			1.51%		2.61%		2.53%			
Households by Income					2025		2030			
					Number	Percent	Number	Percent		
<\$15,000					371	15.7%	334	14.1%		
\$15,000 - \$24,999					202	8.5%	187	7.9%		
\$25,000 - \$34,999					256	10.8%	229	9.7%		
\$35,000 - \$49,999					162	6.9%	156	6.6%		
\$50,000 - \$74,999					437	18.5%	414	17.5%		
\$75,000 - \$99,999					276	11.7%	287	12.1%		
\$100,000 - \$149,999					388	16.4%	436	18.4%		
\$150,000 - \$199,999					73	3.1%	86	3.6%		
\$200,000+					198	8.4%	239	10.1%		
Median Household Income					\$55,886		\$60,227			
Average Household Income					\$83,761		\$92,636			
Per Capita Income					\$36,685		\$41,201			
Population by Age			Census 2010		Census 2020		2025		2030	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4			405	6.2%	274	5.0%	259	4.8%	255	4.8%
5 - 9			399	6.1%	346	6.3%	295	5.5%	273	5.1%
10 - 14			489	7.5%	351	6.4%	312	5.8%	273	5.1%
15 - 19			424	6.5%	330	6.0%	313	5.8%	283	5.3%
20 - 24			343	5.2%	300	5.4%	291	5.4%	281	5.3%
25 - 34			682	10.4%	526	9.5%	595	11.1%	611	11.5%
35 - 44			845	12.9%	647	11.7%	578	10.7%	577	10.9%
45 - 54			976	14.9%	737	13.4%	732	13.6%	706	13.3%
55 - 64			969	14.8%	770	14.0%	695	12.9%	705	13.3%
65 - 74			595	9.1%	758	13.8%	741	13.8%	675	12.7%
75 - 84			320	4.9%	353	6.4%	449	8.3%	515	9.7%
85+			92	1.4%	120	2.2%	119	2.2%	152	2.9%
Race and Ethnicity			Census 2010		Census 2020		2025		2030	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone			4,827	73.8%	3,886	70.5%	3,765	70.0%	3,645	68.7%
Black Alone			1,424	21.8%	1,127	20.5%	1,063	19.8%	1,071	20.2%
American Indian Alone			84	1.3%	96	1.7%	106	2.0%	111	2.1%
Asian Alone			13	0.2%	13	0.2%	15	0.3%	17	0.3%
Pacific Islander Alone			1	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone			94	1.4%	180	3.3%	202	3.8%	221	4.2%
Two or More Races			96	1.5%	210	3.8%	227	4.2%	241	4.5%
Hispanic Origin (Any Race)			211	3.2%	292	5.3%	331	6.2%	359	6.8%

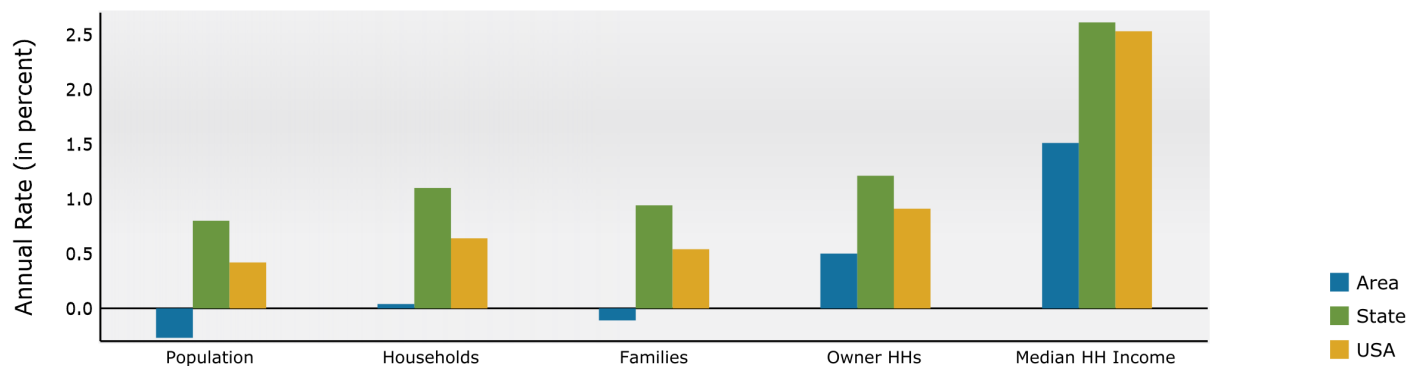
Data Note: Income is expressed in current dollars.

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

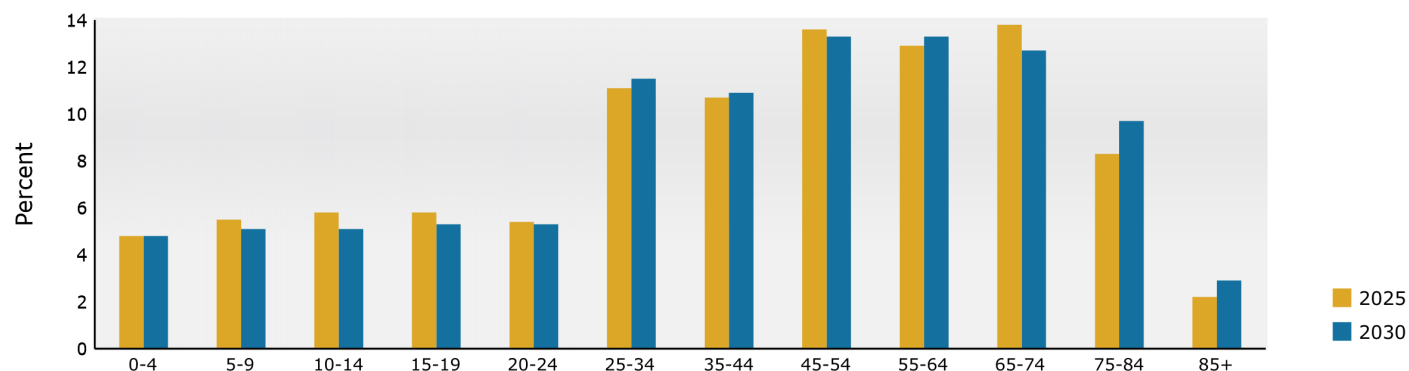


DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

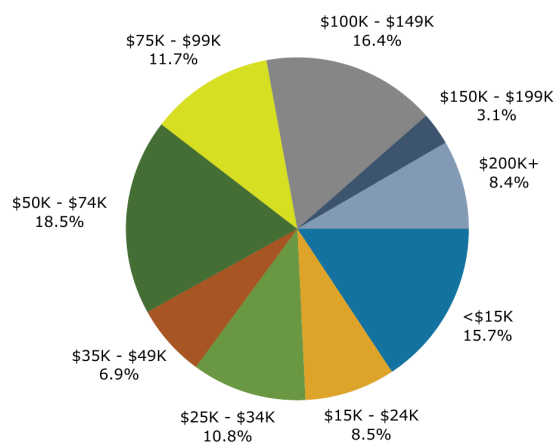
Trends 2025-2030



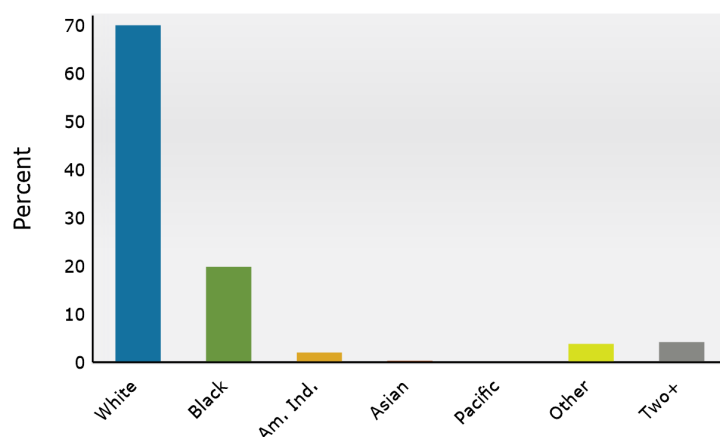
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 6.2%

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	5,511	2025 Median Household Income	\$55,886
2025 Total Population	5,378	2030 Median Household Income	\$60,227
2030 Total Population	5,306	2025-2030 Annual Rate	1.51%
2025-2030 Annual Rate	-0.27%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	2,701	100.0%	2,752	100.0%	2,709	100.0%
Occupied	2,351	87.0%	2,363	85.9%	2,368	87.4%
Owner	1,641	60.8%	1,676	60.9%	1,718	63.4%
Renter	710	26.3%	687	25.0%	650	24.0%
Vacant	361	13.4%	389	14.1%	341	12.6%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	1,676	100.0%	1,718	100.0%
<\$50,000	259	15.5%	258	15.0%
\$50,000-\$99,999	377	22.5%	374	21.8%
\$100,000-\$149,999	183	10.9%	175	10.2%
\$150,000-\$199,999	286	17.1%	281	16.4%
\$200,000-\$249,999	135	8.1%	134	7.8%
\$250,000-\$299,999	8	0.5%	8	0.5%
\$300,000-\$399,999	400	23.9%	454	26.4%
\$400,000-\$499,999	20	1.2%	22	1.3%
\$500,000-\$749,999	2	0.1%	3	0.2%
\$750,000-\$999,999	1	0.1%	0	0.0%
\$1,000,000-\$1,499,999	0	0.0%	0	0.0%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	5	0.3%	9	0.5%
Median Value	\$152,669		\$157,721	
Average Value	\$181,153		\$192,098	

Census 2020 Housing Units	Number	Percent
Total	2,701	100.0%
Housing Units In Urbanized Areas	0	0.0%
Rural Housing Units	2,701	100.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	1,641	100.0%
Owned with a Mortgage/Loan	710	43.3%
Owned Free and Clear	931	56.7%

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	361	100.0%
For Rent	62	17.2%
Rented- Not Occupied	6	1.7%
For Sale Only	11	3.0%
Sold - Not Occupied	11	3.0%
Seasonal/Recreational/Occasional Use	26	7.2%
For Migrant Workers	1	0.3%
Other Vacant	244	67.6%

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

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	2,351	1,641	69.8%
15-24	60	28	46.7%
25-34	236	103	43.6%
35-44	310	189	61.0%
45-54	394	268	68.0%
55-59	231	169	73.2%
60-64	275	211	76.7%
65-74	495	388	78.4%
75-84	270	217	80.4%
85+	81	67	82.7%

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

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	2,351	1,641	69.8%
White Alone	1,712	1,293	75.5%
Black/African American Alone	486	269	55.3%
American Indian/Alaska Native	42	24	57.1%
Asian Alone	2	0	0.0%
Pacific Islander Alone	2	1	50.0%
Other Race Alone	44	26	59.1%
Two or More Races	62	27	43.5%
Hispanic Origin	78	42	53.8%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	2,351	1,641	69.8%
1-Person	744	451	60.6%
2-Person	798	626	78.4%
3-Person	369	258	69.9%
4-Person	272	195	71.7%
5-Person	100	66	66.0%
6-Person	47	26	55.3%
7+ Person	21	19	90.5%

2025 Housing Affordability

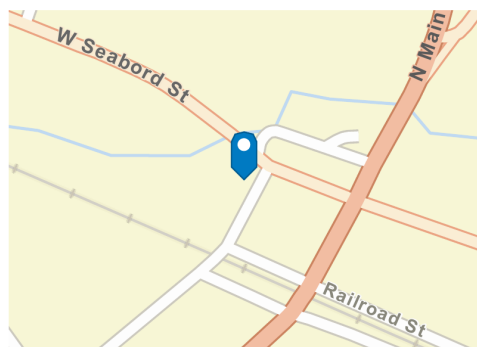
Housing Affordability Index	128
Percent of Income for Mortgage	17.1%

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.

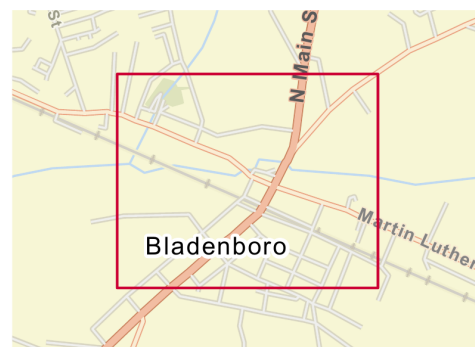


TRAFFIC COUNT MAP - CLOSE-UP

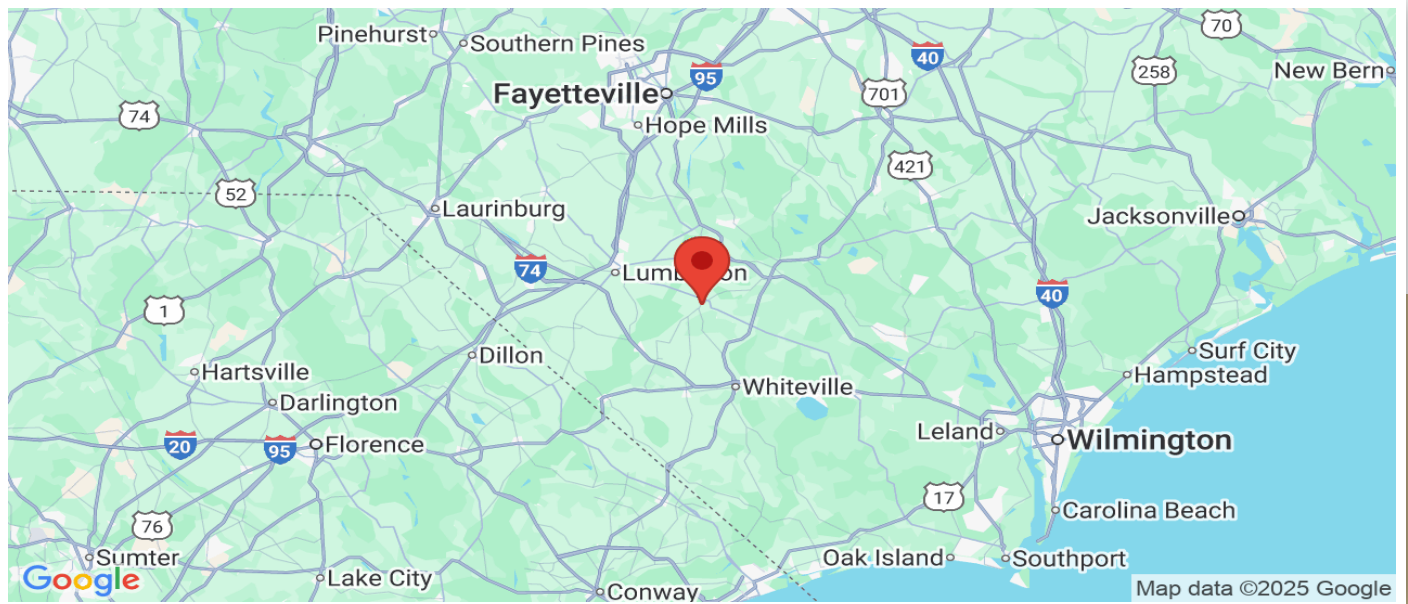


Average Daily Traffic Volume

- ▲ Up to 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



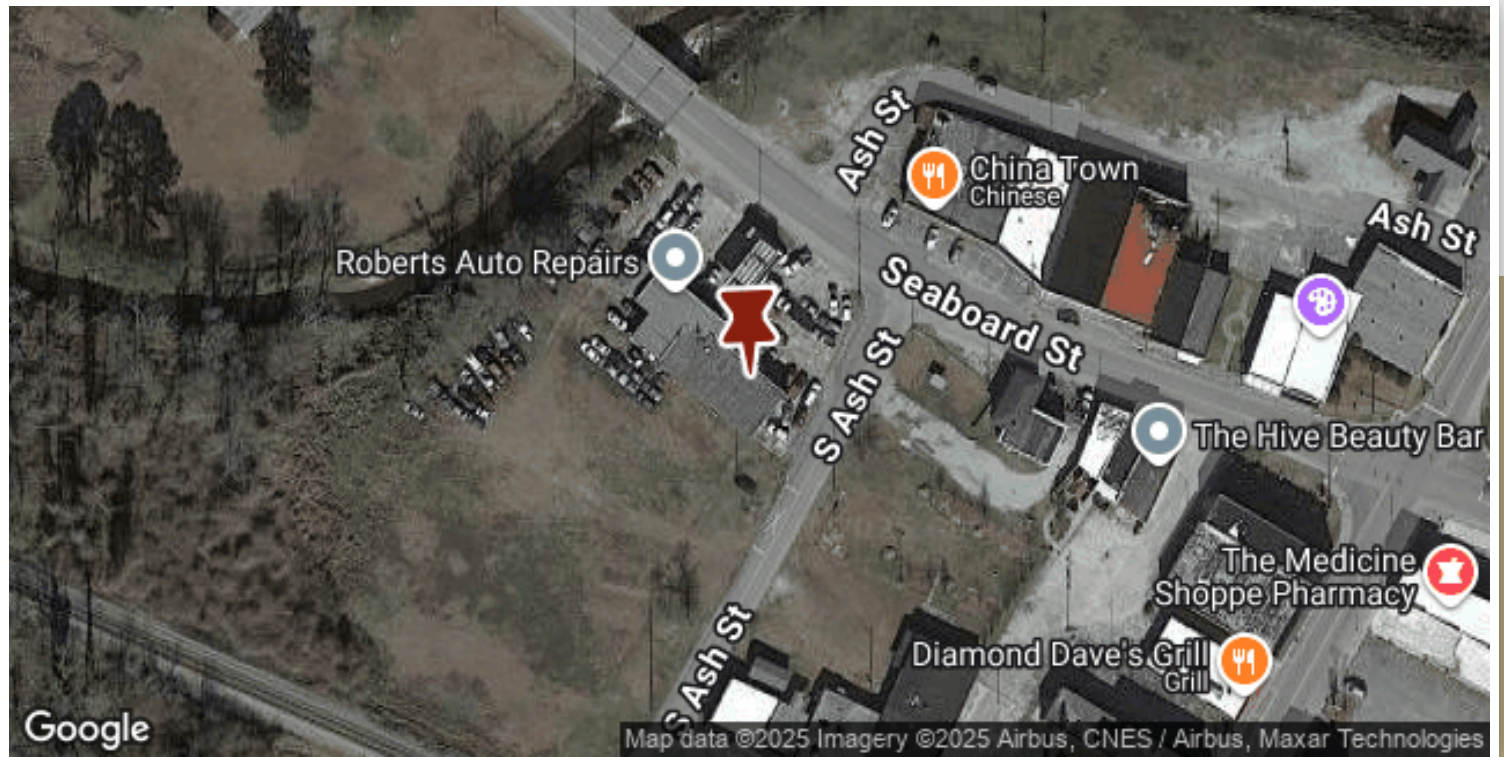
SEABOARD POINT

300 W Seaboard St
Bladenboro, NC,
28320



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AERIAL ANNOTATION MAP



SEABOARD POINT

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