

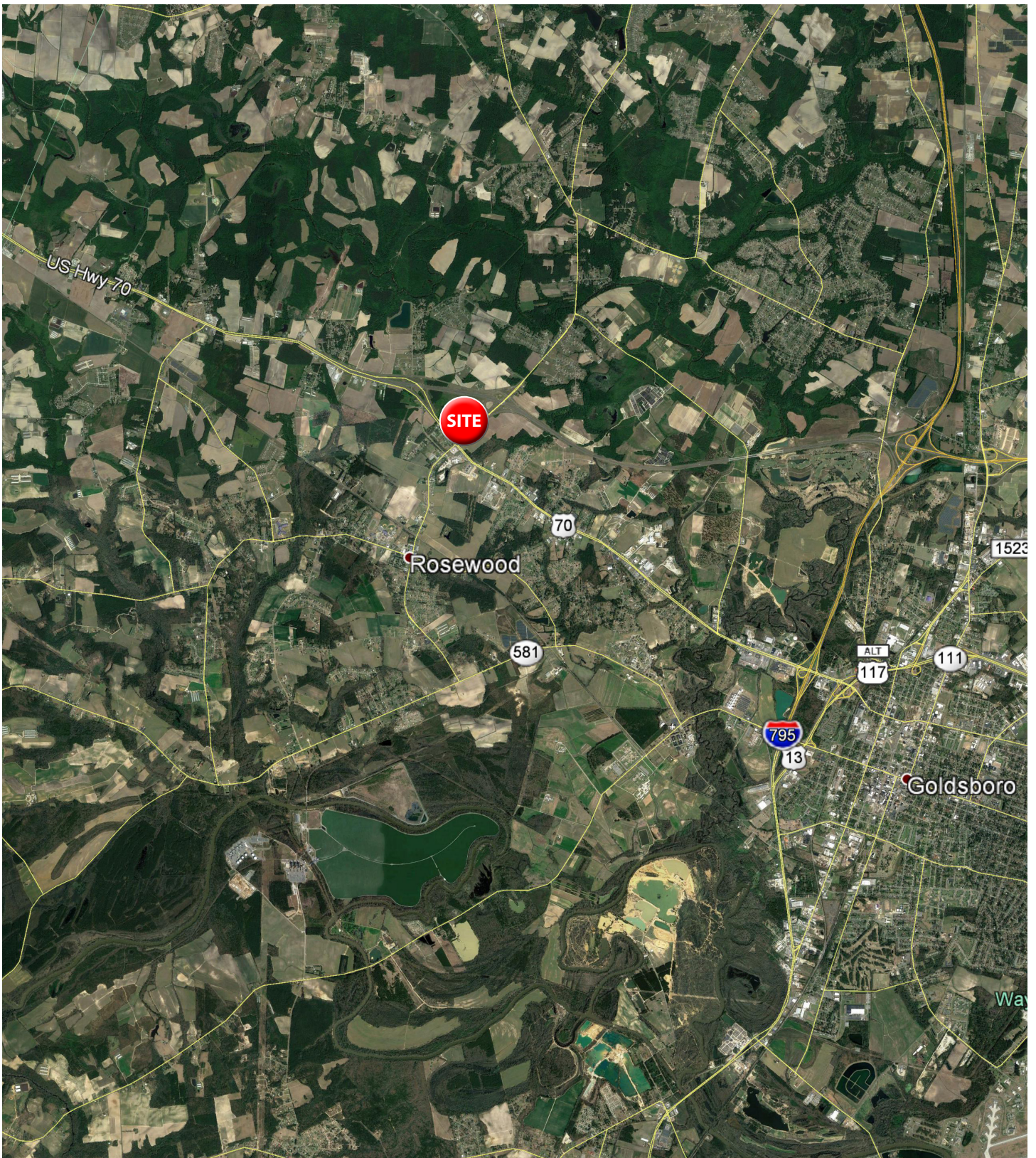
SHOPPES AT GOLDSBORO

2908 US HIGHWAY 70 WEST
GOLDSBORO, NC 27530



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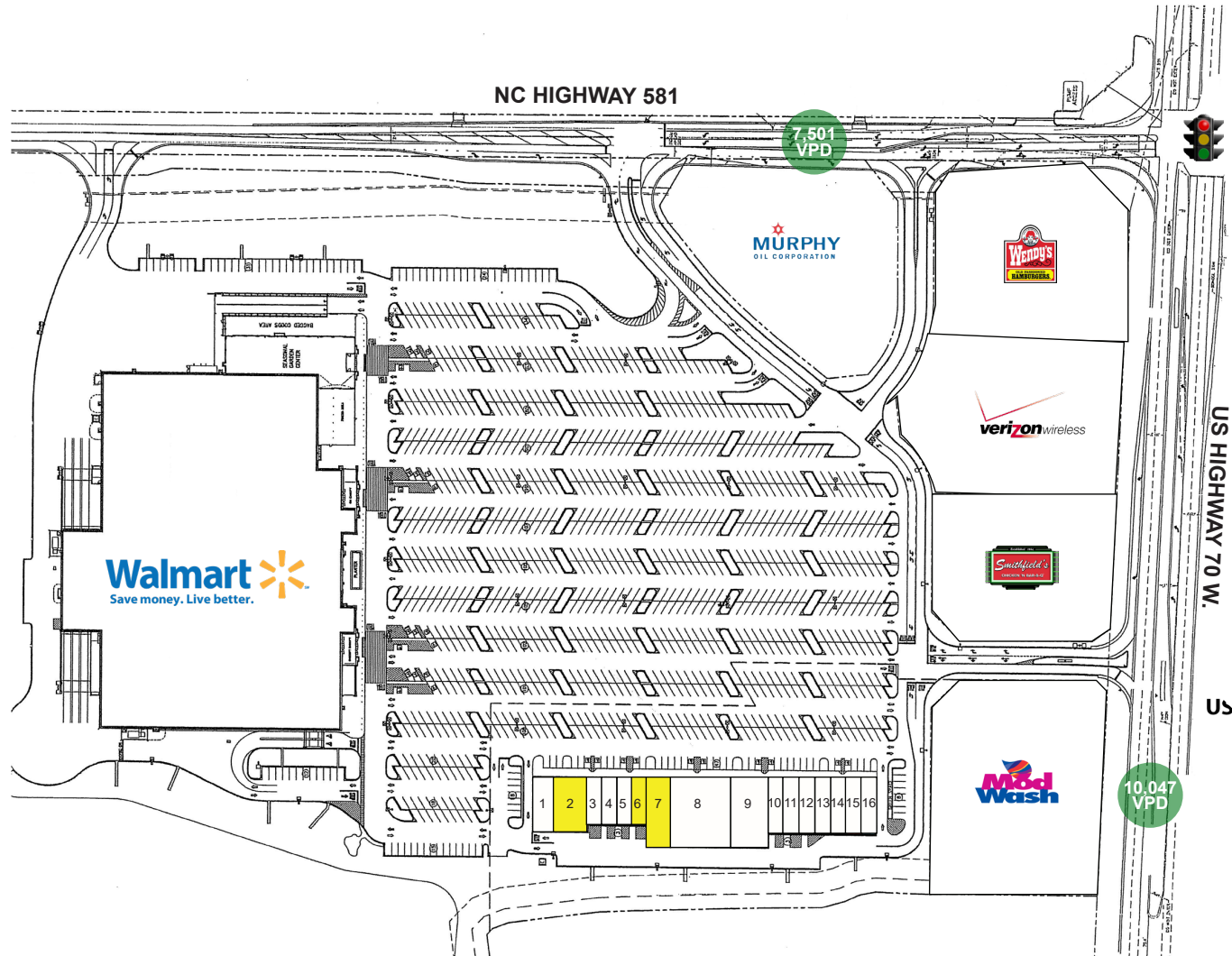
LOCATION





INLINE RETAIL AVAILABLE

Space	Tenant
1	T-Mobile
2	AVAILABLE 4,000 SF
3	The Cave Haircuts For Men
4	Smoke Smart
5	Papa John's Pizza
6	AVAILABLE 1,400 SF
7	AVAILABLE 3,500 SF
8	Dollar Tree
9	Dos Marias Mexican Restaurant
10	Dough Boys Pizza
11	A1 Business Center
12	Nail Salon
13	Breeze Nutrition
14	New China Fun
15	Sakura Express
16	ABC Store
Outparcels	Tenant
1	ModWash
2	Smithfield's BBQ
3	Verizon Wireless
4	Wendy's
5	Murphy Oil

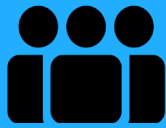


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The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice.
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PROPERTY PHOTOS



TRADE AREA SNAPSHOT



Estimated
Population
46,777



Estimated
Households
17,761



Average HH
Income
\$90,808



Median HH
Income
\$66,999



Total
Businesses
967



Total
Employees
8,604



TRADE AREA DEMOGRAPHICS

Lat/Lon: 35.4327/-78.1623

Trade Area	Trade Area
Population	
2023 Estimated Population	46,777
2028 Projected Population	48,458
2020 Census Population	45,845
2010 Census Population	46,734
Projected Annual Growth 2023 to 2028	0.7%
Historical Annual Growth 2010 to 2023	-
Households	
2023 Estimated Households	17,761
2028 Projected Households	18,458
2020 Census Households	17,204
2010 Census Households	17,351
Projected Annual Growth 2023 to 2028	0.8%
Historical Annual Growth 2010 to 2023	0.2%
Age	
2023 Est. Population Under 10 Years	11.8%
2023 Est. Population 10 to 19 Years	13.8%
2023 Est. Population 20 to 29 Years	12.0%
2023 Est. Population 30 to 44 Years	20.1%
2023 Est. Population 45 to 59 Years	20.1%
2023 Est. Population 60 to 74 Years	16.9%
2023 Est. Population 75 Years or Over	5.4%
2023 Est. Median Age	38.4
Marital Status & Gender	
2023 Est. Male Population	50.4%
2023 Est. Female Population	49.6%
2023 Est. Never Married	28.9%
2023 Est. Now Married	51.1%
2023 Est. Separated or Divorced	14.1%
2023 Est. Widowed	5.9%
Income	
2023 Est. HH Income \$200,000 or More	3.5%
2023 Est. HH Income \$150,000 to \$199,999	5.1%
2023 Est. HH Income \$100,000 to \$149,999	20.2%
2023 Est. HH Income \$75,000 to \$99,999	13.3%
2023 Est. HH Income \$50,000 to \$74,999	18.2%
2023 Est. HH Income \$35,000 to \$49,999	13.1%
2023 Est. HH Income \$25,000 to \$34,999	10.1%
2023 Est. HH Income \$15,000 to \$24,999	8.1%
2023 Est. HH Income Under \$15,000	8.4%
2023 Est. Average Household Income	\$90,808
2023 Est. Median Household Income	\$66,999
2023 Est. Per Capita Income	\$35,005
2023 Est. Total Businesses	967
2023 Est. Total Employees	8,604

TRADE AREA DEMOGRAPHICS

Lat/Lon: 35.4327/-78.1623

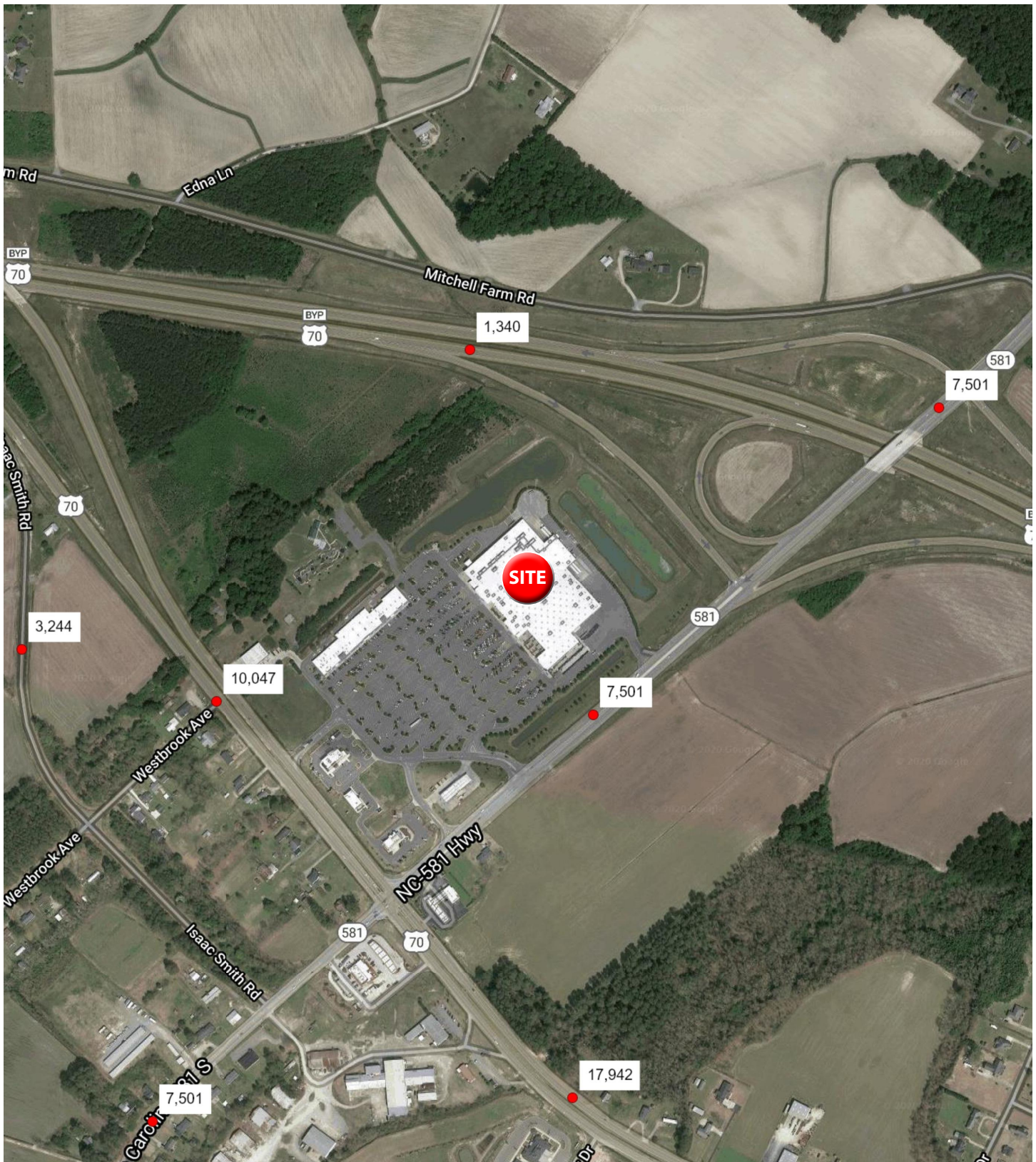
Trade Area	Trade Area
Race	
2023 Est. White	66.6%
2023 Est. Black	21.8%
2023 Est. Asian or Pacific Islander	0.9%
2023 Est. American Indian or Alaska Native	0.4%
2023 Est. Other Races	10.4%
Hispanic	
2023 Est. Hispanic Population	4,879
2023 Est. Hispanic Population	10.4%
2028 Proj. Hispanic Population	10.5%
2020 Hispanic Population	9.4%
Education (Adults 25 & Older)	
2023 Est. Adult Population (25 Years or Over)	32,122
2023 Est. Elementary (Grade Level 0 to 8)	5.9%
2023 Est. Some High School (Grade Level 9 to 11)	6.5%
2023 Est. High School Graduate	30.2%
2023 Est. Some College	22.2%
2023 Est. Associate Degree Only	14.0%
2023 Est. Bachelor Degree Only	15.0%
2023 Est. Graduate Degree	6.2%
Housing	
2023 Est. Total Housing Units	19,837
2023 Est. Owner-Occupied	70.0%
2023 Est. Renter-Occupied	19.5%
2023 Est. Vacant Housing	10.5%
Homes Built by Year	
2023 Homes Built 2010 or later	12.5%
2023 Homes Built 2000 to 2009	17.7%
2023 Homes Built 1990 to 1999	21.4%
2023 Homes Built 1980 to 1989	9.8%
2023 Homes Built 1970 to 1979	11.8%
2023 Homes Built 1960 to 1969	7.7%
2023 Homes Built 1950 to 1959	4.0%
2023 Homes Built Before 1949	4.7%
Home Values	
2023 Home Value \$1,000,000 or More	0.7%
2023 Home Value \$500,000 to \$999,999	5.2%
2023 Home Value \$400,000 to \$499,999	3.5%
2023 Home Value \$300,000 to \$399,999	11.8%
2023 Home Value \$200,000 to \$299,999	25.4%
2023 Home Value \$150,000 to \$199,999	18.1%
2023 Home Value \$100,000 to \$149,999	14.4%
2023 Home Value \$50,000 to \$99,999	13.9%
2023 Home Value \$25,000 to \$49,999	1.8%
2023 Home Value Under \$25,000	5.2%
2023 Median Home Value	\$196,405
2023 Median Rent	\$595

TRADE AREA DEMOGRAPHICS

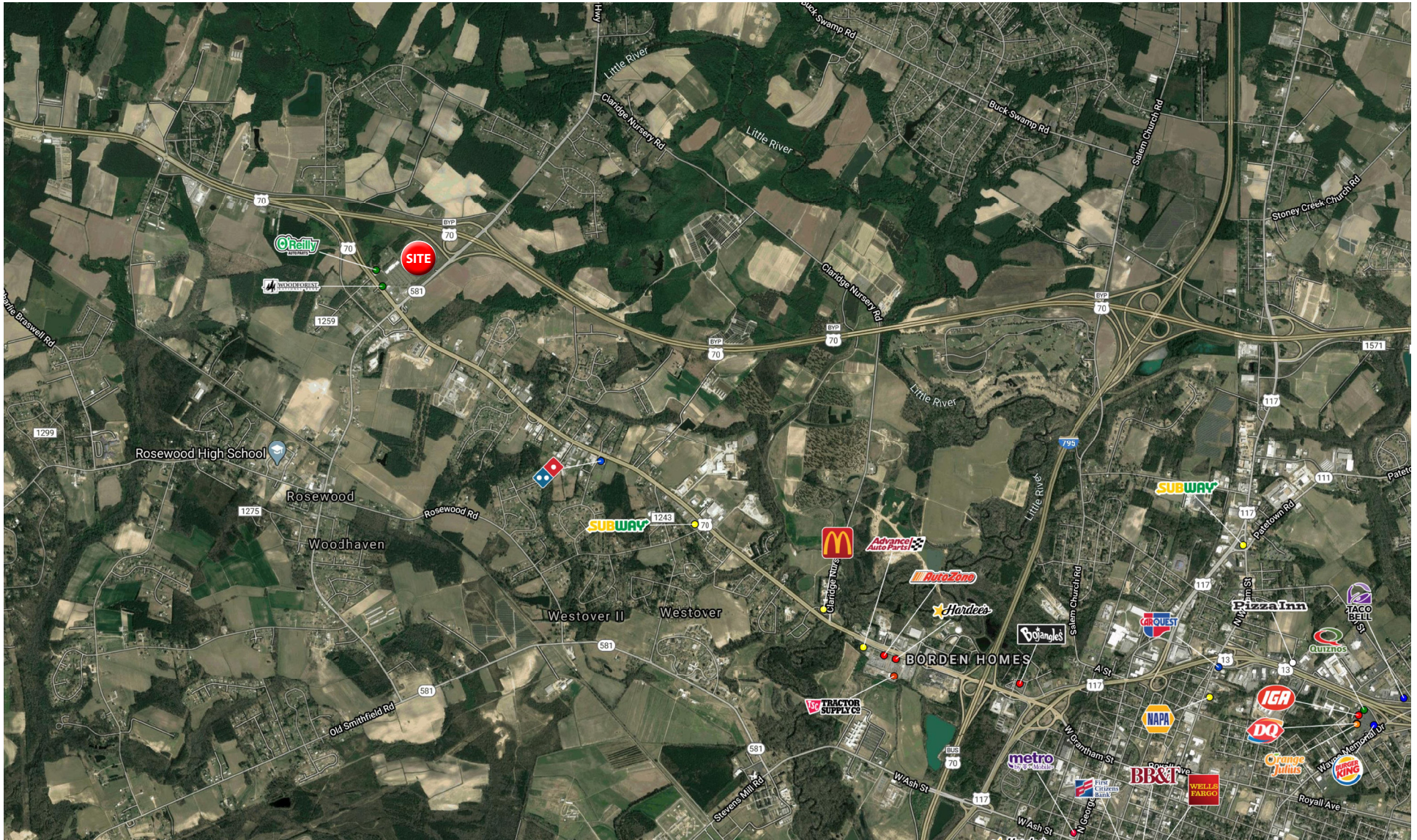
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Trade Area	Trade Area
Labor Force	
2023 Est. Labor Population Age 16 Years or Over	37,281
2023 Est. Civilian Employed	59.1%
2023 Est. Civilian Unemployed	2.0%
2023 Est. in Armed Forces	1.8%
2023 Est. not in Labor Force	37.2%
2023 Labor Force Males	50.2%
2023 Labor Force Females	49.8%
Occupation	
2023 Occupation: Population Age 16 Years or Over	22,027
2023 Mgmt, Business, & Financial Operations	15.4%
2023 Professional, Related	20.0%
2023 Service	14.8%
2023 Sales, Office	18.8%
2023 Farming, Fishing, Forestry	2.4%
2023 Construction, Extraction, Maintenance	12.6%
2023 Production, Transport, Material Moving	15.9%
2023 White Collar Workers	54.2%
2023 Blue Collar Workers	45.8%
Transportation to Work	
2023 Drive to Work Alone	82.5%
2023 Drive to Work in Carpool	10.6%
2023 Travel to Work by Public Transportation	-
2023 Drive to Work on Motorcycle	-
2023 Walk or Bicycle to Work	1.7%
2023 Other Means	0.6%
2023 Work at Home	4.5%
Travel Time	
2023 Travel to Work in 14 Minutes or Less	27.8%
2023 Travel to Work in 15 to 29 Minutes	39.4%
2023 Travel to Work in 30 to 59 Minutes	25.3%
2023 Travel to Work in 60 Minutes or More	7.5%
2023 Average Travel Time to Work	20.7
Consumer Expenditure	
2023 Est. Total Household Expenditure	\$1.17 B
2023 Est. Apparel	\$40.66 M
2023 Est. Contributions, Gifts	\$64.89 M
2023 Est. Education, Reading	\$35.17 M
2023 Est. Entertainment	\$65.81 M
2023 Est. Food, Beverages, Tobacco	\$180.36 M
2023 Est. Furnishings, Equipment	\$40.96 M
2023 Est. Health Care, Insurance	\$109.08 M
2023 Est. Household Operations, Shelter, Utilities	\$378.31 M
2023 Est. Miscellaneous Expenses	\$22.07 M
2023 Est. Personal Care	\$15.7 M
2023 Est. Transportation	\$215.33 M

TRAFFIC COUNTS



COMMERCIAL AERIAL





WRSINC
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