

GFD

MANAGEMENT INC.

222 CLOISTER COURT CHAPEL HILL, NC 27514

Welcome to

BERKELEY PLAZA GOLDSBORO, NORTH CAROLINA



■ LOCATION HIGHLIGHTS

- Approximately 3 Miles from Wayne UNC Healthcare (245 Beds) & Wayne Community College (4,342 Enrollment)
- Less than 2 miles from Seymour Johnson Airforce Base (12,061 Personnel, \$1.1 Billion FY23 Economic Impact)
- 2025 estimated population within 5 miles- 43,757*
- 2025 estimated average household income within 1 miles- \$90,397*
- Near major retailers: TJ Maxx, Ross Dress for Less, Old Navy, Home Improvement, Target, Sam's Club, & more.
- * Demographics obtained from Esri



Scan this QR code to learn more about this property as well as others available for lease.

■ CURRENTLY AVAILABLE

- Suite C +/- 28,516 sq. ft.
(Former Big Lots Space)

CALL US TODAY :

(919) 401-1115

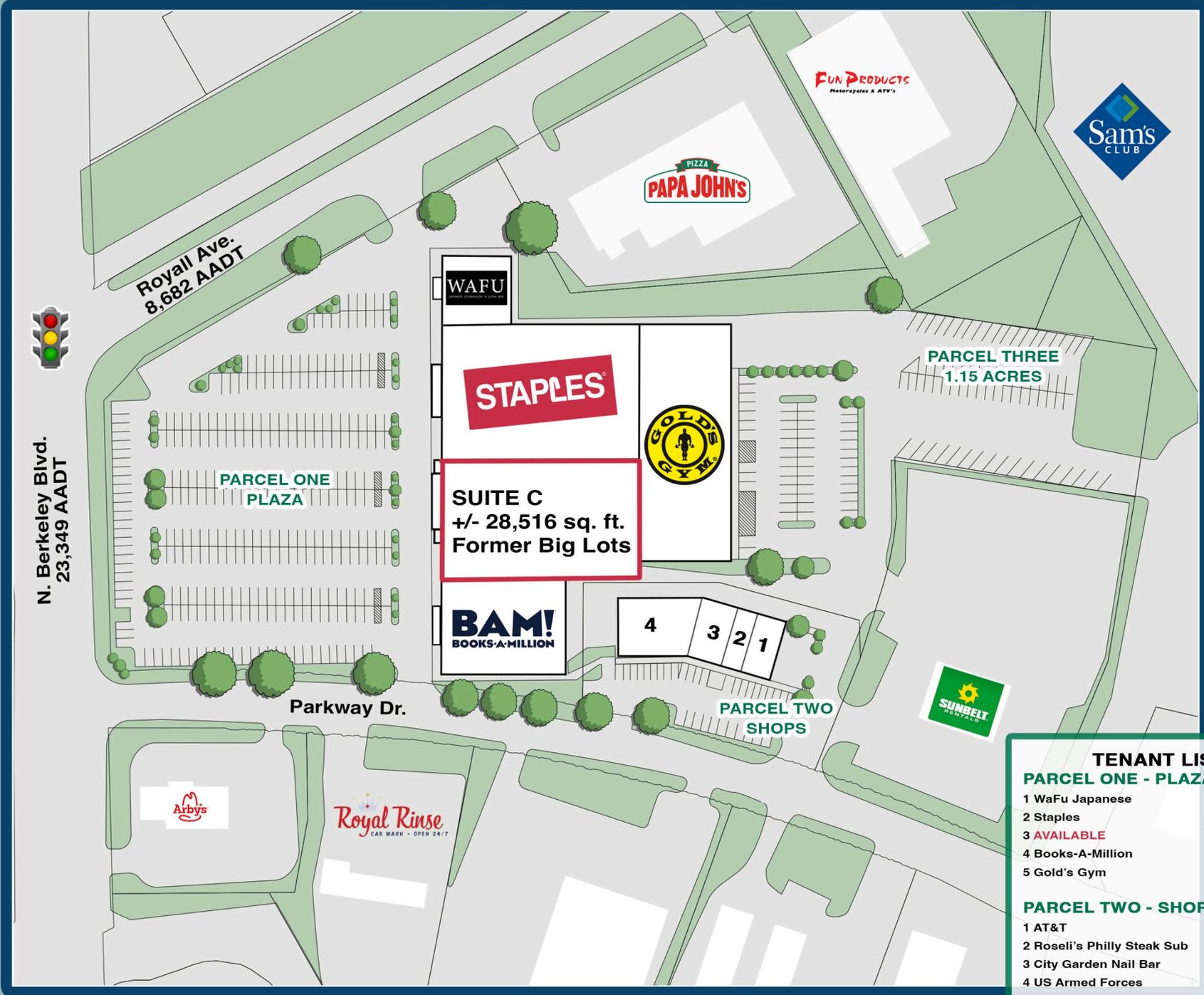
NATE CRETAROLO • ncretarolo@gfdinc.com



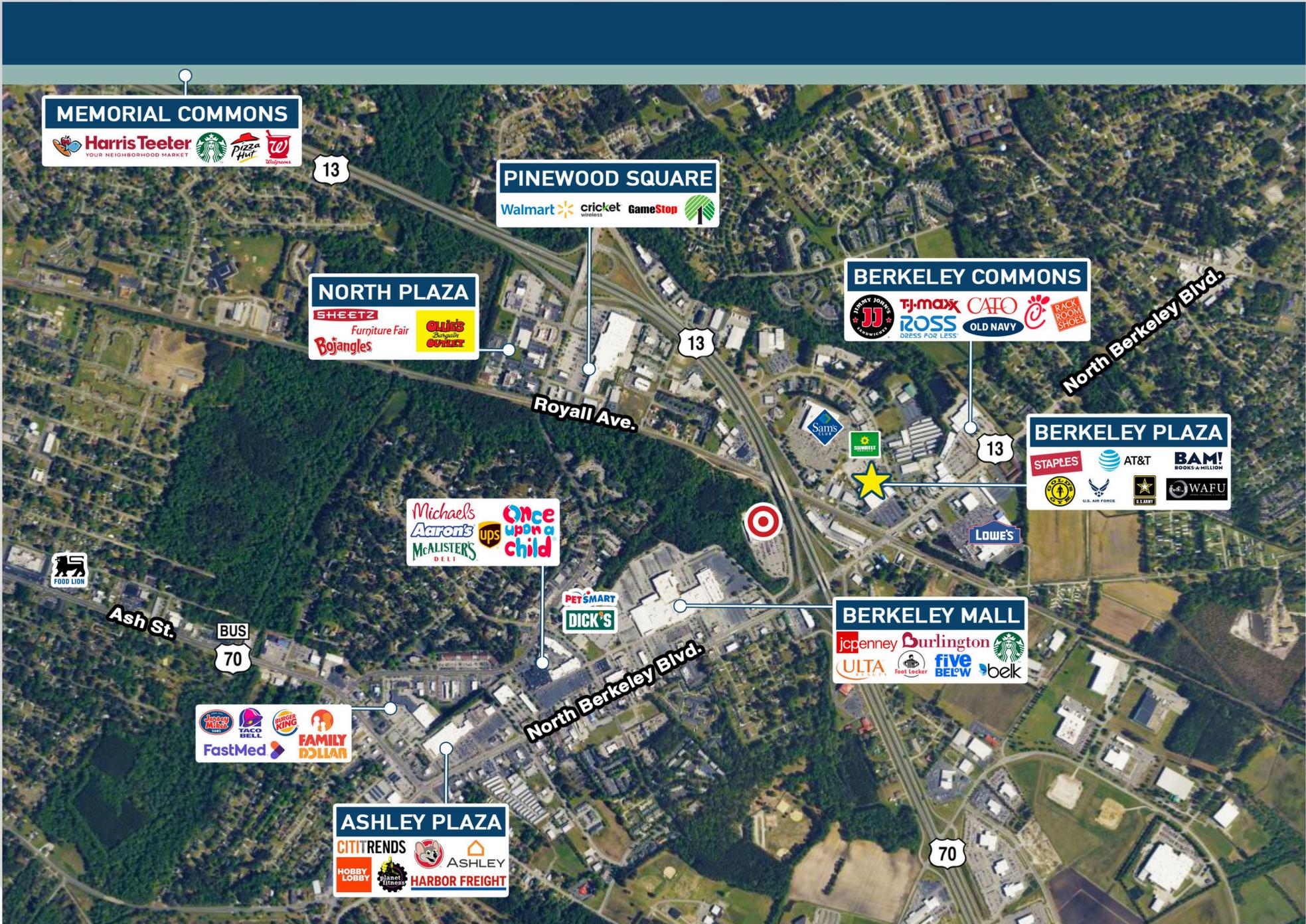
GET MORE INFO HERE :

WWW.GFDINC.COM

SITE PLAN



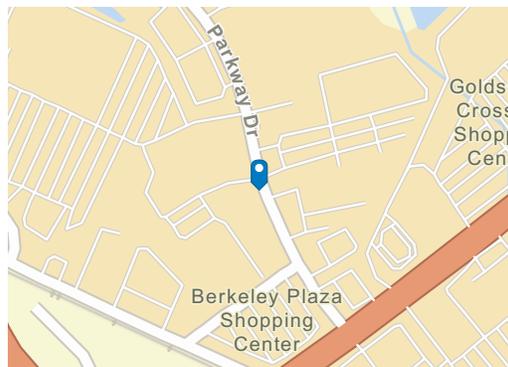
TENANT LIST		
PARCEL ONE - PLAZA		
1	WaFu Japanese	5,000 sq. ft.
2	Staples	24,500 sq. ft.
3	AVAILABLE	28,516 sq. ft.
4	Books-A-Million	12,500 sq. ft.
5	Gold's Gym	21,096 sq. ft.
PARCEL TWO - SHOPS		
1	AT&T	1,975 sq. ft.
2	Roseli's Philly Steak Sub	1,685 sq. ft.
3	City Garden Nail Bar	2,400 sq. ft.
4	US Armed Forces	4,140 sq. ft.



*This map may contain inaccurate or incomplete information due to the passage of time, changing circumstances, sources used and the nature of collecting comprehensive geographic data, any of which may lead to incorrect results.

Traffic Count Map - Close Up

Berkeley Plaza
 1312 Parkway Dr, Goldsboro, North Carolina, 27534
 Rings: 1, 3, 5 mile radii



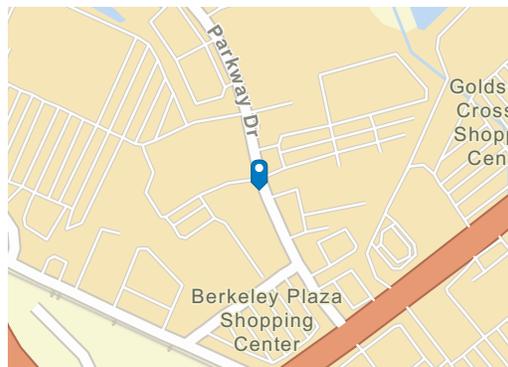
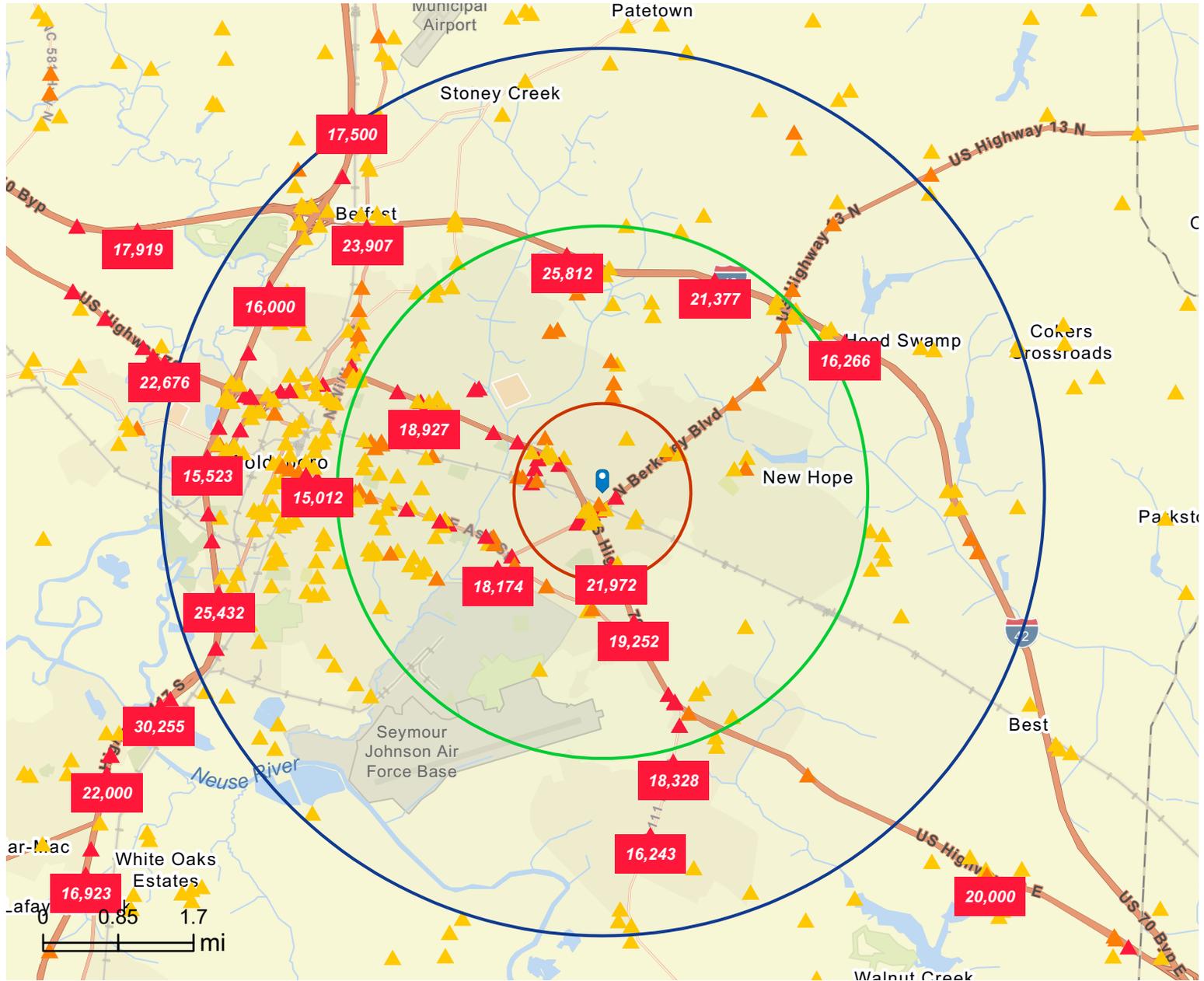
Average Daily Traffic Volume

- ▲ 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



Traffic Count Map

Berkeley Plaza
 1312 Parkway Dr, Goldsboro, North Carolina, 27534
 Rings: 1, 3, 5 mile radii



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



Source: Traffic Counts (2025)

Demographic and Income Profile

Berkeley Plaza
1312 Parkway Dr, Goldsboro, North Carolina, 27534
Ring: 1 mile radius

Prepared by Esri
Latitude: 35.38211
Longitude: -77.93413

Summary	Census 2010	Census 2020	2025	2030
Population	4,640	4,439	4,331	4,288
Households	2,258	2,168	2,172	2,191
Families	1,273	1,142	1,101	1,095
Average Household Size	2.05	2.04	1.98	1.95
Owner Occupied Housing Units	864	868	877	928
Renter Occupied Housing Units	1,394	1,300	1,295	1,263
Median Age	34.9	39.3	39.9	41.5

Trends: 2025-2030 Annual Rate	Area	State	National
Population	-0.20%	0.80%	0.42%
Households	0.17%	1.10%	0.64%
Families	-0.11%	0.94%	0.54%
Owner HHs	1.14%	1.21%	0.91%
Median Household Income	2.71%	2.61%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	144	6.6%	132	6.0%
\$15,000 - \$24,999	94	4.3%	77	3.5%
\$25,000 - \$34,999	132	6.1%	111	5.1%
\$35,000 - \$49,999	548	25.2%	498	22.7%
\$50,000 - \$74,999	367	16.9%	359	16.4%
\$75,000 - \$99,999	239	11.0%	240	11.0%
\$100,000 - \$149,999	310	14.3%	346	15.8%
\$150,000 - \$199,999	125	5.8%	150	6.8%
\$200,000+	212	9.8%	279	12.7%

Median Household Income	\$59,161	\$67,635
Average Household Income	\$90,397	\$101,443
Per Capita Income	\$44,304	\$50,711

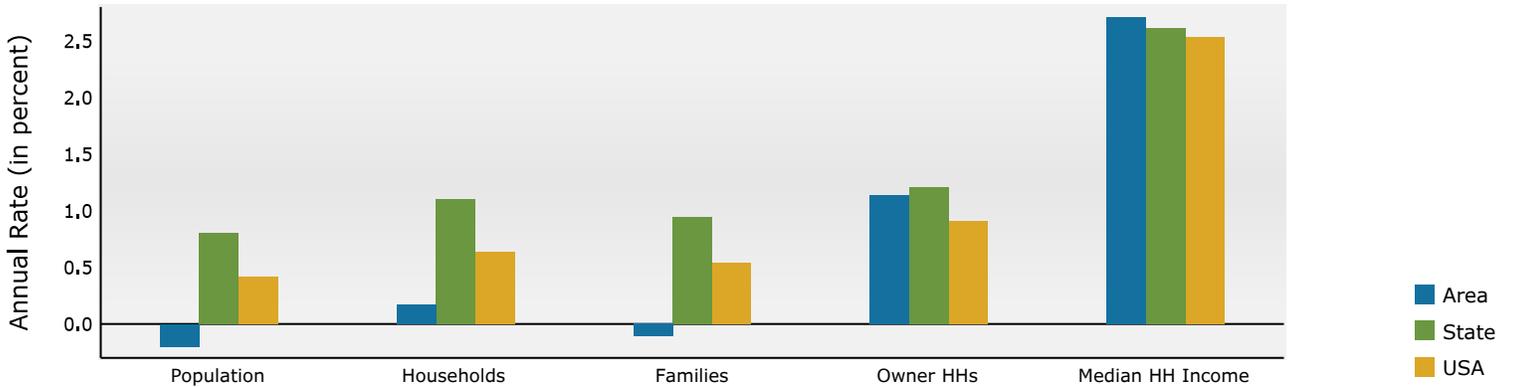
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	288	6.2%	214	4.8%	201	4.6%	197	4.6%
5 - 9	259	5.6%	247	5.6%	211	4.9%	194	4.5%
10 - 14	244	5.3%	248	5.6%	214	4.9%	186	4.3%
15 - 19	284	6.1%	255	5.7%	240	5.5%	210	4.9%
20 - 24	506	10.9%	383	8.6%	317	7.3%	308	7.2%
25 - 34	743	16.0%	672	15.1%	734	16.9%	693	16.2%
35 - 44	494	10.6%	469	10.6%	488	11.3%	536	12.5%
45 - 54	629	13.6%	484	10.9%	476	11.0%	479	11.2%
55 - 64	490	10.6%	587	13.2%	488	11.3%	444	10.4%
65 - 74	372	8.0%	465	10.5%	511	11.8%	497	11.6%
75 - 84	261	5.6%	287	6.5%	323	7.5%	391	9.1%
85+	69	1.5%	128	2.9%	130	3.0%	151	3.5%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,577	55.5%	1,939	43.7%	1,842	42.5%	1,755	40.9%
Black Alone	1,625	35.0%	1,805	40.7%	1,751	40.4%	1,756	40.9%
American Indian Alone	8	0.2%	20	0.5%	20	0.5%	20	0.5%
Asian Alone	194	4.2%	239	5.4%	248	5.7%	264	6.2%
Pacific Islander Alone	4	0.1%	5	0.1%	7	0.2%	8	0.2%
Some Other Race Alone	81	1.7%	141	3.2%	152	3.5%	161	3.8%
Two or More Races	152	3.3%	289	6.5%	310	7.2%	325	7.6%
Hispanic Origin (Any Race)	229	4.9%	351	7.9%	384	8.9%	406	9.5%

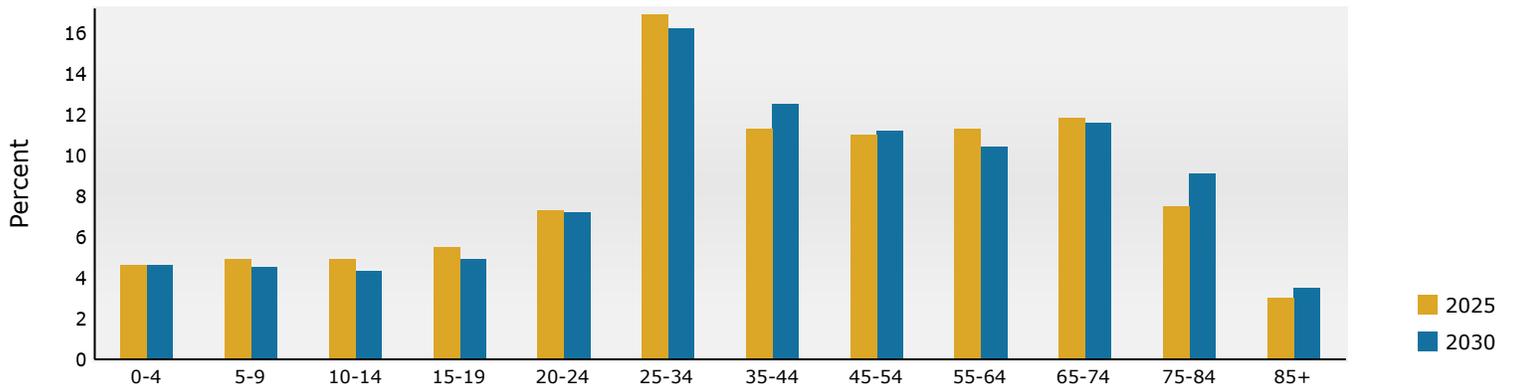
Data Note: Income is expressed in current dollars.

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

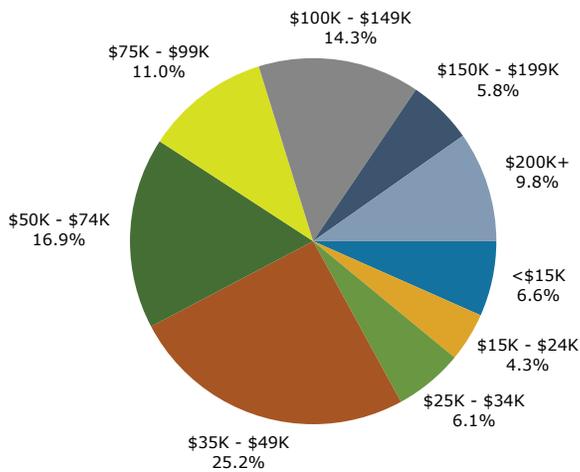
Trends 2025-2030



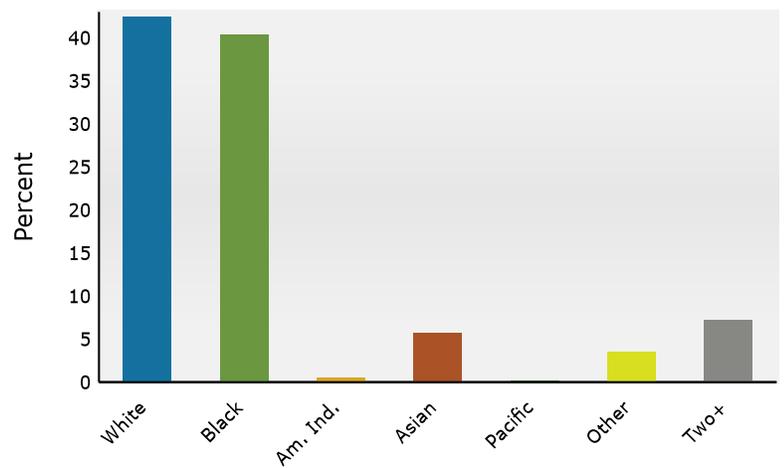
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 8.9%

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

Demographic and Income Profile

Berkeley Plaza
1312 Parkway Dr, Goldsboro, North Carolina, 27534
Ring: 3 mile radius

Prepared by Esri
Latitude: 35.38211
Longitude: -77.93413

Summary	Census 2010	Census 2020	2025	2030
Population	27,599	26,691	25,805	25,496
Households	11,874	11,578	11,593	11,676
Families	7,330	6,920	6,714	6,683
Average Household Size	2.25	2.24	2.16	2.12
Owner Occupied Housing Units	5,613	5,385	5,435	5,658
Renter Occupied Housing Units	6,260	6,193	6,158	6,018
Median Age	36.5	38.1	38.6	39.5

Trends: 2025-2030 Annual Rate	Area	State	National
Population	-0.24%	0.80%	0.42%
Households	0.14%	1.10%	0.64%
Families	-0.09%	0.94%	0.54%
Owner HHs	0.81%	1.21%	0.91%
Median Household Income	2.40%	2.61%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	1,411	12.2%	1,306	11.2%
\$15,000 - \$24,999	1,023	8.8%	843	7.2%
\$25,000 - \$34,999	842	7.3%	713	6.1%
\$35,000 - \$49,999	2,221	19.2%	2,056	17.6%
\$50,000 - \$74,999	1,955	16.9%	1,963	16.8%
\$75,000 - \$99,999	1,255	10.8%	1,290	11.0%
\$100,000 - \$149,999	1,602	13.8%	1,816	15.6%
\$150,000 - \$199,999	585	5.0%	731	6.3%
\$200,000+	700	6.0%	959	8.2%

Median Household Income	\$52,700	\$59,323
Average Household Income	\$76,813	\$86,881
Per Capita Income	\$34,489	\$39,723

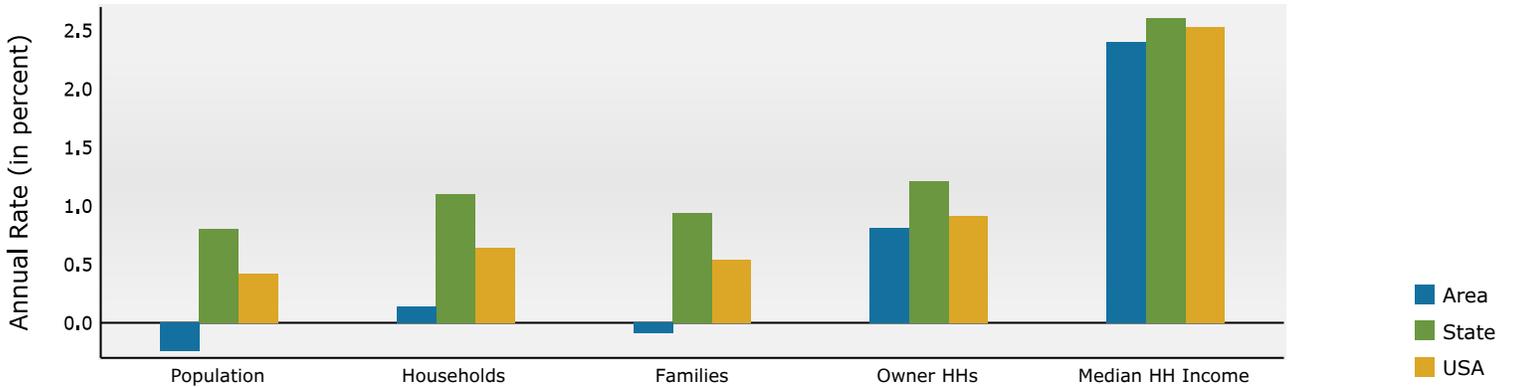
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,964	7.1%	1,653	6.2%	1,544	6.0%	1,514	5.9%
5 - 9	1,728	6.3%	1,609	6.0%	1,451	5.6%	1,346	5.3%
10 - 14	1,541	5.6%	1,560	5.8%	1,412	5.5%	1,320	5.2%
15 - 19	1,746	6.3%	1,711	6.4%	1,559	6.0%	1,470	5.8%
20 - 24	2,630	9.5%	2,247	8.4%	2,002	7.8%	1,920	7.5%
25 - 34	3,755	13.6%	3,650	13.7%	3,837	14.9%	3,651	14.3%
35 - 44	2,922	10.6%	2,814	10.5%	2,874	11.1%	3,124	12.3%
45 - 54	3,718	13.5%	2,637	9.9%	2,557	9.9%	2,619	10.3%
55 - 64	3,201	11.6%	3,544	13.3%	2,929	11.4%	2,484	9.7%
65 - 74	2,211	8.0%	2,978	11.2%	3,167	12.3%	3,025	11.9%
75 - 84	1,609	5.8%	1,627	6.1%	1,782	6.9%	2,239	8.8%
85+	575	2.1%	659	2.5%	689	2.7%	783	3.1%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	13,422	48.6%	11,114	41.6%	10,447	40.5%	9,940	39.0%
Black Alone	12,135	44.0%	11,954	44.8%	11,526	44.7%	11,513	45.2%
American Indian Alone	84	0.3%	123	0.5%	122	0.5%	122	0.5%
Asian Alone	641	2.3%	786	2.9%	811	3.1%	861	3.4%
Pacific Islander Alone	19	0.1%	28	0.1%	36	0.1%	38	0.1%
Some Other Race Alone	534	1.9%	935	3.5%	1,020	4.0%	1,088	4.3%
Two or More Races	765	2.8%	1,751	6.6%	1,843	7.1%	1,933	7.6%
Hispanic Origin (Any Race)	1,400	5.1%	2,147	8.0%	2,314	9.0%	2,460	9.6%

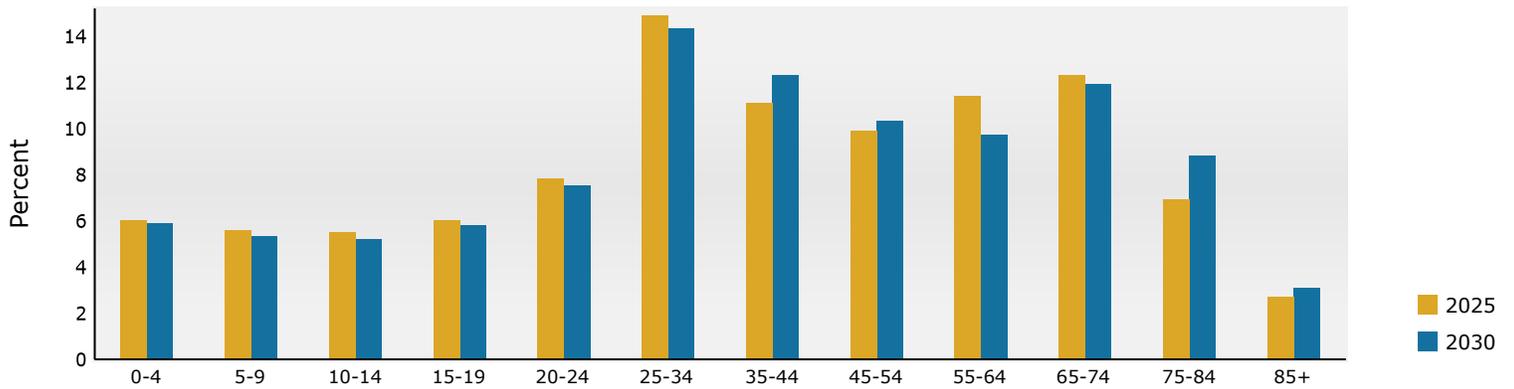
Data Note: Income is expressed in current dollars.

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

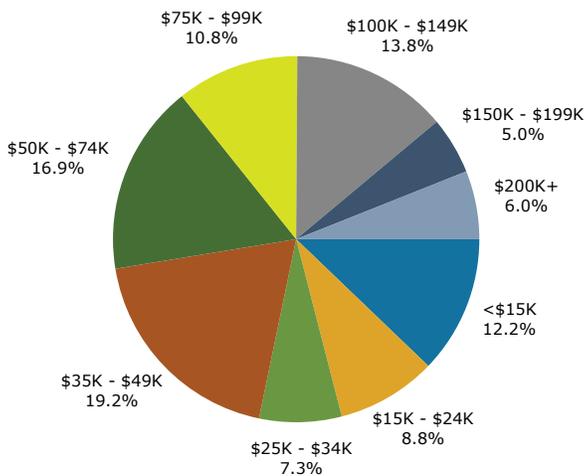
Trends 2025-2030



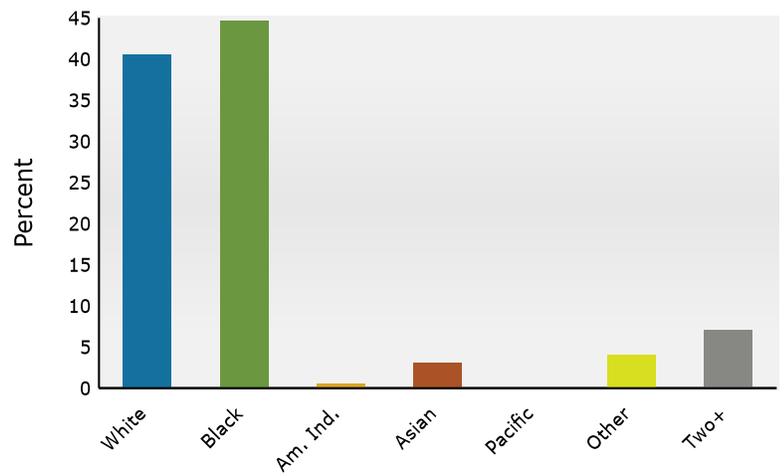
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 9.0%

Demographic and Income Profile

Berkeley Plaza
1312 Parkway Dr, Goldsboro, North Carolina, 27534
Ring: 5 mile radius

Prepared by Esri
Latitude: 35.38211
Longitude: -77.93413

Summary	Census 2010	Census 2020	2025	2030
Population	46,703	45,065	43,757	43,301
Households	19,642	18,750	18,859	19,021
Families	12,235	11,249	10,970	10,945
Average Household Size	2.32	2.30	2.22	2.18
Owner Occupied Housing Units	9,455	8,961	9,127	9,530
Renter Occupied Housing Units	10,188	9,789	9,732	9,491
Median Age	36.7	38.5	38.9	39.9

Trends: 2025-2030 Annual Rate	Area	State	National
Population	-0.21%	0.80%	0.42%
Households	0.17%	1.10%	0.64%
Families	-0.05%	0.94%	0.54%
Owner HHs	0.87%	1.21%	0.91%
Median Household Income	2.46%	2.61%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	2,627	13.9%	2,441	12.8%
\$15,000 - \$24,999	1,812	9.6%	1,527	8.0%
\$25,000 - \$34,999	1,400	7.4%	1,200	6.3%
\$35,000 - \$49,999	3,573	18.9%	3,338	17.5%
\$50,000 - \$74,999	3,003	15.9%	3,027	15.9%
\$75,000 - \$99,999	2,095	11.1%	2,174	11.4%
\$100,000 - \$149,999	2,443	13.0%	2,779	14.6%
\$150,000 - \$199,999	831	4.4%	1,052	5.5%
\$200,000+	1,073	5.7%	1,484	7.8%

Median Household Income	\$50,101	\$56,571
Average Household Income	\$73,529	\$83,337
Per Capita Income	\$31,986	\$36,898

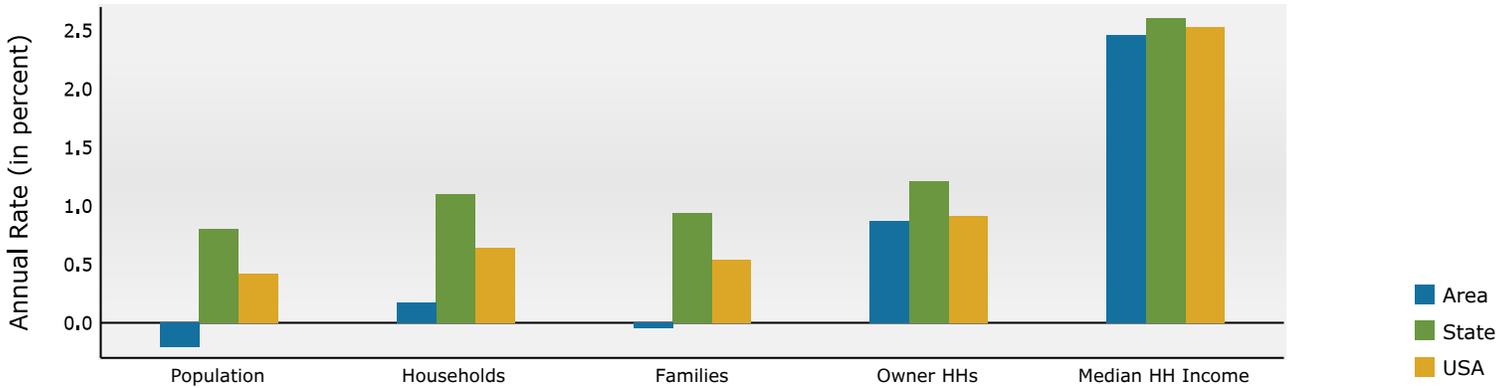
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,385	7.2%	2,800	6.2%	2,646	6.0%	2,590	6.0%
5 - 9	3,121	6.7%	2,806	6.2%	2,559	5.8%	2,381	5.5%
10 - 14	2,798	6.0%	2,764	6.1%	2,530	5.8%	2,376	5.5%
15 - 19	3,074	6.6%	2,826	6.3%	2,674	6.1%	2,523	5.8%
20 - 24	4,029	8.6%	3,447	7.6%	3,034	6.9%	2,983	6.9%
25 - 34	6,089	13.0%	6,132	13.6%	6,337	14.5%	5,915	13.7%
35 - 44	5,059	10.8%	4,833	10.7%	5,053	11.5%	5,511	12.7%
45 - 54	6,500	13.9%	4,693	10.4%	4,465	10.2%	4,594	10.6%
55 - 64	5,493	11.8%	6,093	13.5%	5,134	11.7%	4,433	10.2%
65 - 74	3,719	8.0%	4,863	10.8%	5,263	12.0%	5,121	11.8%
75 - 84	2,558	5.5%	2,713	6.0%	2,902	6.6%	3,572	8.2%
85+	878	1.9%	1,095	2.4%	1,160	2.7%	1,300	3.0%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	21,215	45.4%	18,136	40.2%	17,182	39.3%	16,417	37.9%
Black Alone	22,014	47.1%	20,766	46.1%	20,008	45.7%	19,943	46.1%
American Indian Alone	157	0.3%	211	0.5%	211	0.5%	213	0.5%
Asian Alone	818	1.8%	1,019	2.3%	1,052	2.4%	1,116	2.6%
Pacific Islander Alone	27	0.1%	37	0.1%	47	0.1%	50	0.1%
Some Other Race Alone	1,255	2.7%	2,040	4.5%	2,231	5.1%	2,388	5.5%
Two or More Races	1,218	2.6%	2,855	6.3%	3,024	6.9%	3,174	7.3%
Hispanic Origin (Any Race)	2,685	5.7%	3,915	8.7%	4,253	9.7%	4,530	10.5%

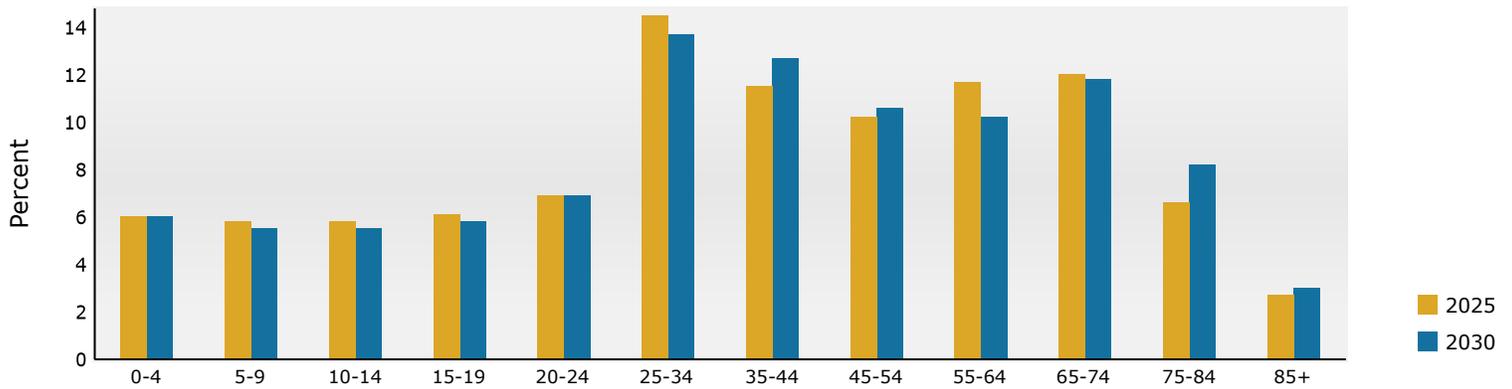
Data Note: Income is expressed in current dollars.

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

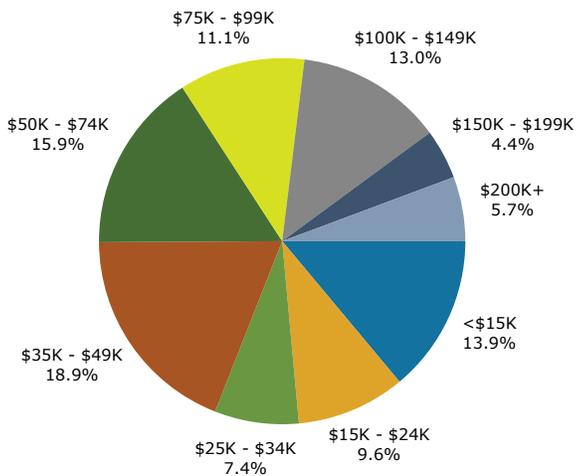
Trends 2025-2030



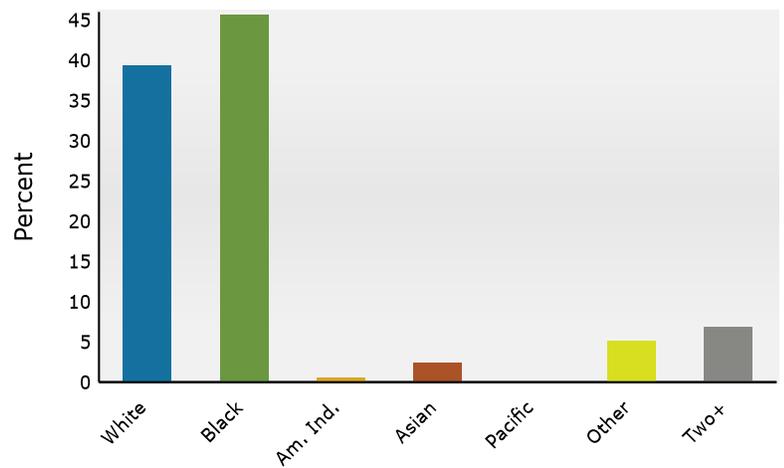
Population by Age



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.