

SHOPPING CENTER ANCHORED BY GOLD'S GYM, STAPLES, AND BOOKS A MILLION



PROPERTY HIGHLIGHTS

- Approximately Three (3) Miles from Wayne UNC Healthcare (245 Beds) and Wayne Community College (4,342 Enrollment)
- Less Than Two (2) Miles from Seymour Johnson Airforce Base (12,061 Personnel, \$1.1 Billion FY23 Economic Impact)

LEASING CONTACT

Nate Cretarolo, CCIM
NCRETAROLO@GFDINC.COM
222 Cloister Ct
Chapel Hill, NC 27514

CURRENTLY AVAILABLE

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

LOCATION HIGHLIGHTS

- 2024 estimated population within 5 miles - 43,757*
- 2024 estimated average household income within 1 mile - \$90,397*
- Near Major Retailers: TJ Maxx, Ross Dress for Less, Old Navy, Lowe's Home Improvement, Target, Sam's Club, and More

**Demographics obtained from Esri*



MORE INFO
www.gfdinc.com
919.401.1115



Scan this QR Code with your mobile phone's QR Reader to visit our website, and learn more about this property as well as others available for lease.

SITE PLAN



N. Berkeley Blvd.
23,349 AADT

Royall Ave.
8,682 AADT

PARCEL ONE
PLAZA

WAFU

STAPLES

SUITE C
+/- 28,516 sq. ft.
Former Big Lots

BAM!
BOOKS-A-MILLION



4

3

2

1

PARCEL TWO
SHOPS

PARCEL THREE
1.15 ACRES



Royal Rinse
CAR WASH • OPEN 24/7



FUN PRODUCTS
Motorcycles & ATV's



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.

MEMORIAL COMMONS



13

PINEWOOD SQUARE



NORTH PLAZA



13

Royall Ave.

BERKELEY COMMONS



North Berkeley Blvd.

BERKELEY PLAZA



13

LOWE'S



North Berkeley Blvd.

BERKELEY MALL



70



Ash St.

BUS 70



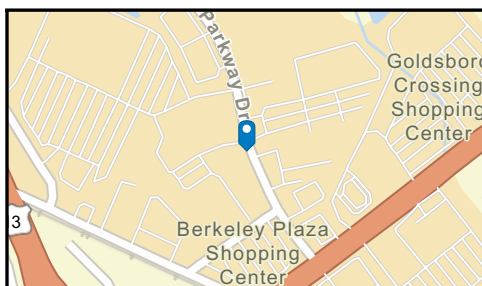
ASHLEY PLAZA



Traffic Count Map - Close Up

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

Prepared by Esri
Latitude: 35.38211
Longitude: -77.93413



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



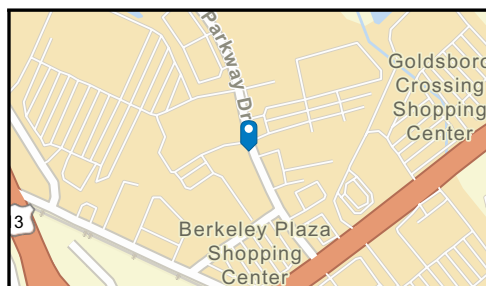
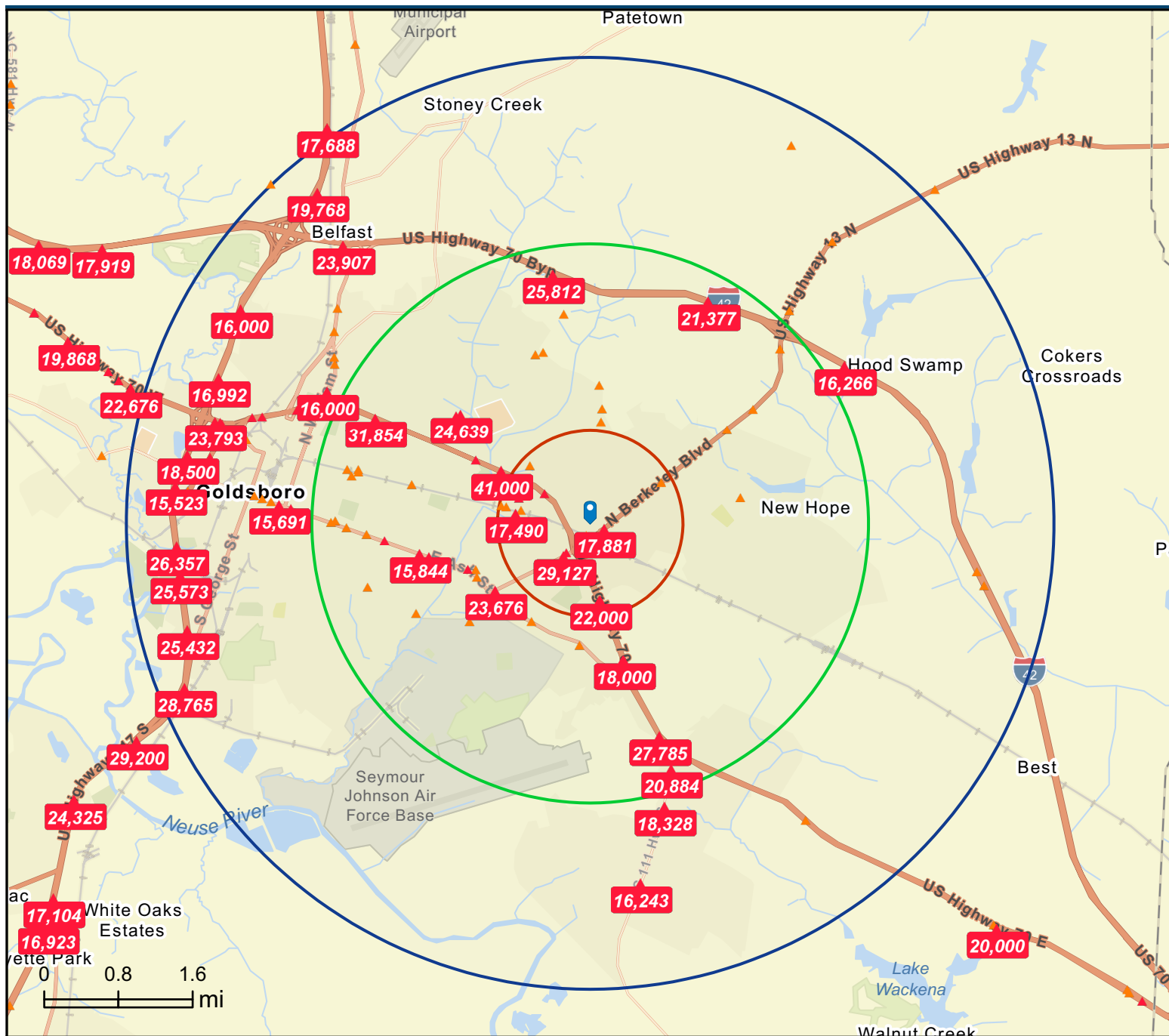
Source: ©2025 Kalibrate Technologies (Q1 2025).

September 26, 2025

Traffic Count Map

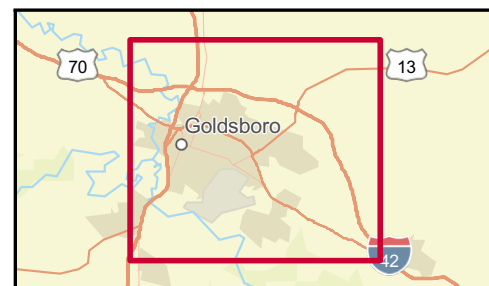
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Source: ©2025 Kalibrate Technologies (Q1 2025).

September 26, 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%

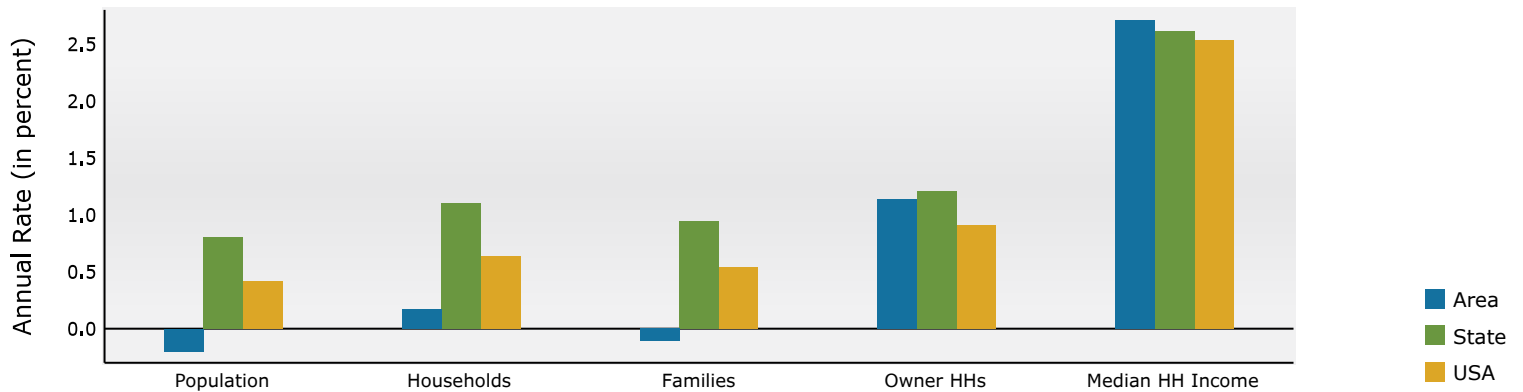
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,577	55.5%	1,939	43.7%	1,842	42.5%	1,755	40.9%
Black Alone	1,625	35.0%	1,805	40.7%	1,751	40.4%	1,756	40.9%
American Indian Alone	8	0.2%	20	0.5%	20	0.5%	20	0.5%
Asian Alone	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%
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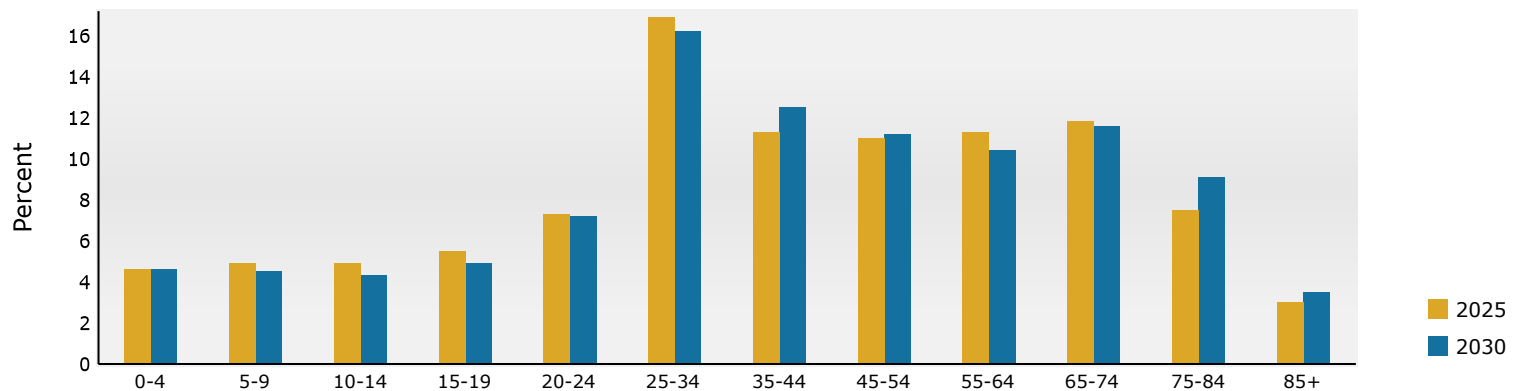
Data Note: Income is expressed in current dollars.

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

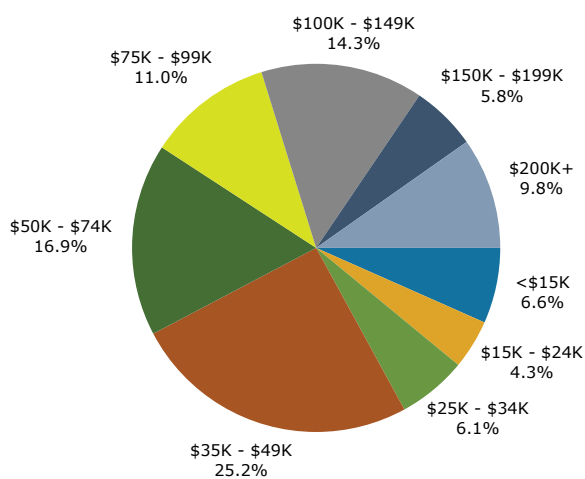
Trends 2025-2030



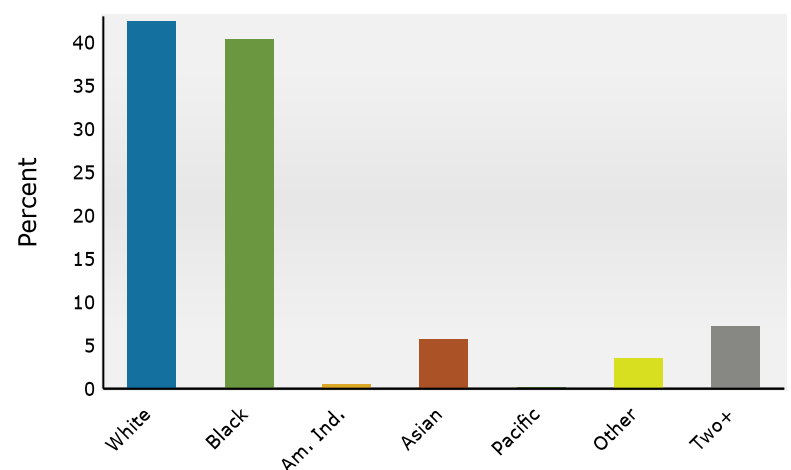
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 8.9%

Demographic and Income Profile

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

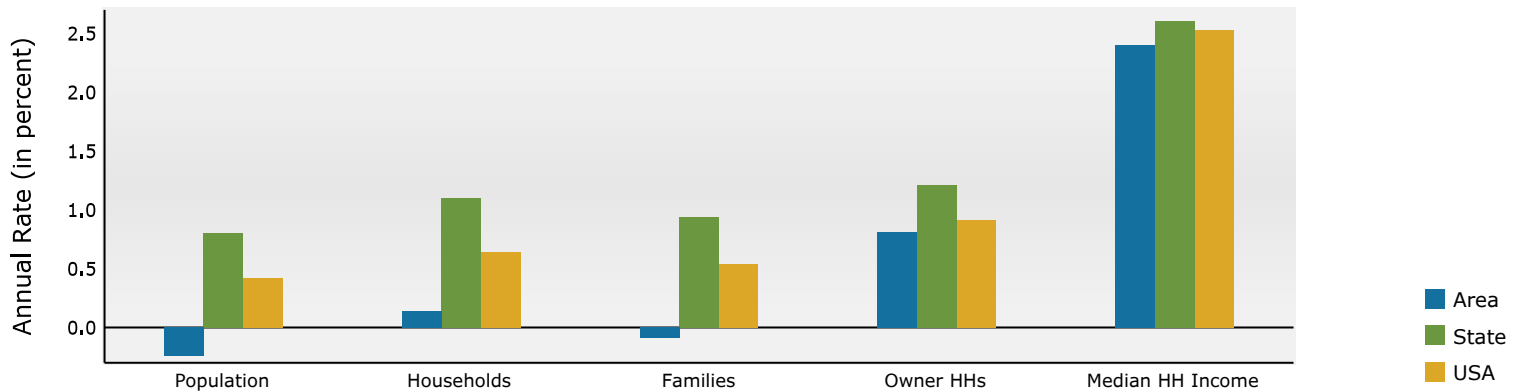
Prepared by Esri
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 Longitude: -77.93413

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%

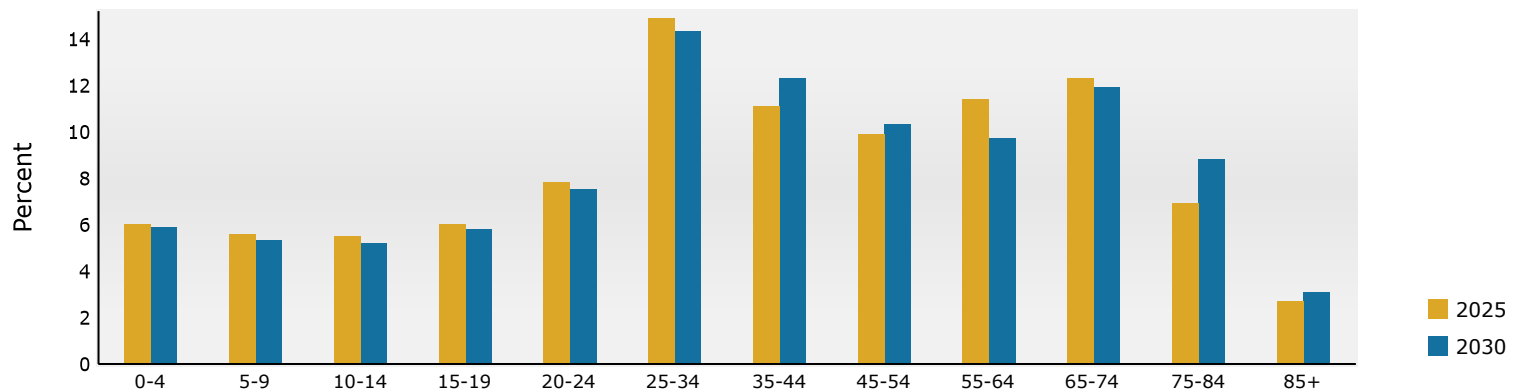
Data Note: Income is expressed in current dollars.

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

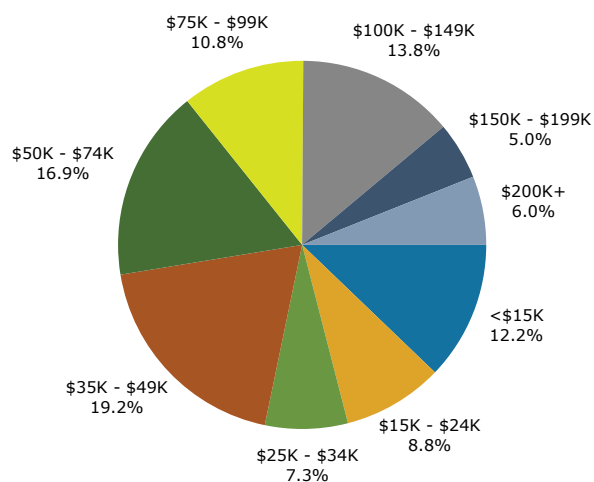
Trends 2025-2030



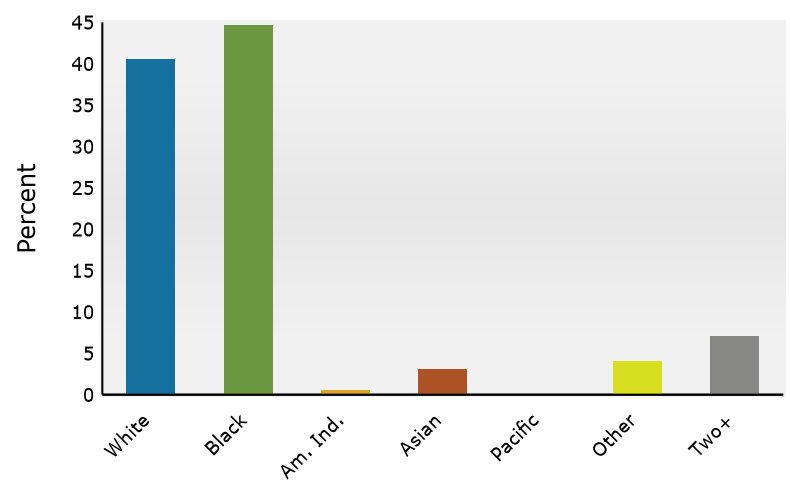
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 9.0%

Demographic and Income Profile

Berkeley Plaza
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 Ring: 5 mile radius

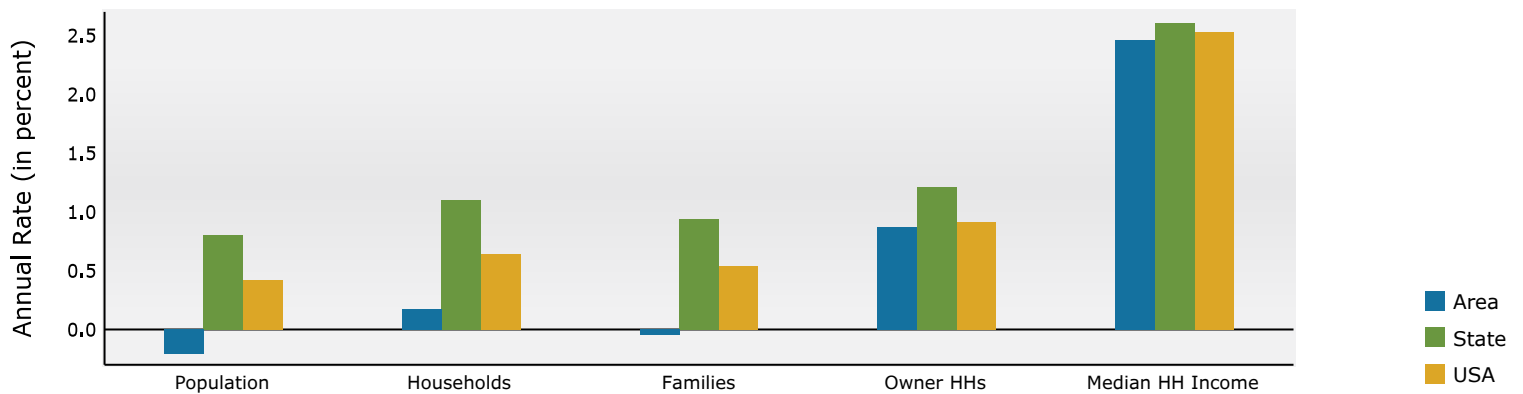
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Summary	Census 2010		Census 2020		2025		2030	
Population	46,703		45,065		43,757		43,301	
Households	19,642		18,750		18,859		19,021	
Families	12,235		11,249		10,970		10,945	
Average Household Size	2.32		2.30		2.22		2.18	
Owner Occupied Housing Units	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%

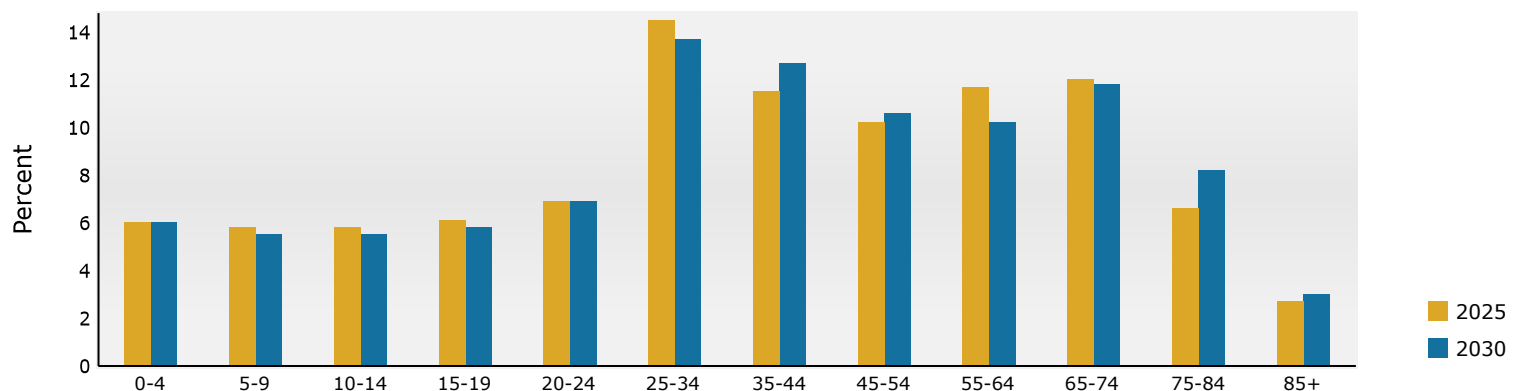
Data Note: Income is expressed in current dollars.

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

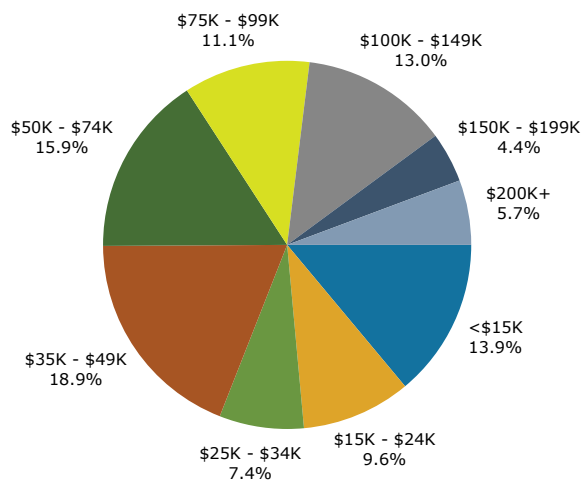
Trends 2025-2030



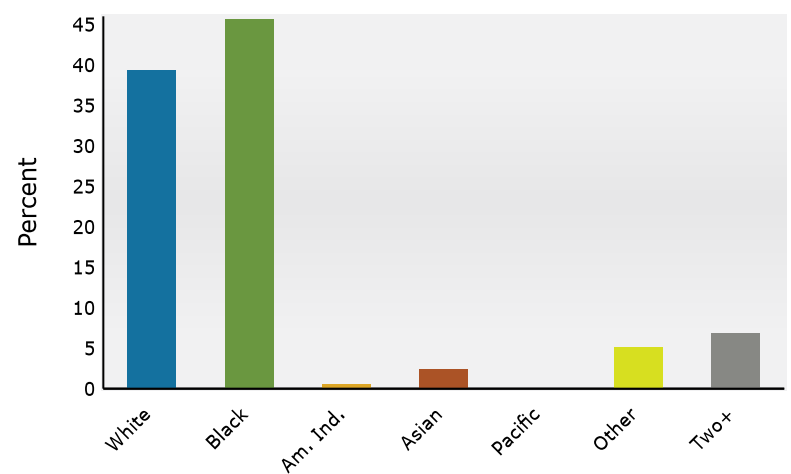
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 9.7%