

# 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 15 miles- 129,838\*
- 2025 estimated average household income within 15 miles- \$79,090\*
- 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**

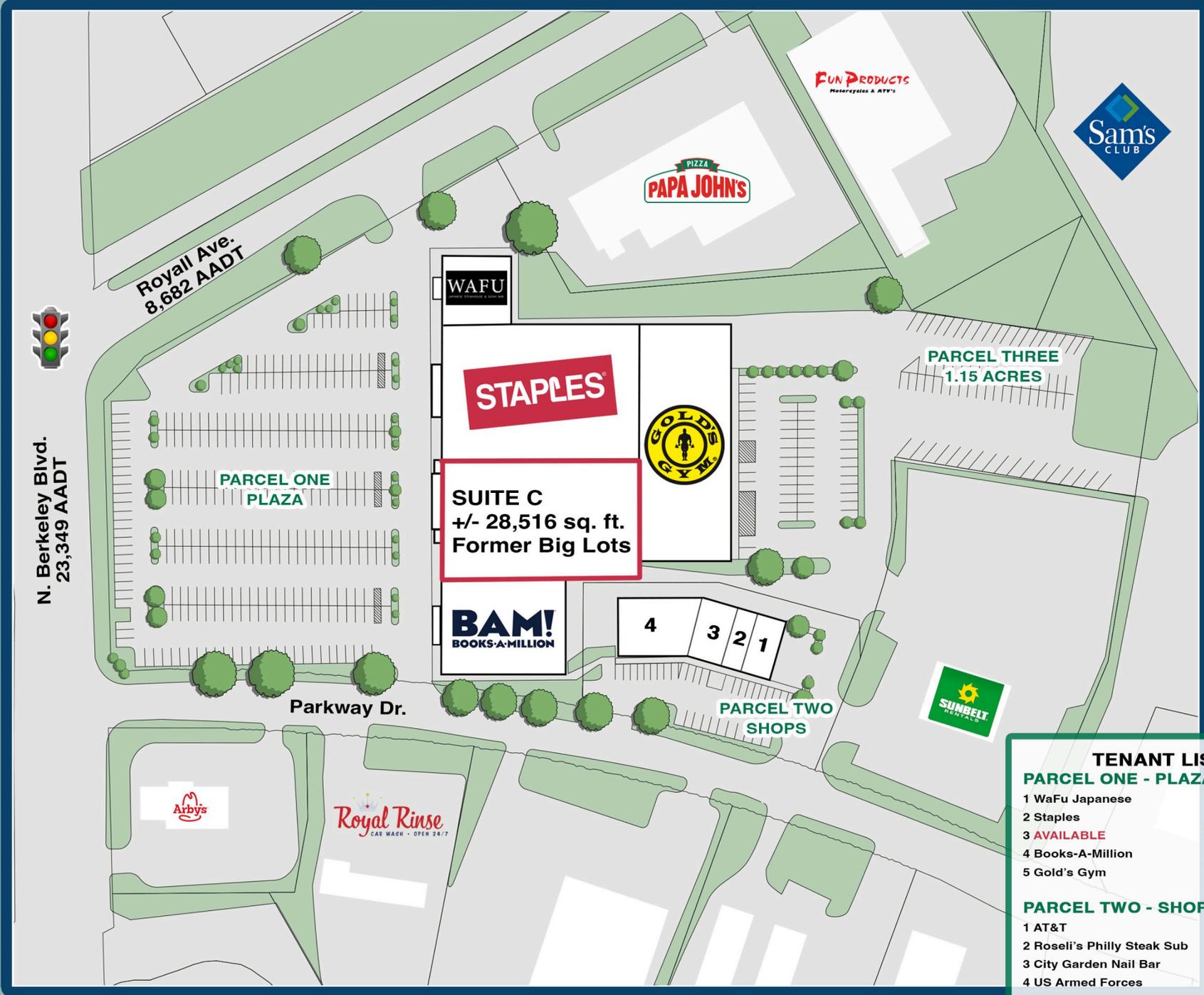
NATE CRETAROLO • [ncretarolo@gfdinc.com](mailto:ncretarolo@gfdinc.com)



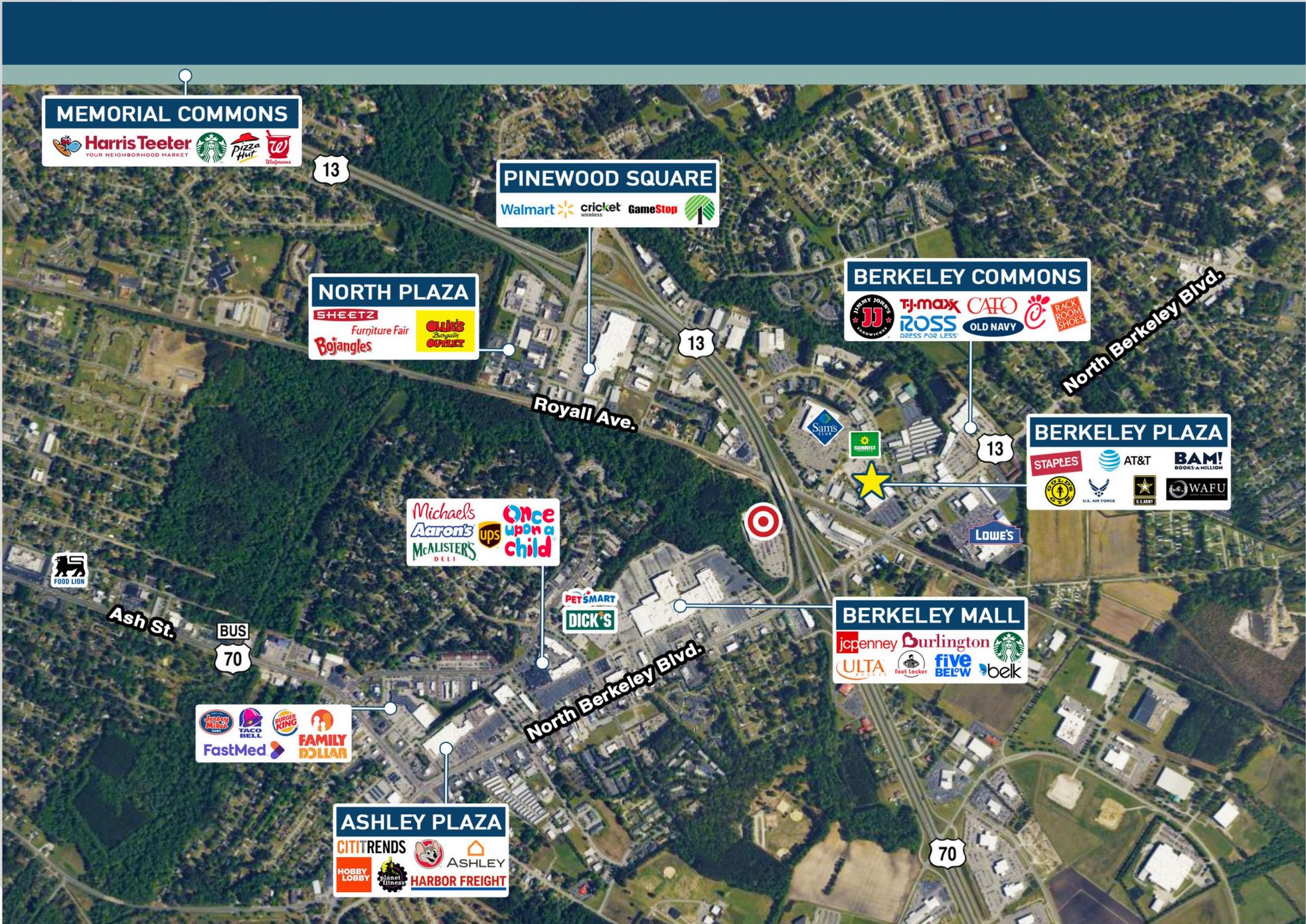
GET MORE INFO HERE :

[WWW.GFDINC.COM](http://WWW.GFDINC.COM)

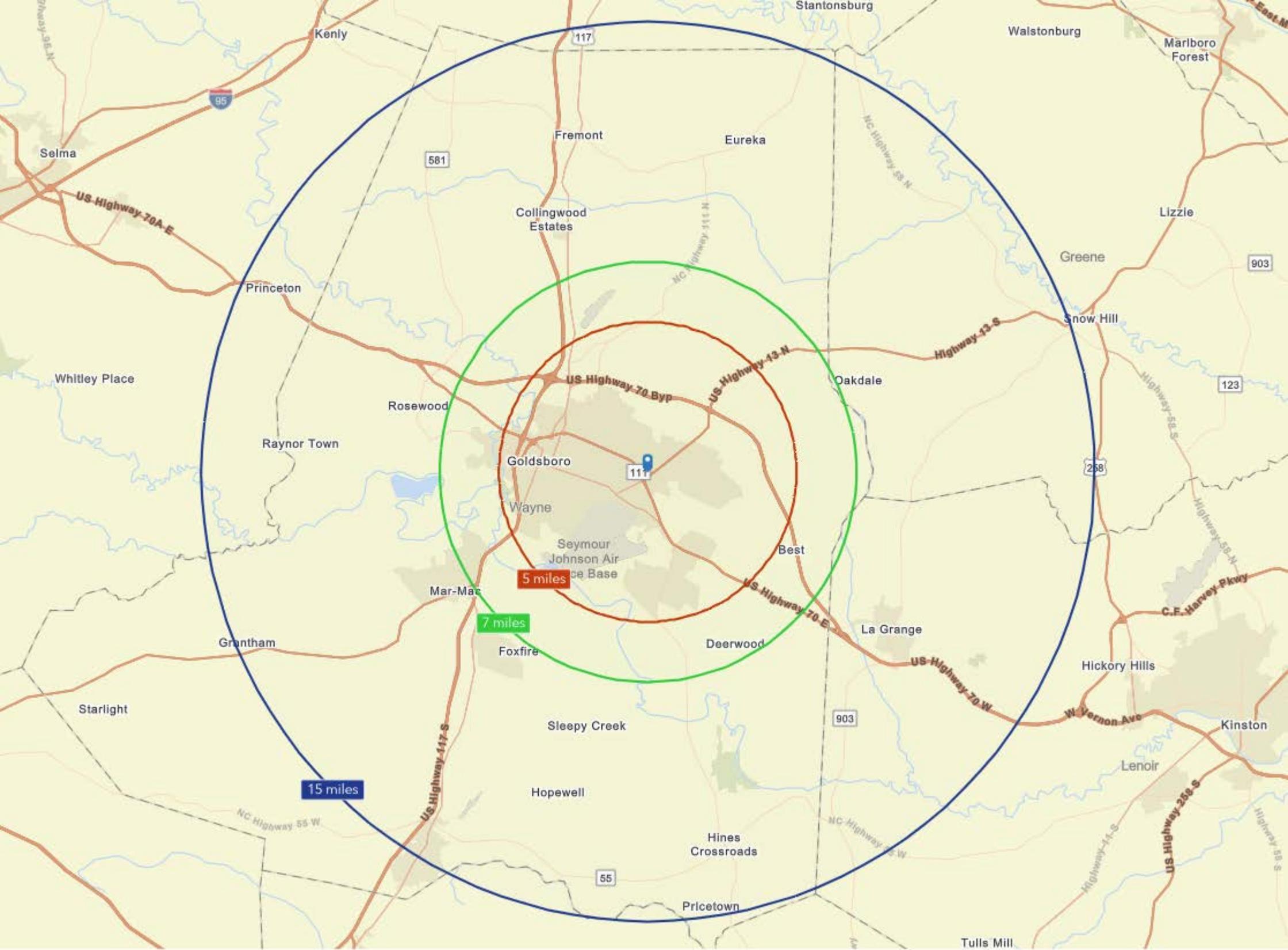
# SITE PLAN



TENANT LIST		
<b>PARCEL ONE - PLAZA</b>		
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.
<b>PARCEL TWO - SHOPS</b>		
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.

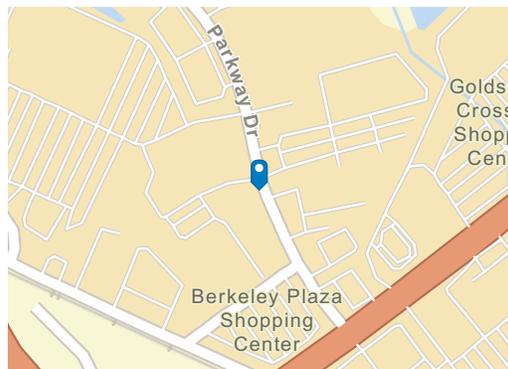


\*This map may contain inaccurate or incomplete information due to the passage of time, changing circumstances, sources used and the nature of collecting comprehensive geographic data, any of which may lead to incorrect results.



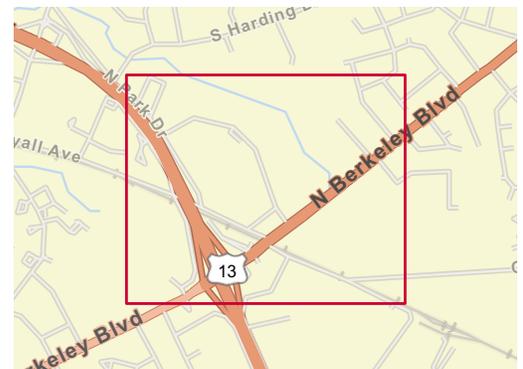
# Traffic Count Map - Close Up

Berkeley Plaza  
 1312 Parkway Dr, Goldsboro, North Carolina, 27534  
 Rings: 5, 7, 15 mile radii



## Average Daily Traffic Volume

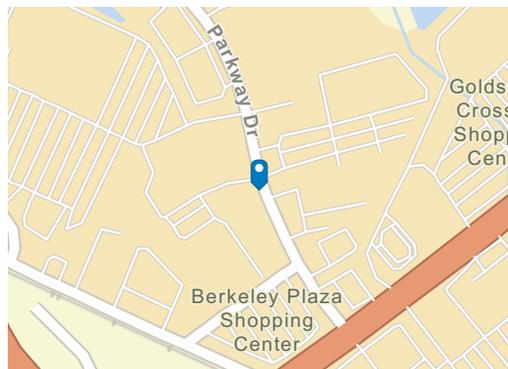
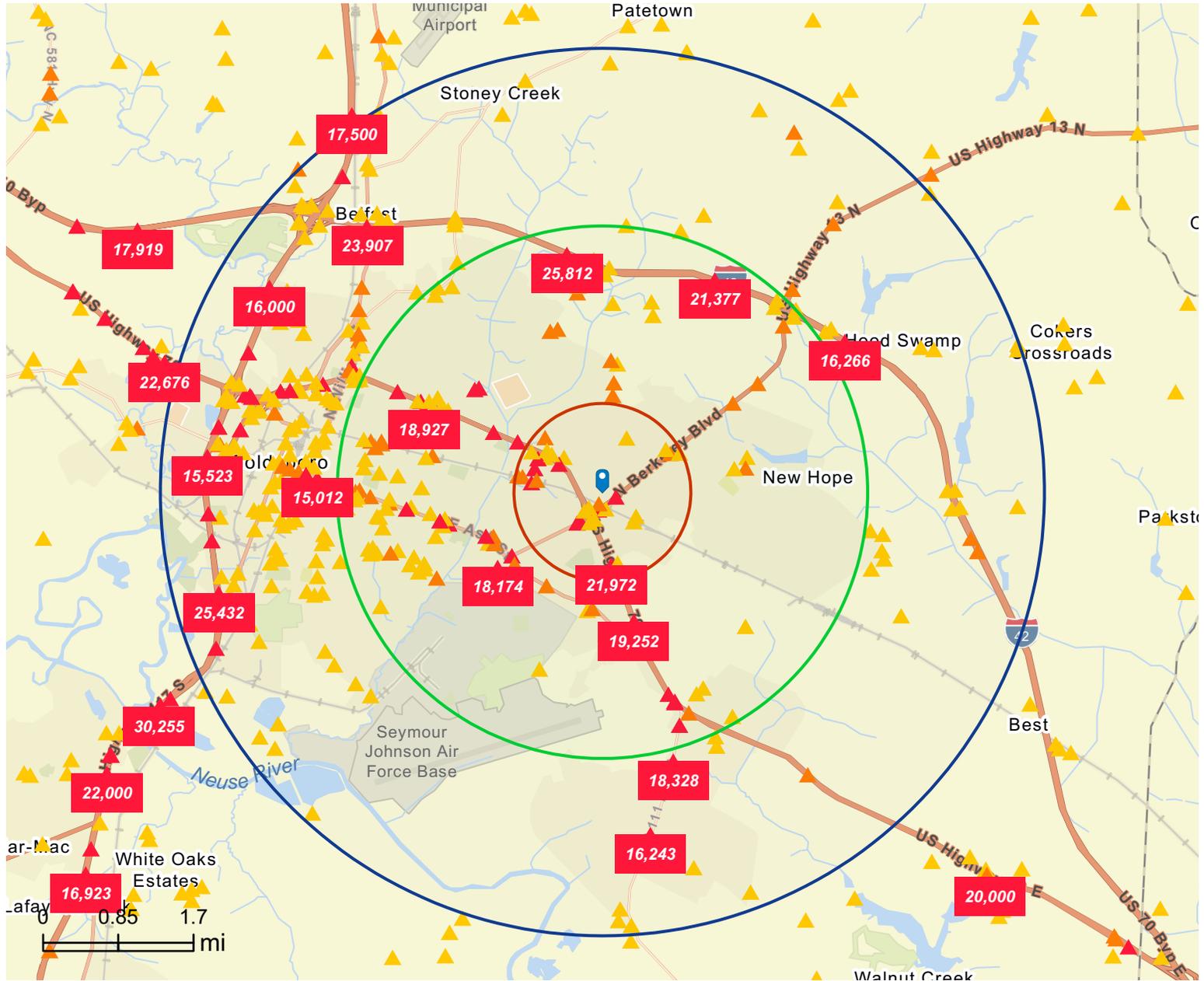
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



 Source: Traffic Counts (2025)

# 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: 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

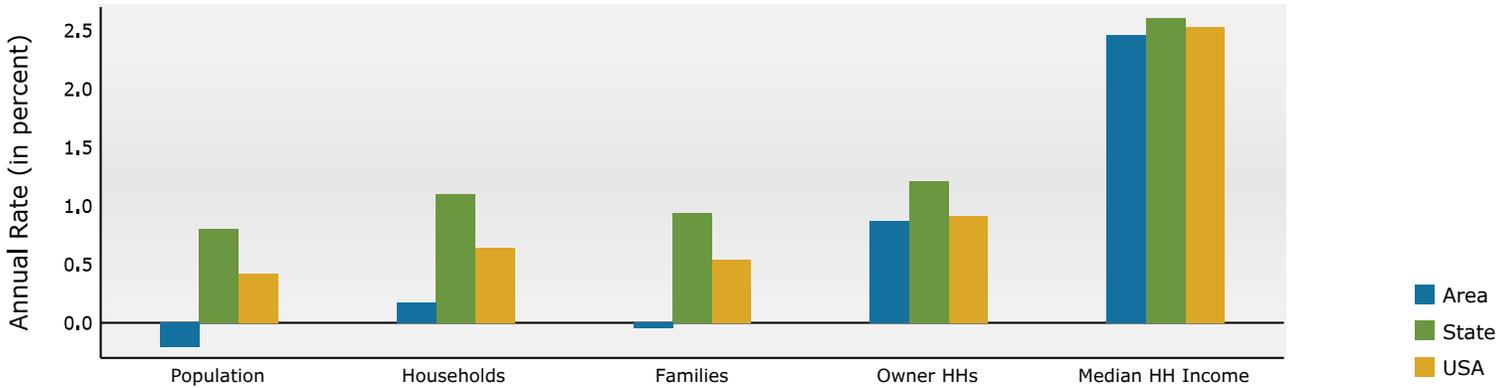
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,385	7.2%	2,800	6.2%	2,646	6.0%	2,590	6.0%
5 - 9	3,121	6.7%	2,806	6.2%	2,559	5.8%	2,381	5.5%
10 - 14	2,798	6.0%	2,764	6.1%	2,530	5.8%	2,376	5.5%
15 - 19	3,074	6.6%	2,826	6.3%	2,674	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%

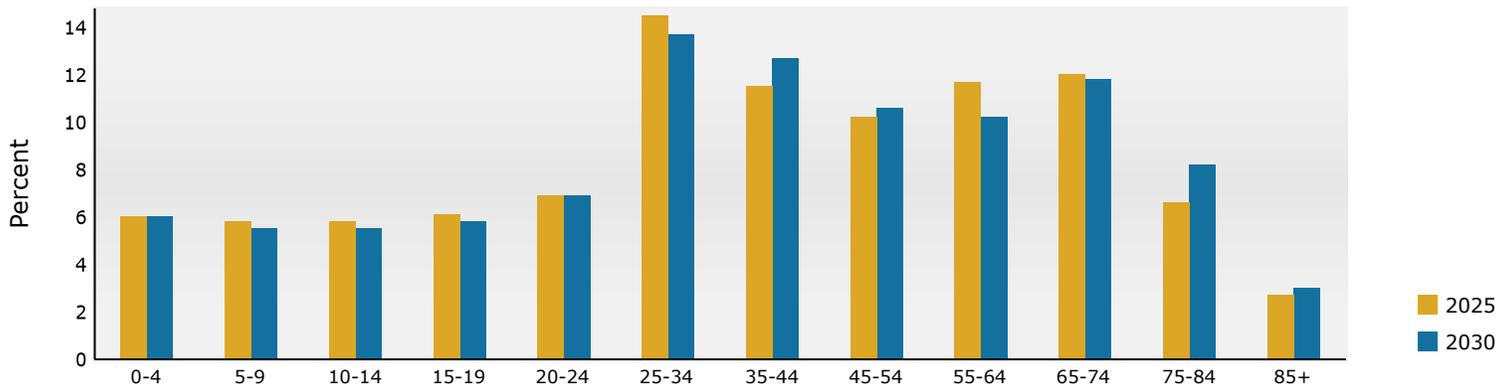
**Data Note:** Income is expressed in current dollars.

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

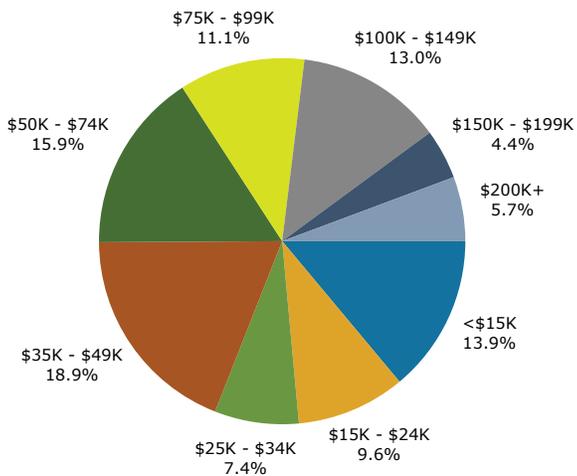
## Trends 2025-2030



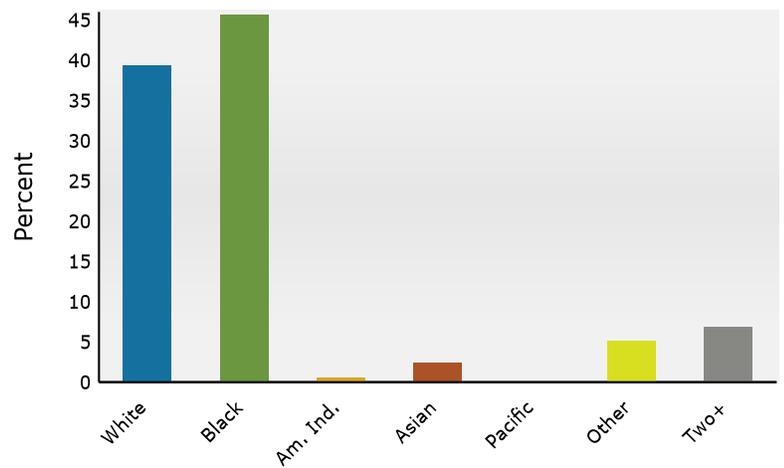
## Population by Age



## 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.

# Demographic and Income Profile

Berkeley Plaza  
1312 Parkway Dr, Goldsboro, North Carolina, 27534  
Ring: 7 mile radius

Prepared by Esri  
Latitude: 35.38211  
Longitude: -77.93413

Summary	Census 2010	Census 2020	2025	2030
Population	65,615	63,774	62,413	61,955
Households	26,147	25,376	25,750	26,068
Families	17,177	16,065	15,874	15,924
Average Household Size	2.42	2.40	2.31	2.27
Owner Occupied Housing Units	14,439	14,010	14,438	15,064
Renter Occupied Housing Units	11,708	11,366	11,312	11,004
Median Age	36.7	38.8	39.3	40.3

Trends: 2025-2030 Annual Rate	Area	State	National
Population	-0.15%	0.80%	0.42%
Households	0.25%	1.10%	0.64%
Families	0.06%	0.94%	0.54%
Owner HHs	0.85%	1.21%	0.91%
Median Household Income	2.91%	2.61%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	3,149	12.2%	2,924	11.2%
\$15,000 - \$24,999	2,081	8.1%	1,740	6.7%
\$25,000 - \$34,999	1,880	7.3%	1,598	6.1%
\$35,000 - \$49,999	4,633	18.0%	4,278	16.4%
\$50,000 - \$74,999	3,891	15.1%	3,877	14.9%
\$75,000 - \$99,999	3,101	12.0%	3,184	12.2%
\$100,000 - \$149,999	4,052	15.7%	4,538	17.4%
\$150,000 - \$199,999	1,346	5.2%	1,685	6.5%
\$200,000+	1,617	6.3%	2,245	8.6%
Median Household Income	\$55,747		\$64,353	
Average Household Income	\$80,277		\$90,855	
Per Capita Income	\$33,639		\$38,774	

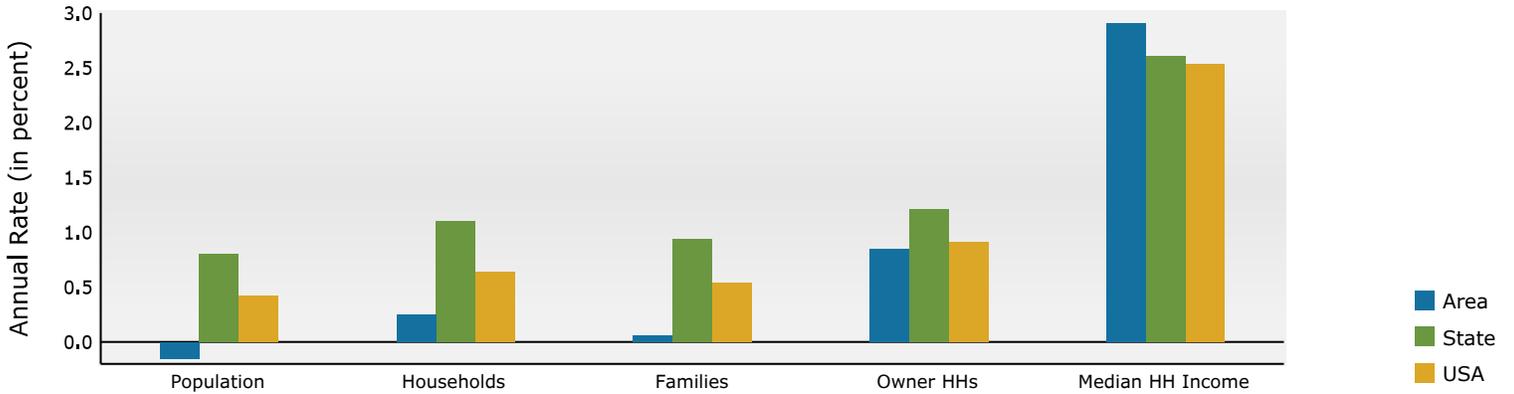
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,670	7.1%	3,891	6.1%	3,715	6.0%	3,641	5.9%
5 - 9	4,426	6.7%	3,978	6.2%	3,738	6.0%	3,492	5.6%
10 - 14	4,147	6.3%	4,009	6.3%	3,668	5.9%	3,543	5.7%
15 - 19	4,408	6.7%	4,053	6.4%	3,786	6.1%	3,555	5.7%
20 - 24	5,156	7.9%	4,512	7.1%	4,063	6.5%	3,926	6.3%
25 - 34	8,709	13.3%	8,552	13.4%	8,804	14.1%	8,336	13.5%
35 - 44	7,855	12.0%	7,211	11.3%	7,694	12.3%	8,225	13.3%
45 - 54	9,456	14.4%	7,207	11.3%	6,737	10.8%	6,905	11.1%
55 - 64	7,694	11.7%	8,748	13.7%	7,610	12.2%	6,708	10.8%
65 - 74	4,924	7.5%	6,776	10.6%	7,262	11.6%	7,242	11.7%
75 - 84	3,150	4.8%	3,508	5.5%	3,920	6.3%	4,780	7.7%
85+	1,021	1.6%	1,327	2.1%	1,416	2.3%	1,602	2.6%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	34,280	52.2%	30,025	47.1%	28,821	46.2%	27,753	44.8%
Black Alone	26,131	39.8%	24,656	38.7%	23,836	38.2%	23,852	38.5%
American Indian Alone	238	0.4%	334	0.5%	338	0.5%	343	0.6%
Asian Alone	1,060	1.6%	1,248	2.0%	1,298	2.1%	1,382	2.2%
Pacific Islander Alone	39	0.1%	50	0.1%	63	0.1%	68	0.1%
Some Other Race Alone	2,250	3.4%	3,439	5.4%	3,754	6.0%	4,013	6.5%
Two or More Races	1,618	2.5%	4,022	6.3%	4,303	6.9%	4,545	7.3%
Hispanic Origin (Any Race)	4,356	6.6%	6,111	9.6%	6,670	10.7%	7,115	11.5%

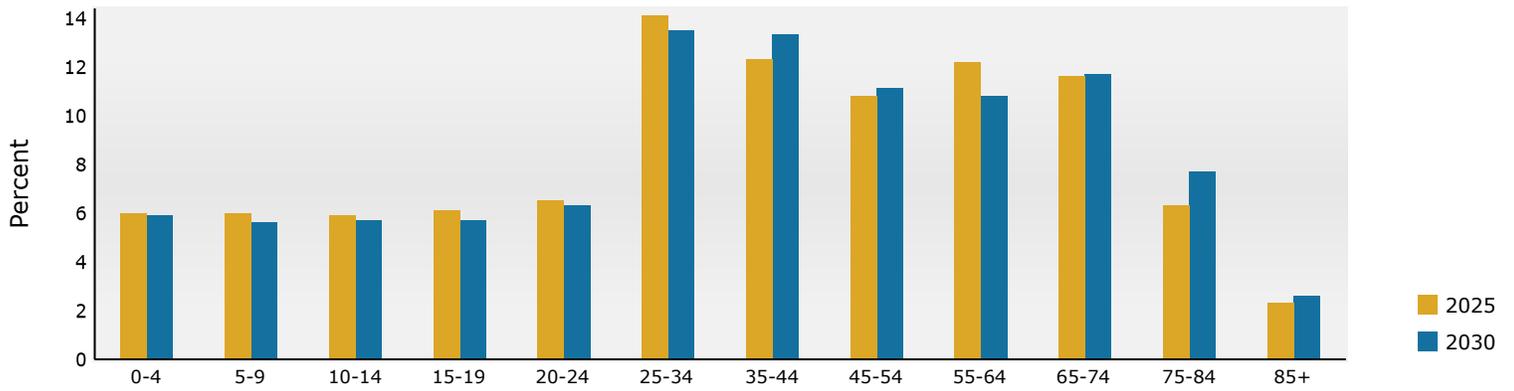
**Data Note:** Income is expressed in current dollars.

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

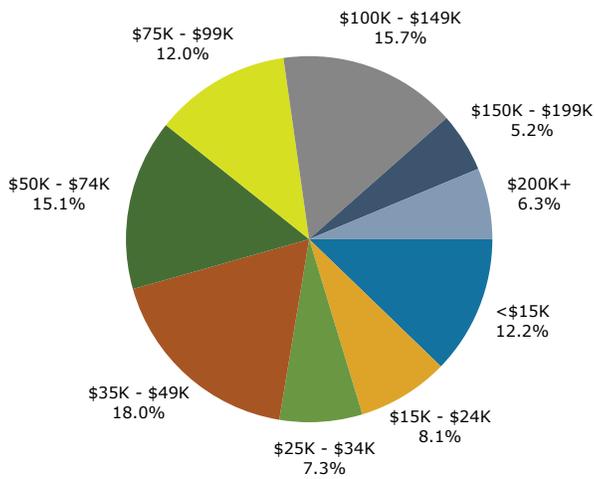
## Trends 2025-2030



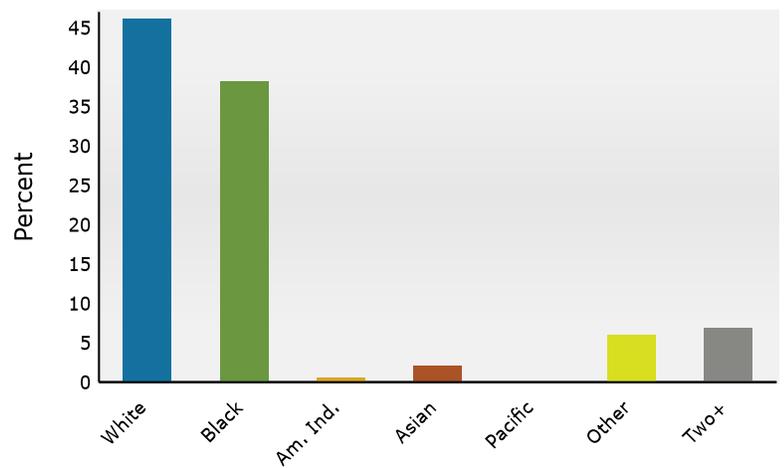
## Population by Age



## 2025 Household Income



## 2025 Population by Race



2025 Percent Hispanic Origin: 10.7%

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: 15 mile radius

Prepared by Esri  
Latitude: 35.38211  
Longitude: -77.93413

Summary	Census 2010	Census 2020	2025	2030
Population	136,940	131,286	129,838	129,691
Households	53,349	51,586	52,650	53,593
Families	36,580	34,111	33,952	34,277
Average Household Size	2.51	2.47	2.39	2.35
Owner Occupied Housing Units	33,717	32,678	33,779	35,262
Renter Occupied Housing Units	19,633	18,908	18,871	18,331
Median Age	36.8	39.3	39.9	40.9

Trends: 2025-2030 Annual Rate	Area	State	National
Population	-0.02%	0.80%	0.42%
Households	0.36%	1.10%	0.64%
Families	0.19%	0.94%	0.54%
Owner HHs	0.86%	1.21%	0.91%
Median Household Income	2.80%	2.61%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	5,520	10.5%	5,038	9.4%
\$15,000 - \$24,999	4,382	8.3%	3,676	6.9%
\$25,000 - \$34,999	4,091	7.8%	3,517	6.6%
\$35,000 - \$49,999	9,159	17.4%	8,554	16.0%
\$50,000 - \$74,999	8,559	16.3%	8,472	15.8%
\$75,000 - \$99,999	6,915	13.1%	7,210	13.5%
\$100,000 - \$149,999	8,345	15.8%	9,502	17.7%
\$150,000 - \$199,999	2,710	5.1%	3,466	6.5%
\$200,000+	2,969	5.6%	4,158	7.8%

Median Household Income	\$57,829	\$66,400
Average Household Income	\$79,090	\$89,237
Per Capita Income	\$32,260	\$37,064

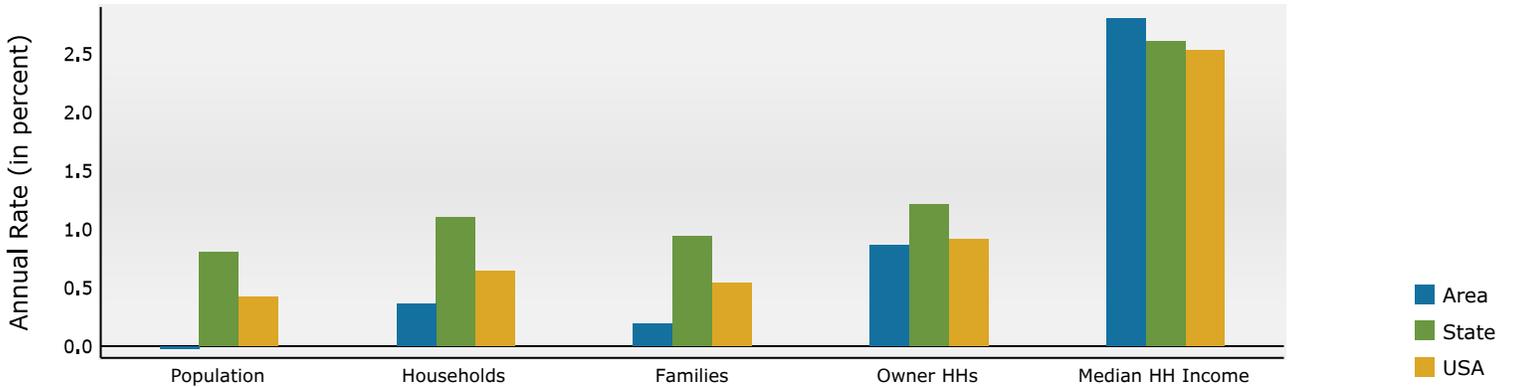
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,694	7.1%	7,751	5.9%	7,470	5.8%	7,342	5.7%
5 - 9	9,506	6.9%	8,225	6.3%	7,752	6.0%	7,263	5.6%
10 - 14	9,222	6.7%	8,821	6.7%	7,813	6.0%	7,550	5.8%
15 - 19	9,466	6.9%	8,825	6.7%	8,273	6.4%	7,512	5.8%
20 - 24	9,617	7.0%	8,528	6.5%	8,206	6.3%	7,868	6.1%
25 - 34	17,881	13.1%	16,702	12.7%	17,363	13.4%	17,036	13.1%
35 - 44	17,307	12.6%	15,323	11.7%	16,010	12.3%	17,037	13.1%
45 - 54	20,000	14.6%	15,813	12.0%	15,200	11.7%	15,208	11.7%
55 - 64	16,368	12.0%	18,149	13.8%	16,333	12.6%	15,027	11.6%
65 - 74	10,220	7.5%	13,894	10.6%	14,862	11.4%	15,322	11.8%
75 - 84	5,831	4.3%	6,945	5.3%	8,058	6.2%	9,559	7.4%
85+	1,828	1.3%	2,310	1.8%	2,500	1.9%	2,967	2.3%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	80,968	59.1%	70,672	53.8%	68,311	52.6%	66,289	51.1%
Black Alone	42,584	31.1%	39,470	30.1%	38,507	29.7%	38,796	29.9%
American Indian Alone	569	0.4%	746	0.6%	762	0.6%	779	0.6%
Asian Alone	1,476	1.1%	1,642	1.3%	1,718	1.3%	1,833	1.4%
Pacific Islander Alone	85	0.1%	96	0.1%	119	0.1%	127	0.1%
Some Other Race Alone	8,234	6.0%	10,404	7.9%	11,451	8.8%	12,309	9.5%
Two or More Races	3,024	2.2%	8,256	6.3%	8,971	6.9%	9,557	7.4%
Hispanic Origin (Any Race)	13,803	10.1%	16,615	12.7%	18,342	14.1%	19,665	15.2%

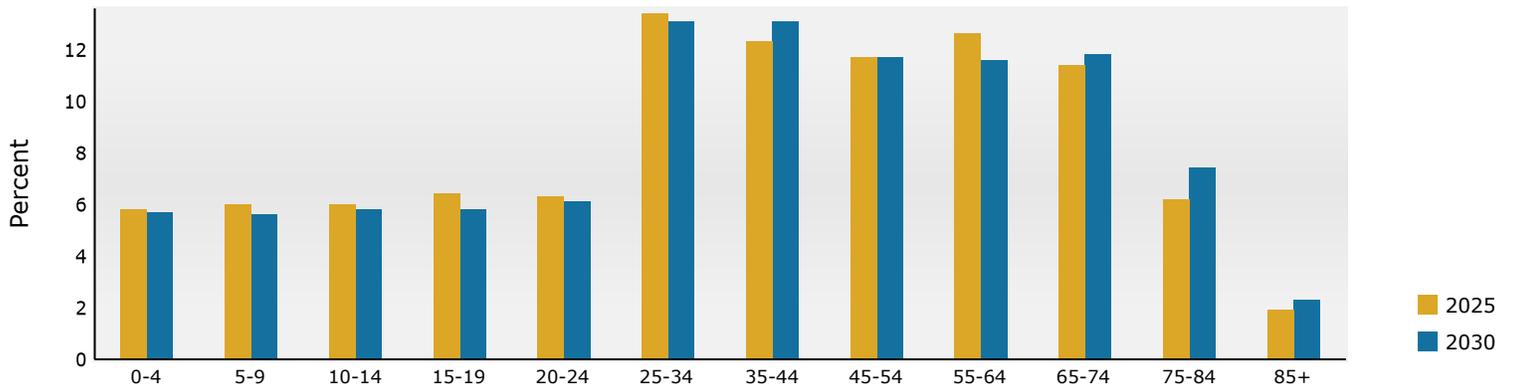
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**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

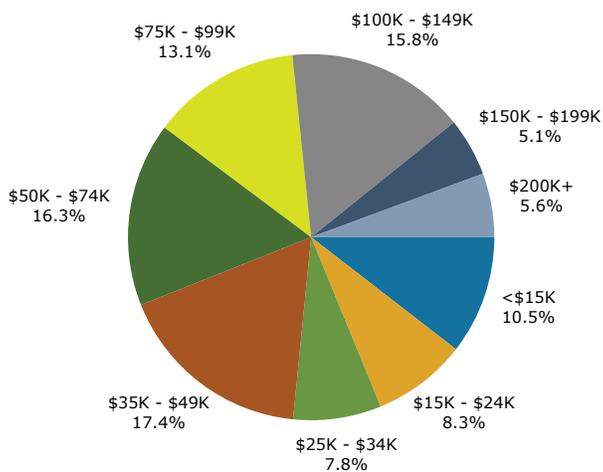
## Trends 2025-2030



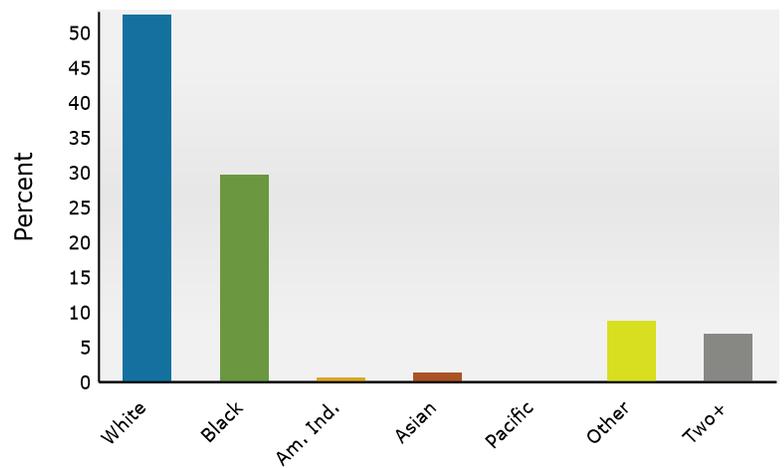
## Population by Age



## 2025 Household Income



## 2025 Population by Race



2025 Percent Hispanic Origin: 14.1%

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