



RETAIL BUILDING FOR SALE
806 E ASH STREET
GOLDSBORO, NC 27530



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PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

- » 1.35 acres
- » 11,325 SF building
- » Signalized corner lot with excellent visibility on E Ash Street
- » No asbestos - clean and ready for occupancy
- » Fully conditioned with open layout, roll-up door and drive-thru
- » A/C Units installed 2012-2013 - not currently operating
- » General Business (GB) zoning - permits medical, retail, restaurant, hospitality, office, auto and light industrial uses
 - » [View table of permissible uses](#)
- » **Sale price: \$1,200,000 (\$106/SF)**

PROPERTY DESCRIPTION

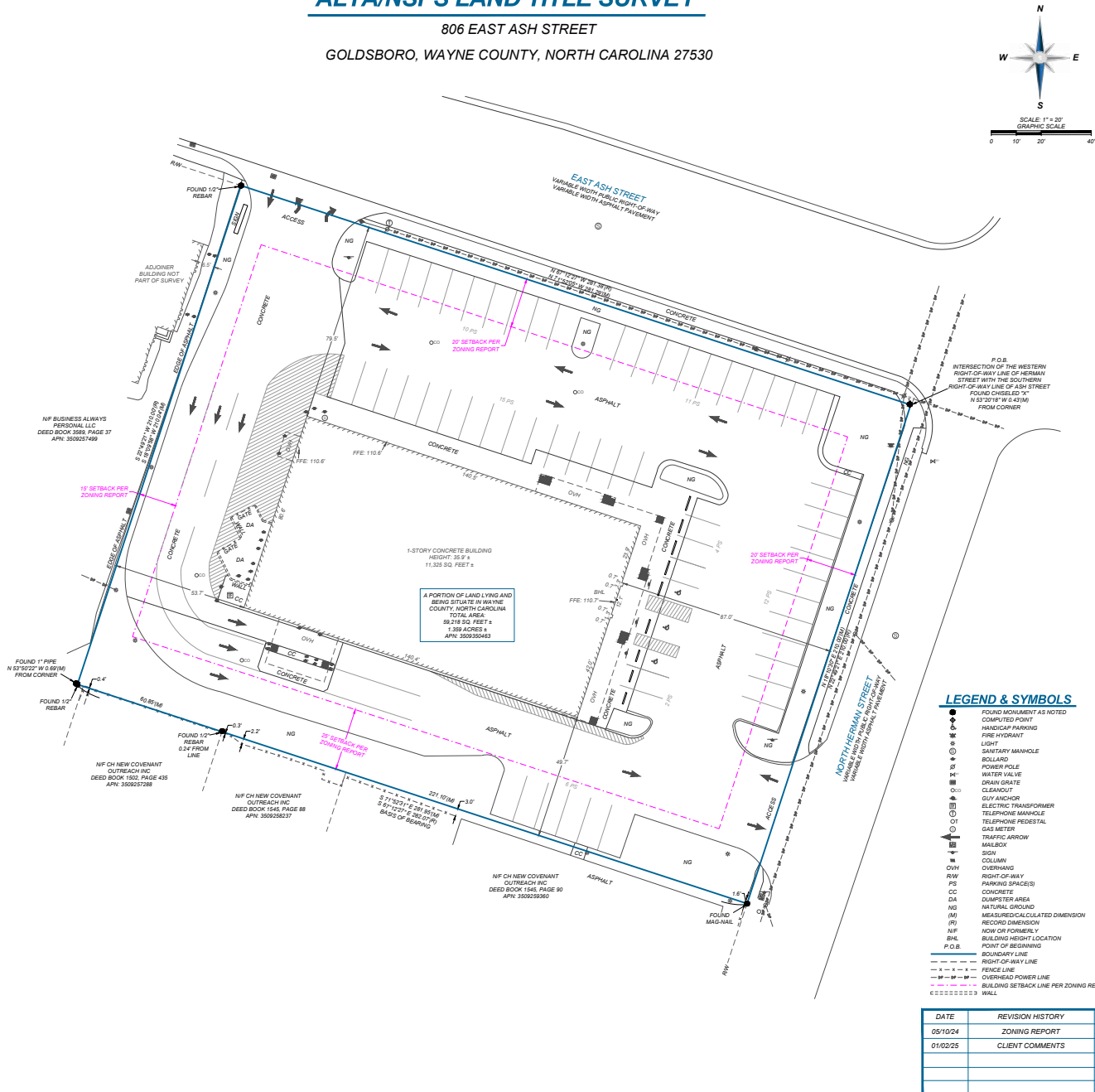
Located on one of Goldsboro's busiest commercial corridors, this 11,325 SF corner property with signalized access offers great visibility along Goldsboro's high traffic corridor, E Ash St. The fully conditioned building features a drive-thru, roll-up door, and clean environmental reports (no asbestos), making it ready for immediate use or redevelopment.

The General Business (GB) zoning provides maximum flexibility for commercial, retail, restaurant, office, medical, hospitality and light industrial uses. Surrounded by national retailers, county offices, and medical providers, this property presents an opportunity for users and investors to secure a prime foothold in Goldsboro's growing market.

ALTA/NSPS LAND TITLE SURVEY

806 EAST ASH STREET

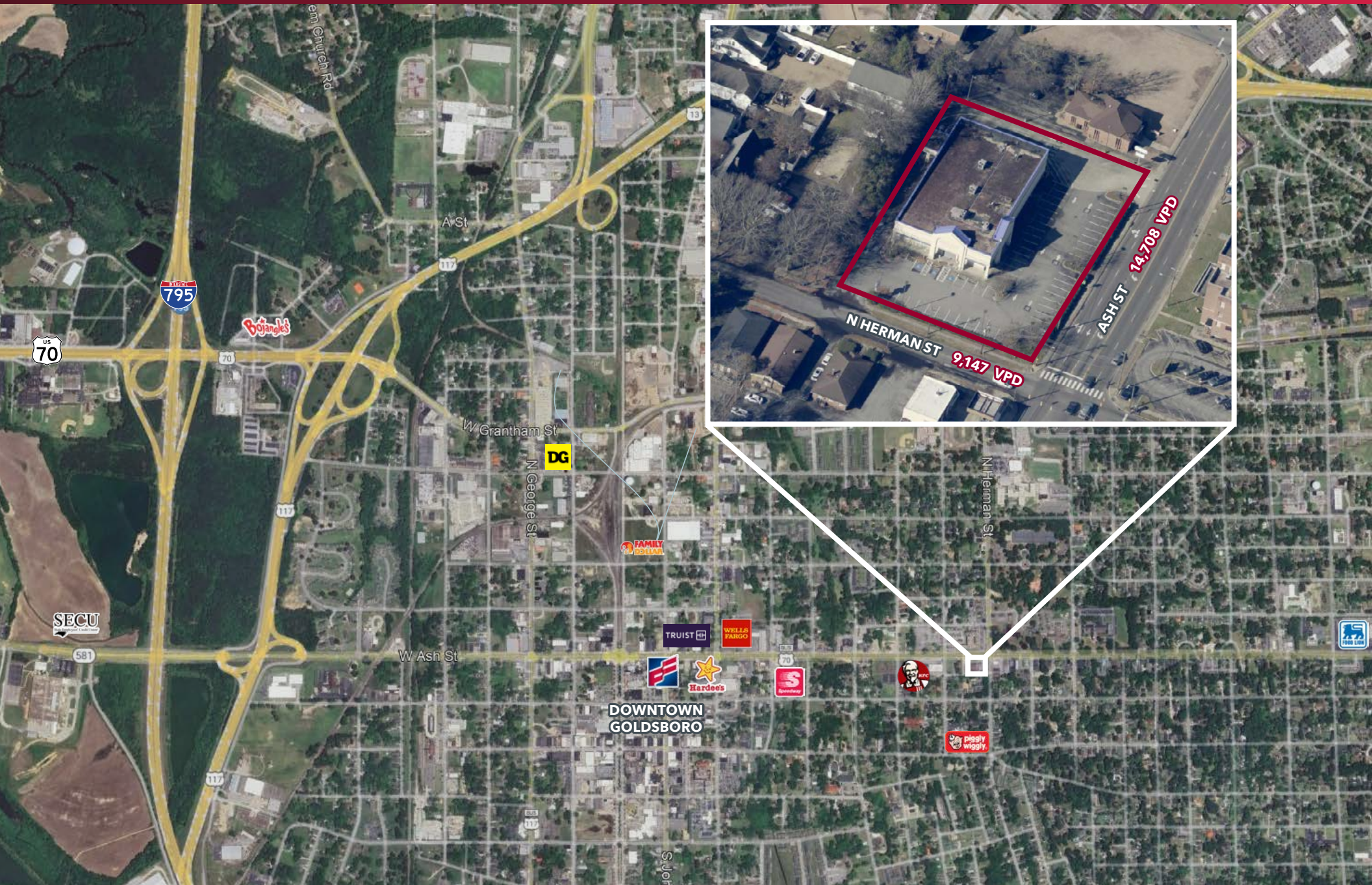
GOLDSBORO, WAYNE COUNTY, NORTH CAROLINA 27530



PHOTOS

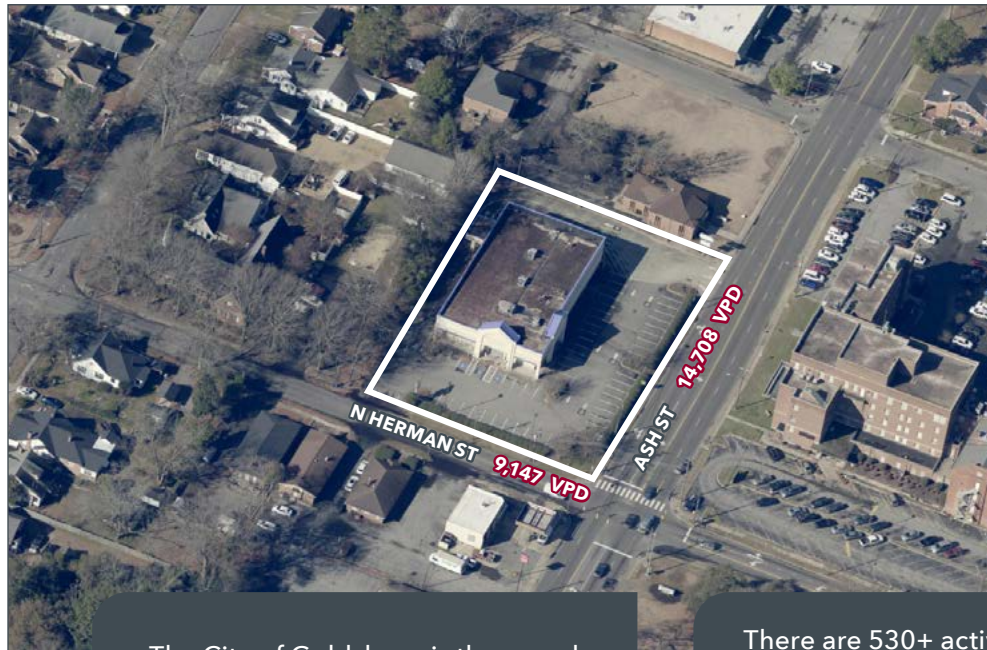


AREA OVERVIEW



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	7,529	25,912	46,106
Median Age	41.7	37.0	39.3
Average Household Income	\$66,048	\$66,825	\$74,071
Average Home Value	\$206,046	\$228,962	\$237,400



The City of Goldsboro is the proud home of Seymour Johnson Air Force Base, home of the 4th Fighter Wing and 916th Air Refueling Wing.

There are 530+ active-duty officers, 3,800+ enlisted service members, and families stationed at Seymour Johnson AFB. The base employs 1,000+ civilians plus numerous contractors.

Located in Eastern North Carolina, the City of Goldsboro is the county seat of Wayne County. Conveniently located on US 70, Goldsboro is within 30 minutes of the I-40 and I-95 corridors.

