

Coralina Food Market Grocery Store

102 Moyton Ave
Stantonsburg, NC
27883



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102 Moyton Ave
Stantonsburg, NC 27883



102
MOYTON AVE

PROPERTY INFORMATION

\$685,000

Property Address
*102 Moyton Ave
Stantonsburg, NC 27883*

Year Built
1984

Property Size
13,050 Sq. Ft.

Land Size
2.00 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .

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PROPERTY OVERVIEW

102 Moyton Ave – Former Carolina Food Market Retail Site is a 13,050 SF commercial building positioned on approximately 2.00 acres of land in the heart of Stantonsburg, NC. Originally built in 1984, this versatile retail property offers strong visibility along Moyton Avenue and ample parking, presenting an excellent opportunity for retail, grocery, restaurant, or service-oriented redevelopment (subject to local approvals).

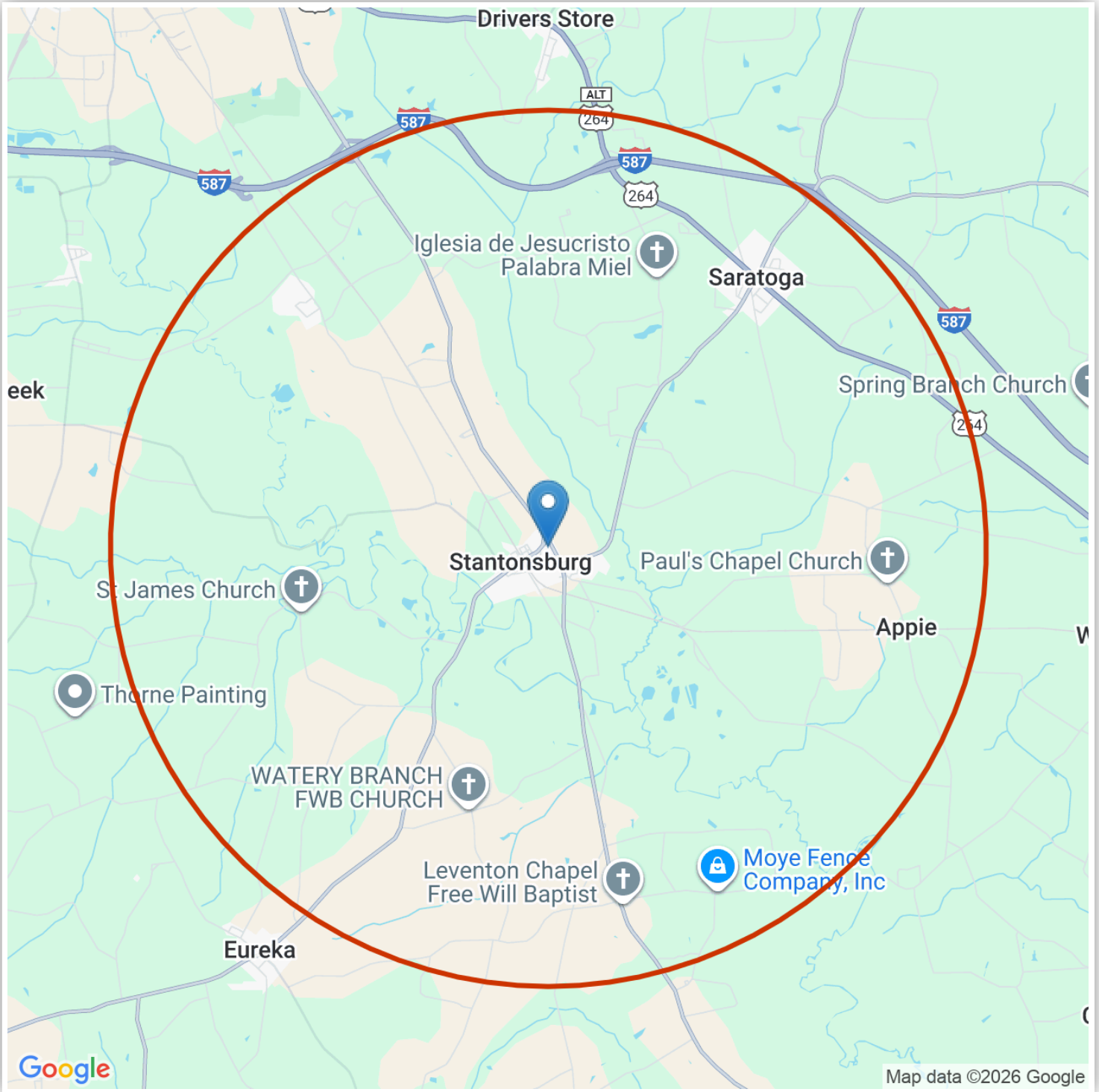
Located between Wilson and Rocky Mount, the building's size and layout create flexibility for owner-users or investors seeking to capitalize on a central community location. With a history as a supermarket and established footprint, this property is ideal for adaptive commercial use, neighborhood retail.

102

MOYTON AVE

102 Moyton Ave
Stantonsburg, NC 27883

LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

4,401
Population

43.8 Median Age

2.47
Average Household Size

1,766
Total Households

EDUCATION

6.84%

No High School Diploma

4.86%

High School Graduate

17.8%

Some College

13.2%

Bachelor's/ Grad

BUSINESS



EMPLOYMENT

99
Manufacturing Employees

93
Retail Trade Employees

7
Eating & Drinking Employees

12
Finance/Ins/Real Estate Emp

6.9% Unemployment Rate

INCOME

\$59,617
Median Household Income

\$30,913
Per Capita Income

\$160,660
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (20.39%) ■

The smallest group : \$200,000+ (3.32%) ■

Indicator	Value(%)	
< \$15,000	13.92	■
\$15,000 - \$24,999	5.07	■
\$25,000 - \$34,999	7.44	■
\$35,000 - \$49,999	15.38	■
\$50,000 - \$74,999	17.18	■
\$75,000 - \$99,999	13.24	■
\$100,000 - \$149,999	20.39	■
\$150,000 - \$199,999	4.06	■
\$200,000+	3.32	■



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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

4,401 Population	1,775 Households	43.8 Median Age
2.47 Avg Size Household	\$59,617 Median Household Income	\$193,991 Median Home Value
55 Wealth Index	121 Housing Affordability	74 Diversity Index

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

-0.03%



2024-2029
Forecasted
Growth Rate

-0.35%



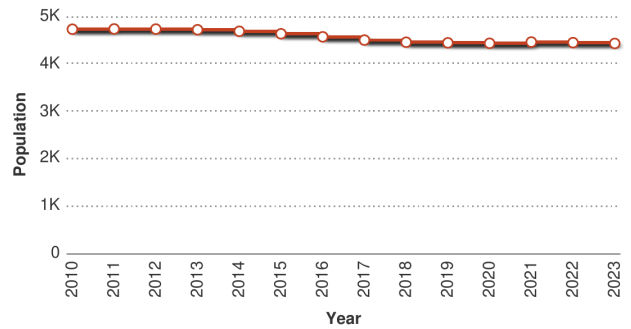
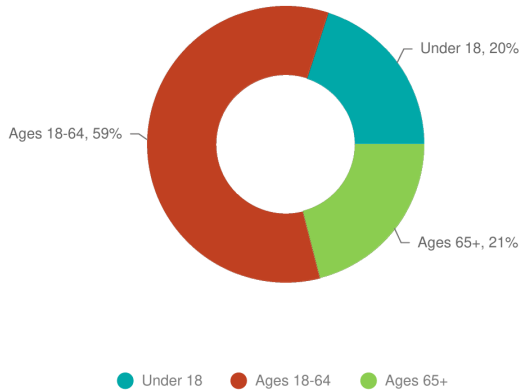


Household
Population
4,317



Population
Density
55

POPULATION BY AGE



DAYTIME POPULATION



2,943
2024 Total Daytime Population



2,348
2024 Daytime Pop: Residents




595
2024 Daytime Pop: Workers




38
2024 Daytime Pop Density


POPULATION BY GENERATION




5.48%
Greatest Gen: Born
1945/Earlier




23.52%
Baby Boomer: Born
1946 to 1964




20.75%
Generation X: Born
1965 to 1980



20.31%
Millennial: Born 1981
to 1998

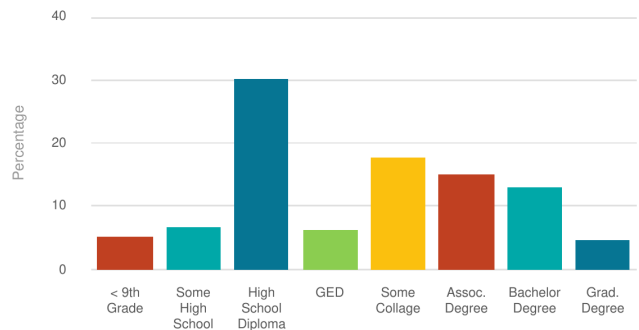


21.9%
Generation Z: Born
1999 to 2016



8.04%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

Community Profile



4,401
Population
Total

-0.03%
Population
Growth

2.47
Average
HH Size

43.8
Median
Age

74
Diversity
Index

\$59,617
Median HH
Income

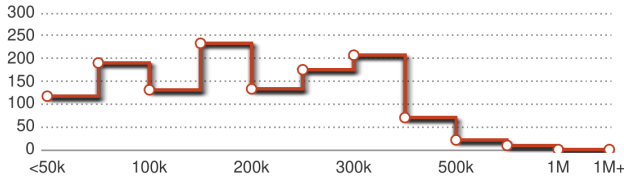
\$193,991
Median Home
Value

20.32%
Under 18

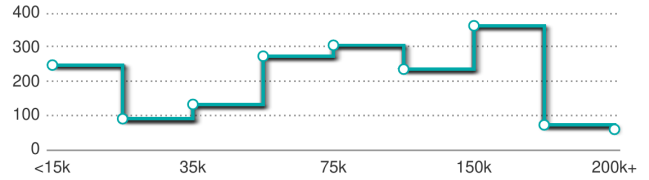
58.86%
Ages 18
to 65

20.82%
Aged 66+

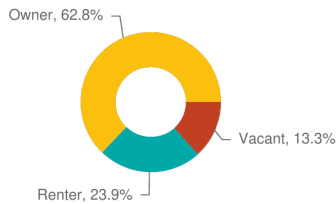
HOME VALUE



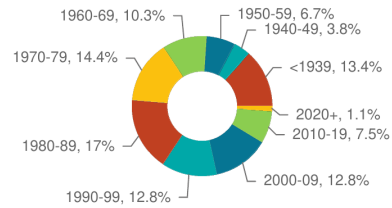
HOUSEHOLD INCOME



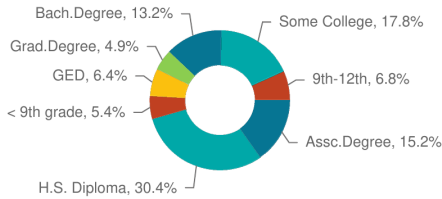
HOME OWNERSHIP



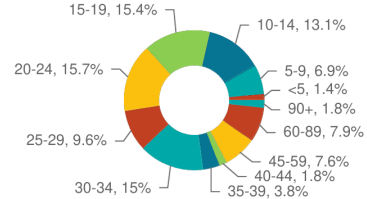
HOUSING: YEAR BUILT



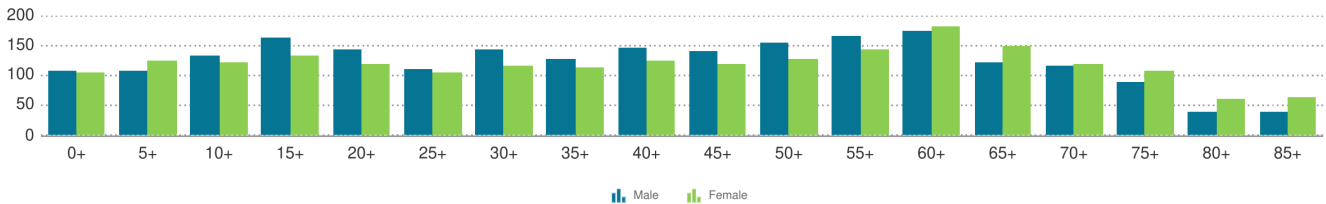
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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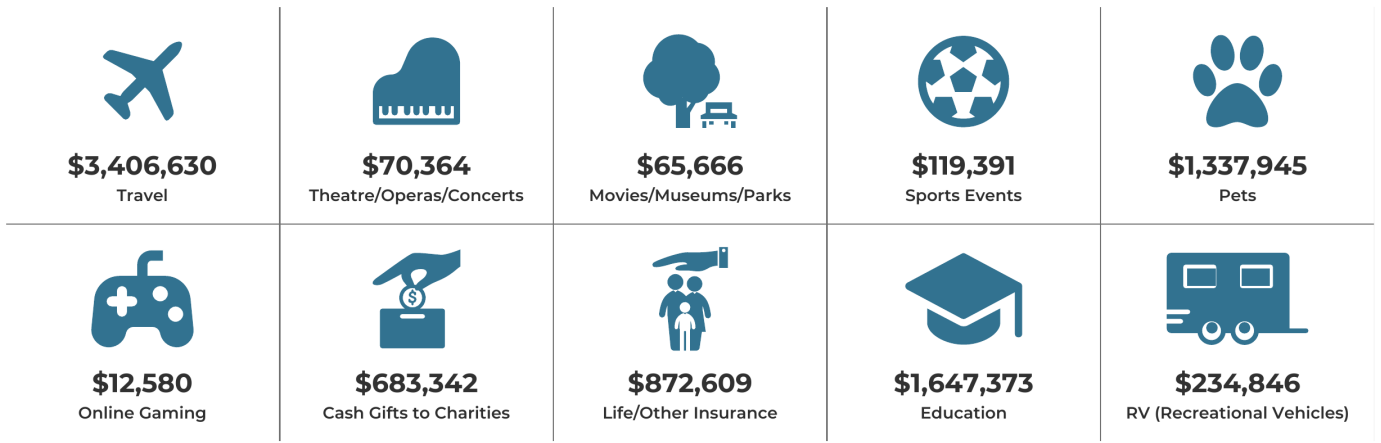
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

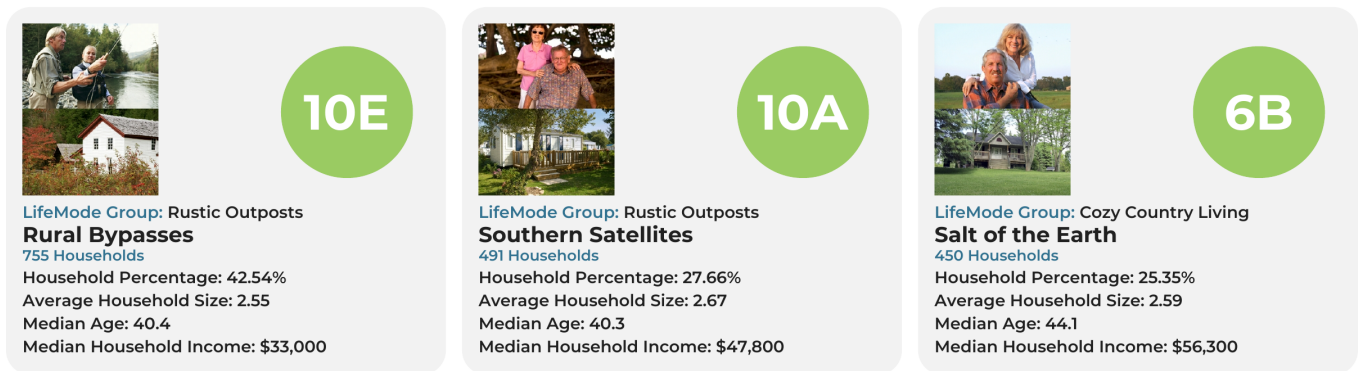
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- | | |
|---|---|
| Segment 1A (Top Tier) | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride) | Segment 8D (Downtown Melting Pot) |
| Segment 1C (Boomburbs) | Segment 8E (Front Porches) |
| Segment 1D (Savvy Suburbanites) | Segment 8F (Old and Newcomers) |
| Segment 1E (Exurbanites) | Segment 8G (Hardscrabble Road) |
| Segment 2A (Urban Chic) | Segment 9A (Silver & Gold) |
| Segment 2B (Pleasantville) | Segment 9B (Golden Years) |
| Segment 2C (Pacific Heights) | Segment 9C (The Elders) |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes) |
| Segment 3A (Laptops and Lattes) | Segment 9E (Retirement Communities) |
| Segment 3B (Metro Renters) | Segment 9F (Social Security Set) |
| Segment 3C (Trendsetters) | Segment 10A (Southern Satellites) |
| Segment 4A (Soccer Moms) | Segment 10B (Rooted Rural) |
| Segment 4B (Home Improvement) | Segment 10C (Diners & Miners) |
| Segment 4C (Middleburg) | Segment 10D (Down the Road) |
| Segment 5A (Comfortable Empty Nesters) | Segment 10E (Rural Bypasses) |
| Segment 5B (In Style) | Segment 11A (City Strivers) |
| Segment 5C (Parks and Rec) | Segment 11B (Young and Restless) |
| Segment 5D (Rustbelt Traditions) | Segment 11C (Metro Fusion) |
| Segment 5E (Midlife Constants) | Segment 11D (Set to Impress) |
| Segment 6A (Green Acres) | Segment 11E (City Commons) |
| Segment 6B (Salt of the Earth) | Segment 12A (Family Foundations) |
| Segment 6C (The Great Outdoors) | Segment 12B (Traditional Living) |
| Segment 6D (Prairie Living) | Segment 12C (Small Town Simplicity) |
| Segment 6E (Rural Resort Dwellers) | Segment 12D (Modest Income Homes) |
| Segment 6F (Heartland Communities) | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families) | Segment 13B (Las Casas) |
| Segment 7B (Urban Villages) | Segment 13C (NeWest Residents) |
| Segment 7C (American Dreamers) | Segment 13D (Fresh Ambitions) |
| Segment 7D (Barrios Urbanos) | Segment 13E (High Rise Renters) |
| Segment 7E (Valley Growers) | Segment 14A (Military Proximity) |
| Segment 7F (Southwestern Families) | Segment 14B (College Towns) |
| Segment 8A (City Lights) | Segment 14C (Dorms to Diplomas) |
| Segment 8B (Emerald City) | Segment 15 (Unclassified) |



DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010	Census 2020	2025	2030				
Population	4,702	4,406	4,399	4,398				
Households	1,833	1,766	1,816	1,853				
Families	1,292	1,210	1,216	1,232				
Average Household Size	2.55	2.49	2.42	2.37				
Owner Occupied Housing Units	1,317	1,247	1,298	1,350				
Renter Occupied Housing Units	517	519	518	502				
Median Age	41.6	43.3	43.9	44.8				
Trends: 2025-2030 Annual Rate	Area	State	National					
Population	0.00%	0.80%	0.42%					
Households	0.40%	1.10%	0.64%					
Families	0.26%	0.94%	0.54%					
Owner HHs	0.79%	1.21%	0.91%					
Median Household Income	3.36%	2.61%	2.53%					
Households by Income	2025		2030					
	Number	Percent	Number	Percent				
<\$15,000	251	13.8%	218	11.8%				
\$15,000 - \$24,999	82	4.5%	69	3.7%				
\$25,000 - \$34,999	184	10.1%	164	8.9%				
\$35,000 - \$49,999	284	15.6%	277	14.9%				
\$50,000 - \$74,999	287	15.8%	261	14.1%				
\$75,000 - \$99,999	252	13.9%	270	14.6%				
\$100,000 - \$149,999	316	17.4%	375	20.2%				
\$150,000 - \$199,999	82	4.5%	112	6.0%				
\$200,000+	77	4.2%	106	5.7%				
Median Household Income	\$56,700		\$66,887					
Average Household Income	\$75,425		\$84,427					
Per Capita Income	\$31,219		\$35,704					
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	258	5.5%	210	4.8%	213	4.8%	208	4.7%
5 - 9	298	6.3%	235	5.3%	229	5.2%	222	5.0%
10 - 14	316	6.7%	316	7.2%	237	5.4%	236	5.4%
15 - 19	335	7.1%	294	6.7%	285	6.5%	218	5.0%
20 - 24	260	5.5%	235	5.3%	261	5.9%	254	5.8%
25 - 34	529	11.3%	482	10.9%	519	11.8%	508	11.5%
35 - 44	529	11.3%	517	11.7%	517	11.8%	564	12.8%
45 - 54	791	16.8%	555	12.6%	541	12.3%	555	12.6%
55 - 64	658	14.0%	684	15.5%	670	15.2%	580	13.2%
65 - 74	435	9.3%	510	11.6%	524	11.9%	593	13.5%
75 - 84	213	4.5%	269	6.1%	308	7.0%	352	8.0%
85+	79	1.7%	98	2.2%	96	2.2%	109	2.5%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,622	55.8%	2,252	51.1%	2,180	49.5%	2,100	47.7%
Black Alone	1,724	36.7%	1,421	32.3%	1,394	31.7%	1,410	32.1%
American Indian Alone	31	0.7%	20	0.5%	22	0.5%	22	0.5%
Asian Alone	10	0.2%	9	0.2%	9	0.2%	9	0.2%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	276	5.9%	402	9.1%	455	10.3%	494	11.2%
Two or More Races	39	0.8%	301	6.8%	340	7.7%	363	8.3%
Hispanic Origin (Any Race)	504	10.7%	682	15.5%	774	17.6%	834	19.0%

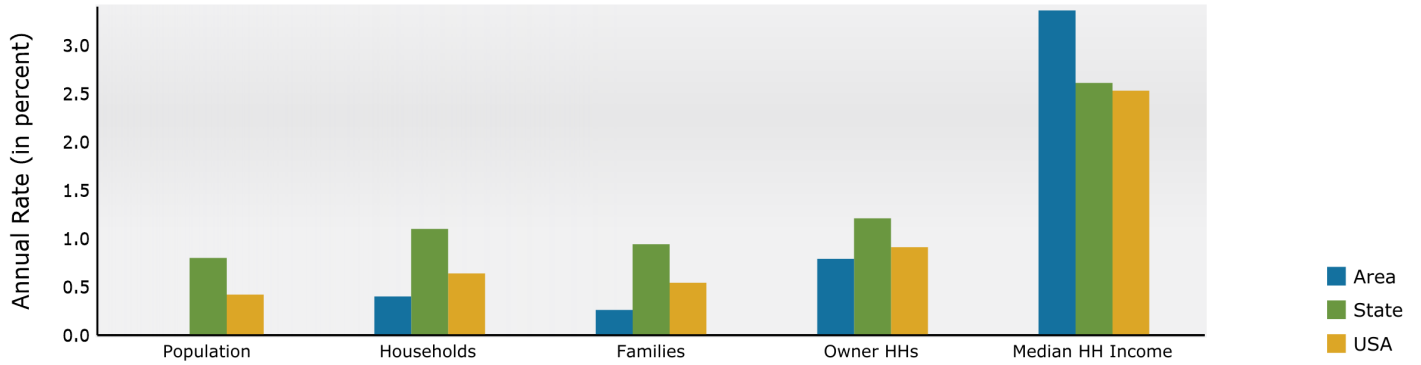
Data Note: Income is expressed in current dollars.

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

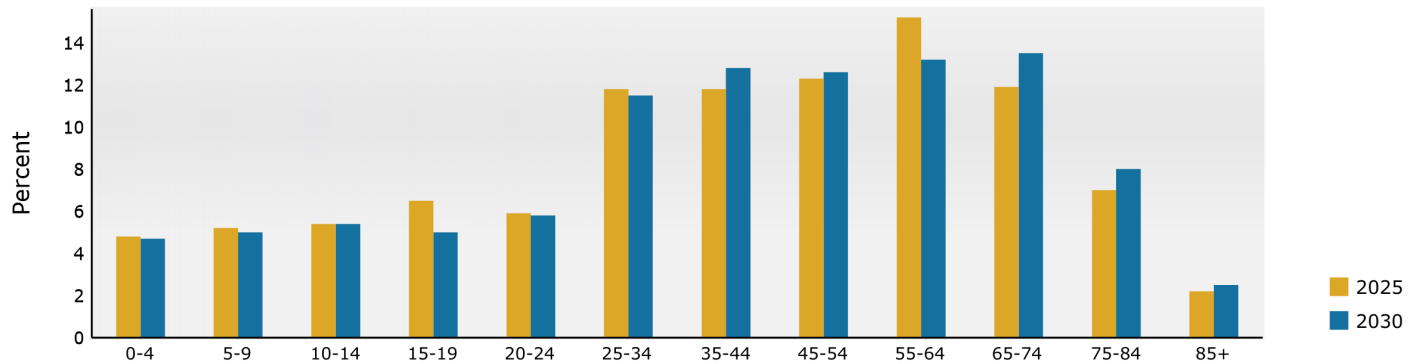


DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

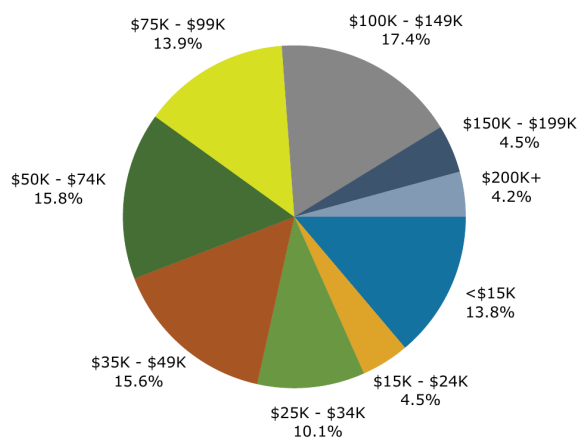
Trends 2025-2030



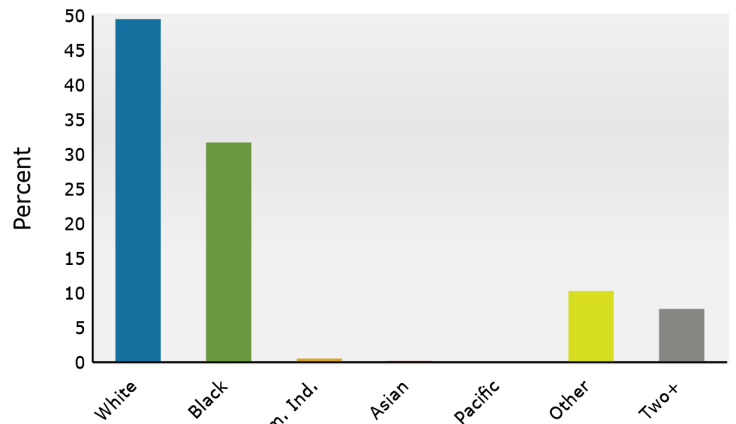
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 17.6%

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



HOUSING PROFILE (RING: 5 MILE RADIUS)

Population		Households	
2020 Total Population	4,406	2025 Median Household Income	\$56,700
2025 Total Population	4,399	2030 Median Household Income	\$66,887
2030 Total Population	4,398	2025-2030 Annual Rate	3.36%
2025-2030 Annual Rate	0.00%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	2,020	100.0%	2,090	100.0%	2,130	100.0%
Occupied	1,766	87.4%	1,816	86.9%	1,852	86.9%
Owner	1,247	61.7%	1,298	62.1%	1,350	63.4%
Renter	519	25.7%	518	24.8%	502	23.6%
Vacant	236	11.7%	274	13.1%	277	13.0%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	1,297	100.0%	1,348	100.0%
<\$50,000	125	9.6%	90	6.7%
\$50,000-\$99,999	175	13.5%	87	6.5%
\$100,000-\$149,999	120	9.3%	66	4.9%
\$150,000-\$199,999	189	14.6%	163	12.1%
\$200,000-\$249,999	140	10.8%	144	10.7%
\$250,000-\$299,999	153	11.8%	182	13.5%
\$300,000-\$399,999	211	16.3%	297	22.0%
\$400,000-\$499,999	76	5.9%	146	10.8%
\$500,000-\$749,999	95	7.3%	155	11.5%
\$750,000-\$999,999	13	1.0%	18	1.3%
\$1,000,000-\$1,499,999	0	0.0%	0	0.0%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%
Median Value	\$213,571		\$283,929	
Average Value	\$243,590		\$304,201	

Census 2020 Housing Units	Number	Percent
Total	2,020	100.0%
Housing Units In Urbanized Areas	64	3.2%
Rural Housing Units	1,956	96.8%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	1,247	100.0%
Owned with a Mortgage/Loan	696	55.8%
Owned Free and Clear	551	44.2%

Data Note: Persons of Hispanic Origin may be of any race.

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



HOUSING PROFILE (RING: 5 MILE RADIUS)

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	236	100.0%
For Rent	28	11.9%
Rented- Not Occupied	8	3.4%
For Sale Only	12	5.1%
Sold - Not Occupied	8	3.4%
Seasonal/Recreational/Occasional Use	7	3.0%
For Migrant Workers	5	2.1%
Other Vacant	168	71.2%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	1,766	1,247	70.6%
15-24	49	21	42.9%
25-34	184	92	50.0%
35-44	255	157	61.6%
45-54	316	214	67.7%
55-59	195	150	76.9%
60-64	192	151	78.6%
65-74	350	274	78.3%
75-84	177	152	85.9%
85+	49	36	73.5%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	1,766	1,247	70.6%
White Alone	996	763	76.6%
Black/African American Alone	554	365	65.9%
American Indian/Alaska Native	6	2	33.3%
Asian Alone	5	4	80.0%
Pacific Islander Alone	0	0	0.0%
Other Race Alone	110	71	64.5%
Two or More Races	95	42	44.2%
Hispanic Origin	191	113	59.2%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	1,766	1,247	70.6%
1-Person	460	303	65.9%
2-Person	620	482	77.7%
3-Person	268	192	71.6%
4-Person	215	135	62.8%
5-Person	118	76	64.4%
6-Person	49	38	77.6%
7+ Person	34	20	58.8%

2025 Housing Affordability

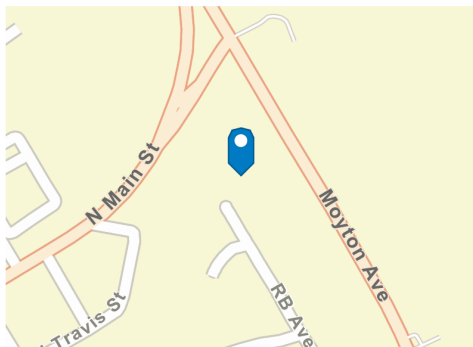
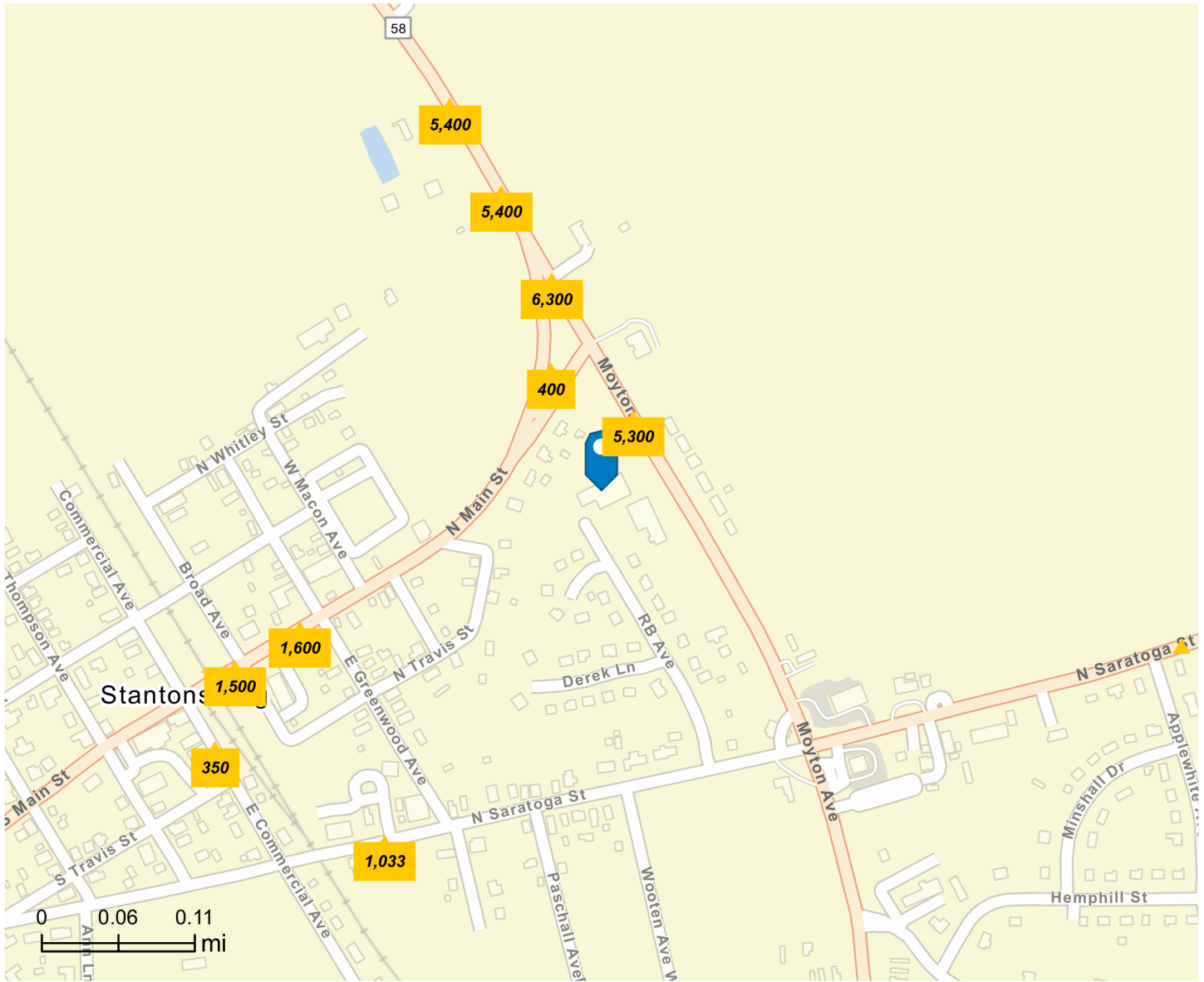
Housing Affordability Index	94
Percent of Income for Mortgage	23.6%

Data Note: Persons of Hispanic Origin may be of any race.

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



TRAFFIC COUNT MAP - CLOSE-UP



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





**CENTURY 21
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