



Avison Young - Raleigh-Durham | 5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607

RETAIL GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITY

101 Cox Blvd & 2800 Wayne Memorial Dr
Goldsboro, NC 27534

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Property highlights

Retail ground lease or build-to-suit opportunity

- 15,000+ average annual daily traffic on Wayne Memorial Drive
- Excellent visibility and strong traffic flow from adjacent medical and college campus
- Established retail corridor with complimentary neighboring businesses
- Flat, development-ready topography
- Ideal for day care or bank use; retail use pending zoning approval

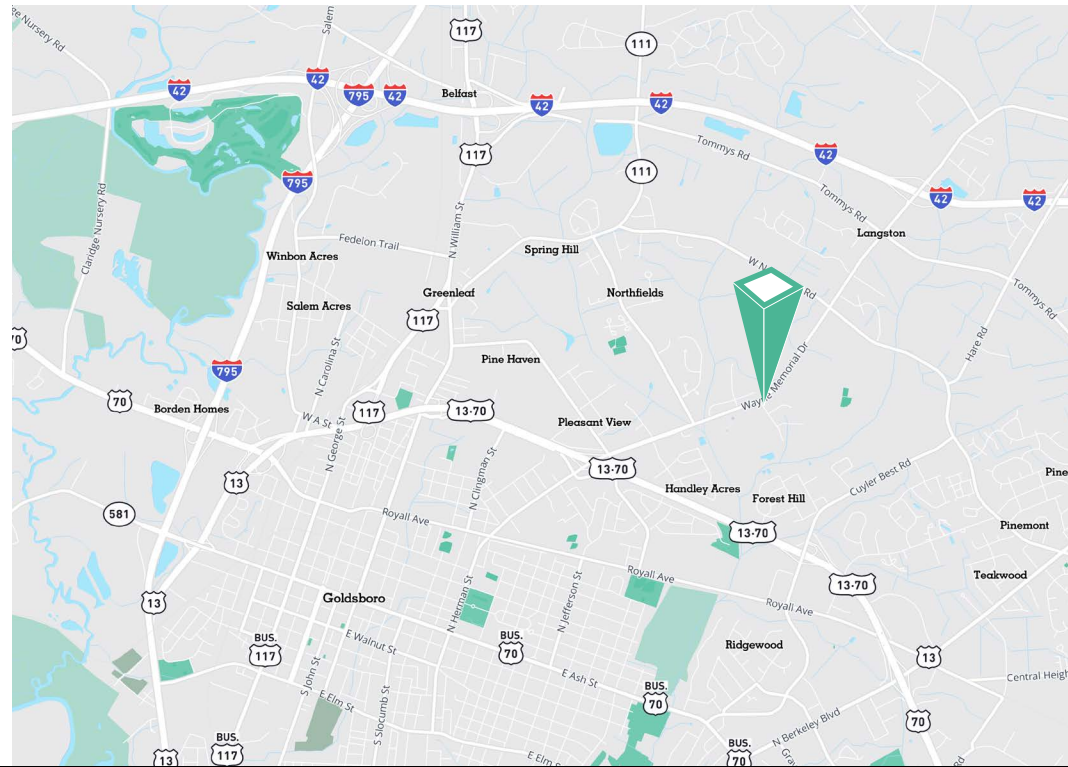


Offering Summary

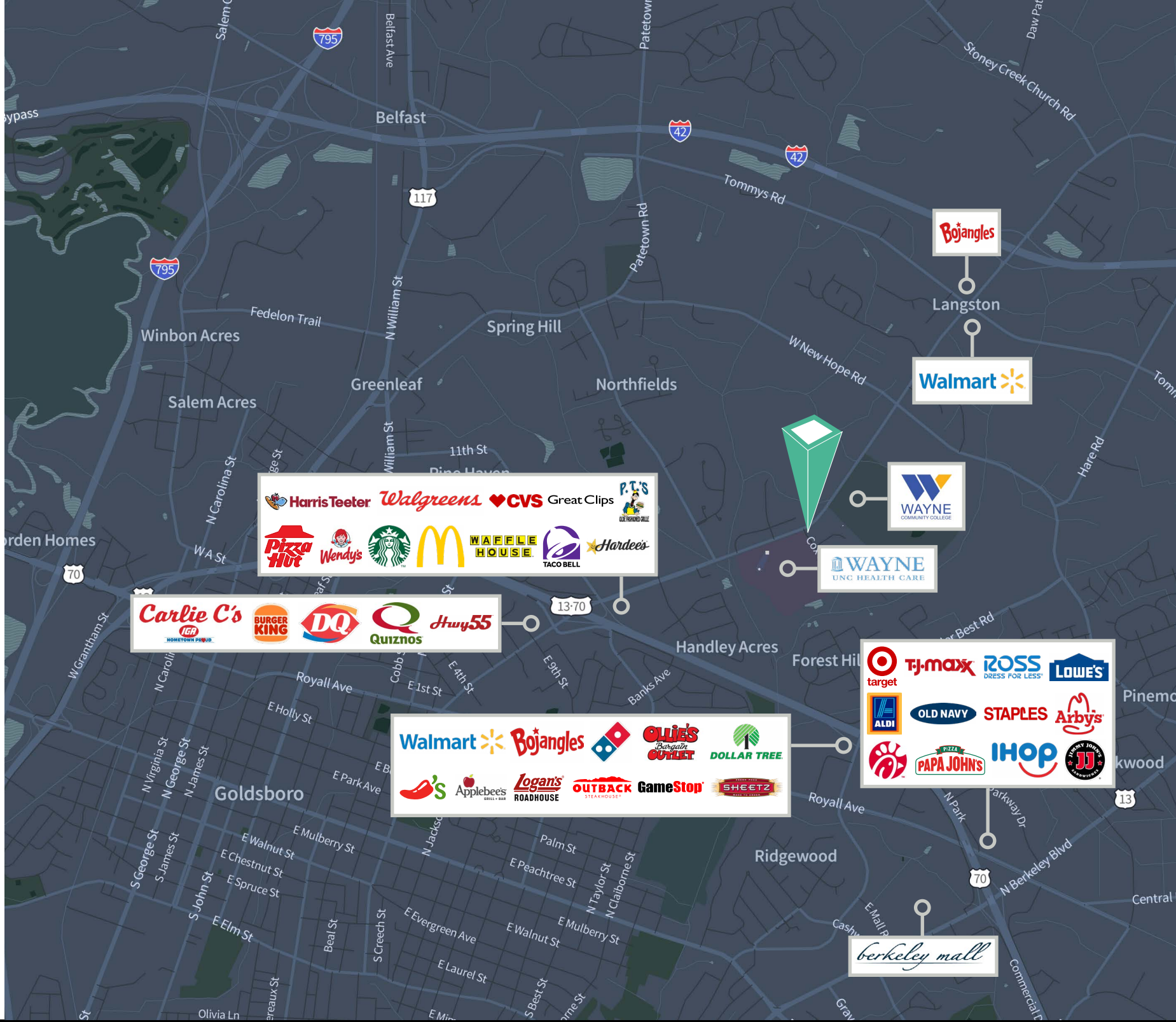
Pricing:	Contact broker
Land Area:	±1.54 acres
Parcel ID:	3610227621 & 3610228659
Zoning:	O&I

Traffic Counts

Wayne Memorial Dr	15,000 vpd
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Retailer map



Harris Teeter Walgreens CVS Great Clips P.T.'S
Pizza Hut Wendy's Starbucks McDonald's Waffle House Taco Bell Hardee's

Carlie C's Burger King DQ Quiznos Hwy 55

Walmart Bojangles Ollie's Bargain Outlet Dollar Tree
Applebee's Logan's Roadhouse Outback Steakhouse GameStop Sheetz

Target TJ-maxx Ross Lowe's
Aldi Old Navy Staples Arby's
Papa John's IHOP Jimmy John's

Bojangles

Walmart

WAYNE
COMMUNITY COLLEGE

WAYNE
UNC HEALTH CARE

berkeley mall

Demographics

62,780

**Total population
within a 15-min
drive**

2,924

**Total businesses
within a 15-min
drive**

30,042

**Total employees
within a 15-min
drive**

29,472

**Total housing units
within a 15-min
drive**

\$82,665

**Average hh income
within a 15-min
drive**

\$217,447

**Median home value
within a 5-min
drive**

Let's talk.

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