



FOR SALE - DO NOT DISTURB TENANT - OPERATING BUSINESS

# GOLDSBORO BOWLERO

105 SOUTH BERKELEY BLVD. | GOLDSBORO, NC

CONFIDENTIAL LISTING



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# KATZ & ASSOCIATES



## HIGHLIGHTS

± 1.44 acres (existing structure: 20,880 SF)

Zone: General Business (GB)

Located in Goldsboro's prominent retail and commercial area and two blocks from the entrance to Seymour Johnson Air Force Base

Nearby Retail: Walgreens, Planet Fitness, Zaxby's, Wendy's, Krispy Kreme, East Coast Wings, Berkeley Mall (Belk, JC Penney, Sears, JoAnn Fabrics)

Traffic Counts:

**SOUTH BERKELEY BLVD. | 17,000 AADT**  
**EAST ASH ST. | 14,000 AADT**

Price: Please inquire with brokers

## DEMOGRAPHICS

Distance	Population	Households	Daytime Employees	Avg Household Income
1 MILE	4,341	1,868	4,932	\$68,321
3 MILES	31,296	14,127	26,349	\$52,077
5 MILES	45,882	20,331	37,305	\$53,822

## HIGHLIGHTS | PROPERTY

105 SOUTH BERKELEY BLVD.  
 GOLDSBORO, NC





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Google Earth

## AERIAL | TRADE

105 SOUTH BERKELEY BLVD.  
GOLDSBORO, NC

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