

# RETAIL PROPERTY FOR LEASE

## 107 MARTIN RD • GOLDSBORO, NC 27530



### OFFERING SUMMARY

Available SF:	1,500 - 3,000 SF
Lease Rate:	\$12.00 - 14.50 SF/yr (MG)
Lot Size:	1.68 Acres
Year Built:	2007
Building Size:	7,800

### PROPERTY OVERVIEW

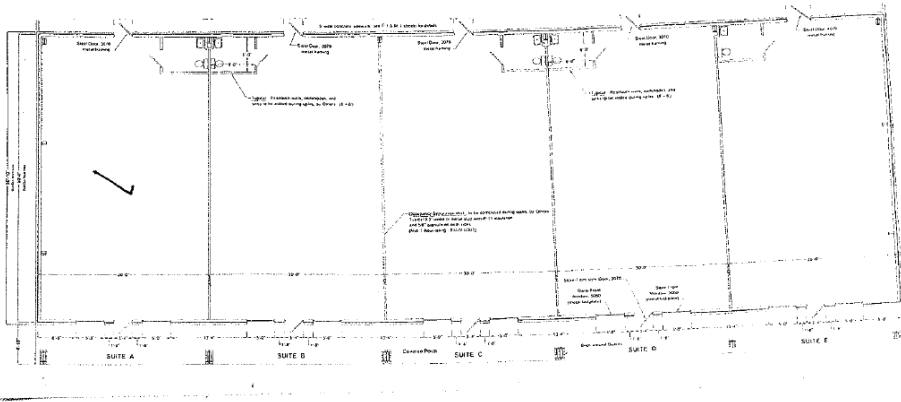
Built in 2007, located at the intersection of Hwy 70 (28,000 VPD) and Martin Rd just west of Goldsboro and 1.4 miles east of the Wal-Mart anchored Shoppes at Goldsboro. US Highway 70 is a busy thoroughfare between Smithfield-Selma and Goldsboro as well as a shopping/service destination, making this a great site for retail. Offering plenty of parking; 44 free surface parking spaces and a ratio of Ratio of 5.64/1,000 SF. Martin Plaza is ready to grow and welcome your business.

### PROPERTY HIGHLIGHTS

- Anchored by Domino's
- 2nd Generation Retail available 1500-3000 SF
- TI allowance available for a 5 yr lease on shell space 1500-3000 SF
- Newly landscaped

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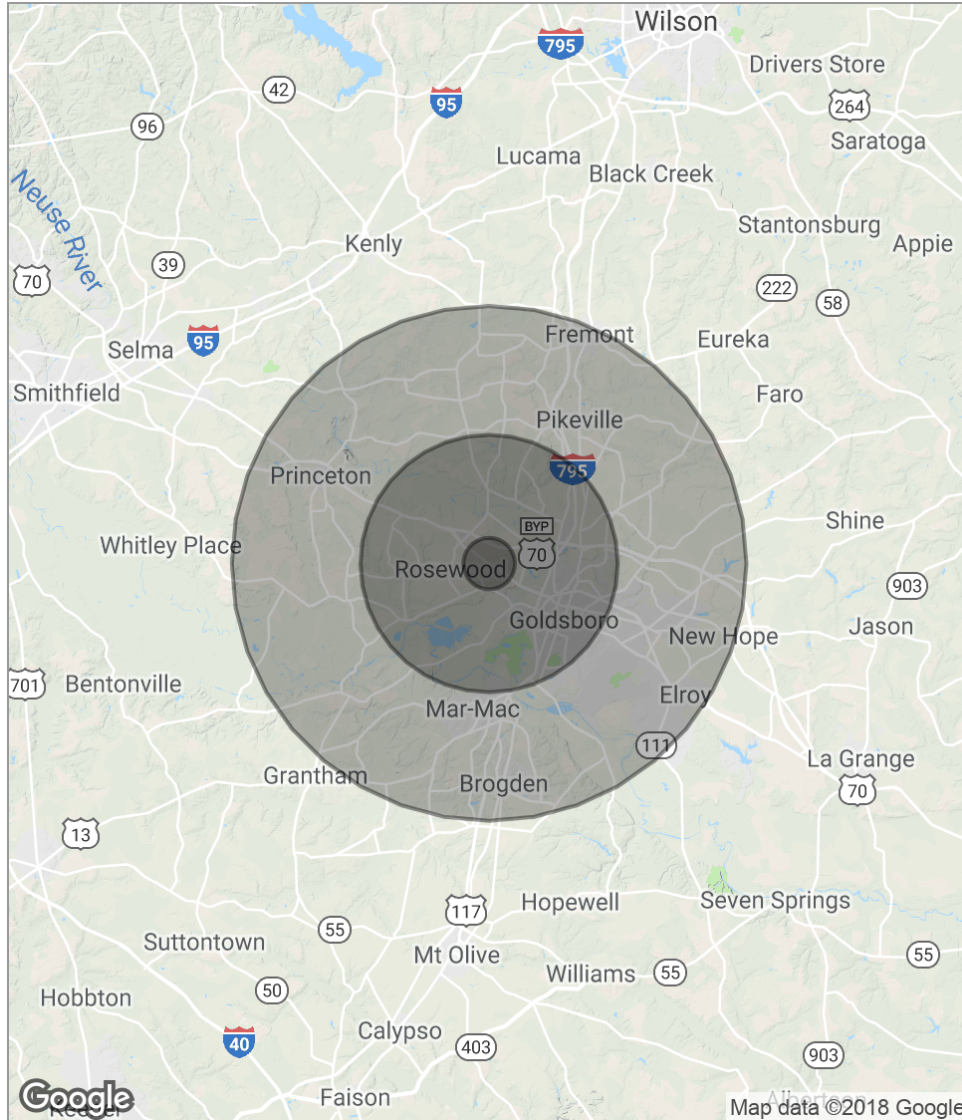
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,097	28,103	97,654
Median age	44.3	38.7	37.5
Median age (Male)	43.1	37.3	35.9
Median age (Female)	45.3	40.1	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	369	10,294	37,798
# of persons per HH	3.0	2.7	2.6
Average HH income	\$64,718	\$51,535	\$50,485
Average house value		\$153,373	\$137,784

\* Demographic data derived from 2010 US Census