

BERKELEY COMMONS

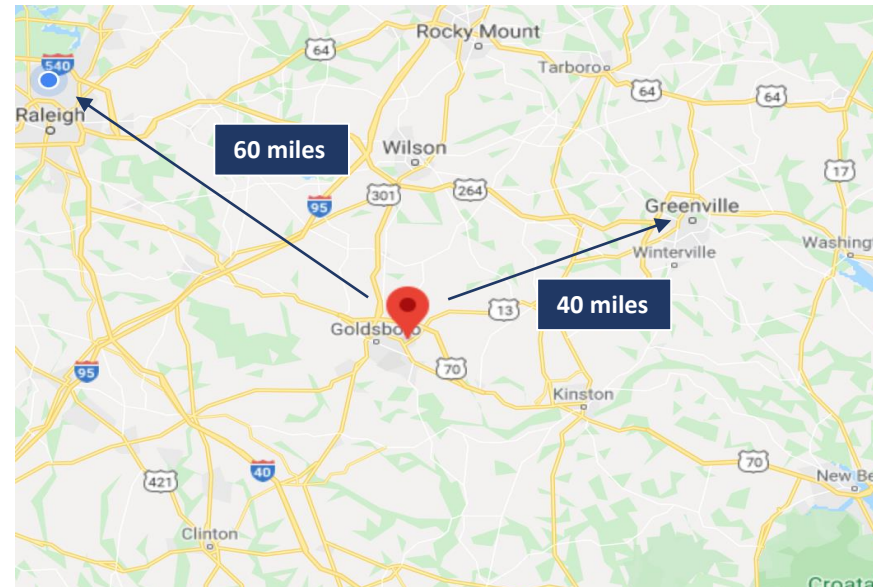
1203-1303 BERKELEY BOULEVARD, GOLDSBORO, NC 27534
Total SF: 137,316

HIGHLIGHTS

- Excellent co-tenancy with Bed Bath & Beyond, TJ Maxx, Ross Dress for Less, Rack Room Shoes, Old Navy and more
- Low operating expenses of \$4.00 PSF
- 625 parking spaces
- Located just east of US Highway 70
- In proximity to Lowe's, Sam's Club, Target and Berkeley Mall
- NEC of N Berkeley Blvd. and Parkway Dr.
- 24,000 VPD on N Berkeley Blvd.

DEMOGRAPHICS

<i>Radius:</i>	1-Mile	3-Mile	5-Mile
Population	5,409	28,845	48,162
Households	2,517	11,993	20,030
Avg HH Income	\$58,580	\$54,189	\$52,225
Employees	7,776	24,783	38,378



Steve Ellis | Steve@BellCommercial.net | 336.209.2562

MARKET AERIAL

Berkeley Commons | Goldsboro, NC 27534



Steve Ellis | Steve@BellCommercial.net | 336.209.2562

SITE AERIAL

Berkeley Commons | Goldsboro, NC 27534



Steve Ellis | Steve@BellCommercial.net | 336.209.2562

SITE PLAN & RETAIL AVAILABILITY

Berkeley Commons | Goldsboro, NC 27534

RETAIL SPACE AVAILABLE

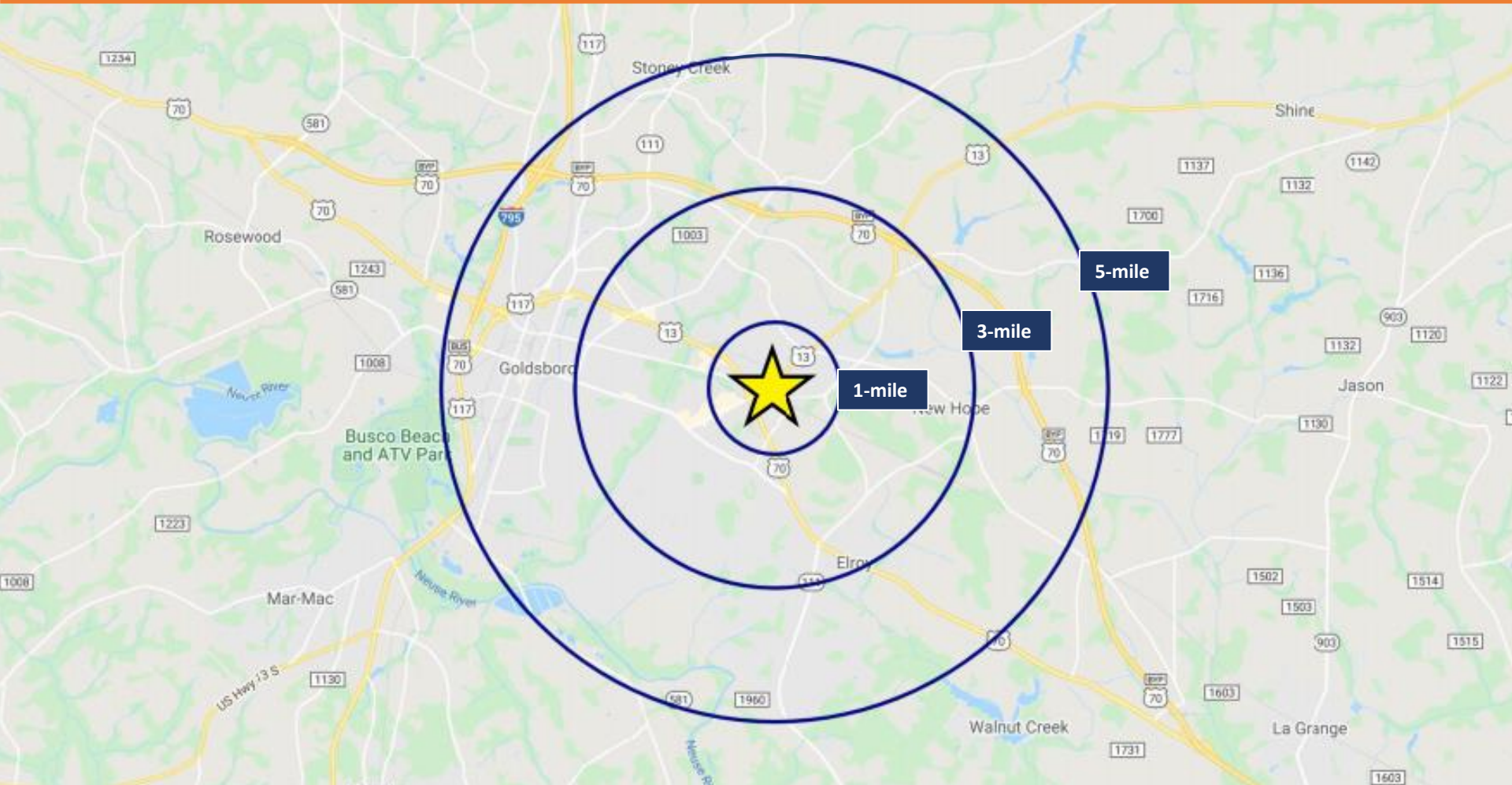
BAY	TENANT	SQ FT
1203	Bed Bath & Beyond	23,043
1205	Old Navy	12,407
1207A	The Childrens Place	3,500
1207B	AVAILABLE	3,000
1209A	Empire Fire	
	Mongolian Grill	3,500
1209B	Jimmy Johns	1,960
1209C	Cold Stone Creamery	1,400
1209D	Janice Lewis Clothing	1,400
209E/F	Nails & Spa	2,800
1211A	AVAILABLE	4,000
1211B	AVAILABLE	4,950
1213A	H&R Block	2,500
1213B	AVAILABLE	5,000
1209A	Rack Room Shoes	6,250
1209B	Ross Dress For Less	30,187
1209C	TJ Maxx	31,000
OP-1	AVAILABLE	.75 AC



Steve Ellis | Steve@BellCommercial.net | 336.209.2562

DEMOGRAPHIC RADIUS MAP

Berkeley Commons | Goldsboro, NC 27534



Steve Ellis | Steve@BellCommercial.net | 336.209.2562