

The background image is a photograph of a brick building. On the left, there is a large arched entrance with the word 'ALLEY' written in large, stylized letters above it. To the right of the arch, the brick wall is covered with numerous framed and unframed artworks, including paintings, drawings, and a blue sign that reads 'POP UP ARTIST'. A black sign above the archway says 'ART Alley Debut Art Market Artists'. The scene is set outdoors with trees and a sidewalk visible in the background.

# BREWERY & CRAFT BEER

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## Property Spotlight

### Downtown Goldsboro

219 N. John St.  
Goldsboro, NC 27530

919-735-4959  
[ssatterfield@goldsboronc.gov](mailto:ssatterfield@goldsboronc.gov)

# Introduction to Downtown Goldsboro

Beautiful, historic, lively and full of economic opportunity and gusto. We honor our past while developing diversity and vibrancy to create a cultural arts, entertainment and urban lifestyle center.

Our historic downtown has been in the midst of a revival for several years and we have experienced sustained progress. This new development has spurred commercial and residential growth that have made the downtown an economic force. The district is home to the Wayne County Arts Council, the famous Paramount Theater, City Hall, Wayne County Courthouse, over 150 businesses and several luxurious upper floor apartment developments.

Part of that historic development has come through the emerging market of craft beer. We currently have several incredible shops that are both creative and vibrant. One of those shops doubles as a cigar bar. Coupled with the iconic restaurants that have established a firm following, Downtown Goldsboro is seeking the development of an independent brewery and additional craft beer shops.

## WHY?

- One of the top NC Main Street communities
- Beautiful and historic buildings that are pacing a growing economy in the midst of tremendous revitalization
- Affordable and profitable investment opportunities remain with attractive public incentives
- Home to Seymour Johnson Air Force Base, drawing a cluster of internationally cultured consumers





## 119 N. Center St

- Former Center Street Theater building, a wonderful open space that offers extra high ceilings with a beautiful mezzanine
- Adjacent to additional space that could be made available for expansion
- Excellent location directly in main thoroughfare of Center St.
- Old movie marquee still connected to the building and usable
- Eligible for historic tax credits

**Square Feet: 5,500**  
**For Sale or Lease**



## 139 W. Walnut St

- Wayne National Bank building constructed in 1922
- Old exposed bank vault still present
- Projected mixed-use space that will house 50+ apartments in upper floors
- One block from Center St fountain and two blocks from Union Station
- Tallest building in Goldsboro
- Beautiful, historic architecture that offers unique detail throughout the space

**Square Feet: 6,000+**  
**For Lease**



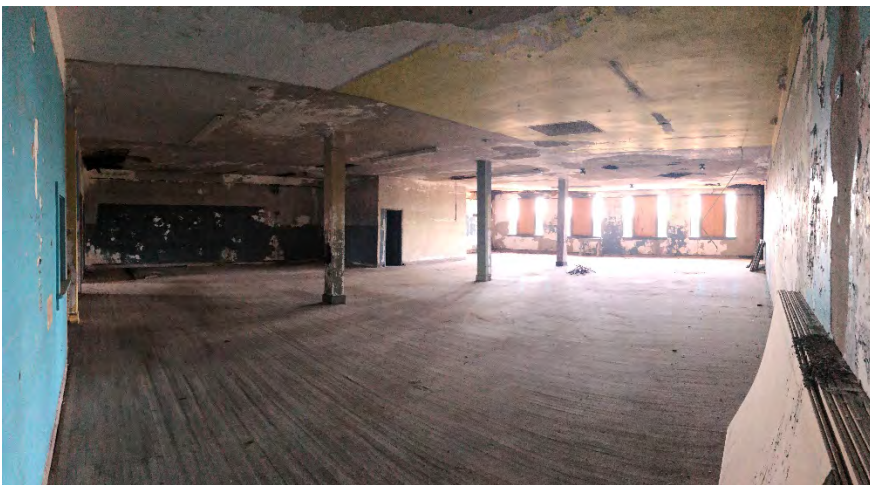
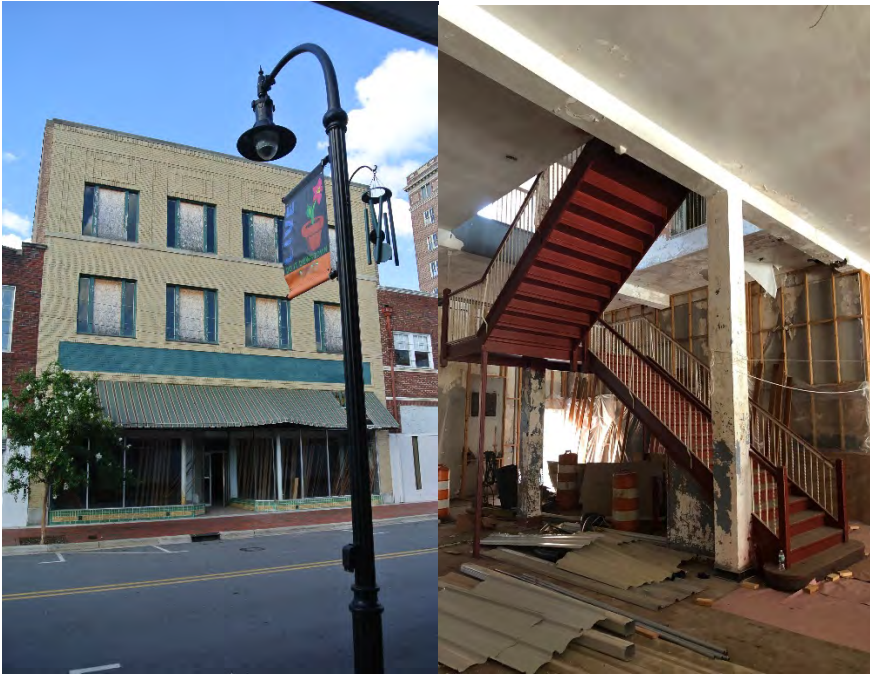


## 110 N. James St.

- Three-story building primed for mixed use investment
- Adjacent to large parking lot
- Triple fire rating
- Updated electrical with plenty of capacity
- Plumbing and HVAC have been upfit
- Same block as new residential development coming in 2020

**Square Feet: 13,000**  
**For Sale or Lease**





## 205 W. Walnut St.

- Former Montgomery Ward Building
- Terrific structure with great staircase
- Located across the street from brand new residential development arriving in 2020
- Right in the middle of Walnut St between the Center St Fountain and Union Station
- Approx. 18' ceilings
- Mixed use property with market-rate tenants above the first floor commercial space

**Square Feet: 6,000+  
For Lease**





## 121 N. Center St

- 10k sq ft first floor retail frontage w/open windows
- 10k sq ft upper floor naturally lit unfinished space
- Private alley w/large pull-up door
- Projects for 10 apartments or 30 hotel rooms on second floor for great mixed use development
- High vaulted ceilings on both floors
- Huge area for storage
- Eligible for historic tax credits
- Excellent location in the heart of the downtown district

**Square Feet: 22,000+  
For Sale**

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## Union Station

First used in early 1900's, this train station carries a great deal of history on this land. This structure is gorgeous with too many historic features to mention. The ceilings are high throughout with multiple floors. Great parking and over **11,000 square feet**, this location has incredible potential with the front facing squarely toward the Center Street fountain. This location is a must see.

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