

# GATE CITY SHOPPING CENTER

3018 Gate City Boulevard, Greensboro, NC

Burlington Anchored Center just off I-40 at  
the convergence of all things Greensboro.



Gate City Shopping Center features a diverse group of national retailers to a population of over 206,000 prospective customers within a 5-mile radius. The strategic location near the interchange of Gate City Boulevard and I-40 yields easy access and excellent visibility to the 12-acre property in the aggressively growing Greensboro market.

**PROPERTY MANAGER:**  
Russell B. Parmele Jr., Vice President  
Brown Investment Properties  
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**THE BEDRIN**  
ORGANIZATION  
*Value Oriented Real Estate Managers*  
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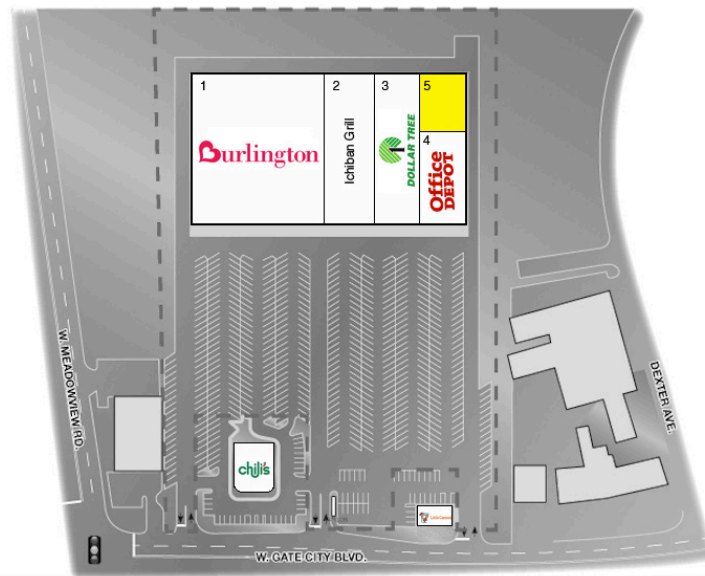
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## DEMOGRAPHICS

POPULATION	1 mile	3 miles	5 miles
2017 Estimated	8,589	84,286	188,558
2022 Projected	9,074	87,976	196,702
INCOME			
2017 Estimated	\$52,428	\$57,832	\$67,808
2022 Projected	\$59,360	\$67,145	\$79,230

Suite	Tenant	Sq. Footage
1	Burlington	76,216
2	Ichiban Grill	25,205
3	Dollar Tree	11,882
4	Office Depot	8,096
5	AVAILABLE	4,566



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