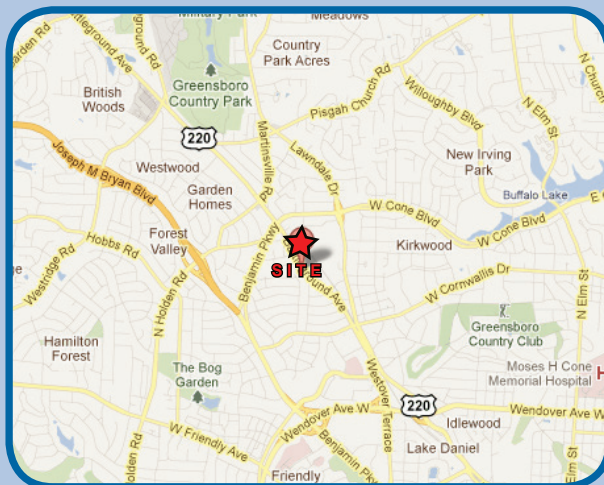


GARDEN SQUARE

2401 Battleground Avenue, Greensboro, North Carolina

Tremendous Visibility and Frontage Along Battleground Avenue



Garden Square is a well known infill shopping center with historical high occupancy located along high traffic Battleground Avenue (US Highway 220). The 24,879 square foot shopping center features a diverse selection of nine retail and service based local and Franchise Tenants anchored by a drive thru Krispy Kreme, award winning bakery Maxie B's, and Workout Anytime. The traffic light entrance, 37,000 daily cars that pass in front of it, and tremendous frontage along Battleground Avenue make this center an ideal center for a host of businesses.

PROPERTY MANAGER:
The Bedrin Organization
201.612.8800

THE BEDRIN
ORGANIZATION
Value Oriented Real Estate Managers
www.bedrin.com

LEASING CONTACT:
Garret Bedrin
The Bedrin Organization
201.612.8800 ext. 3
gsbedrin@bedrin.com

GARDEN SQUARE

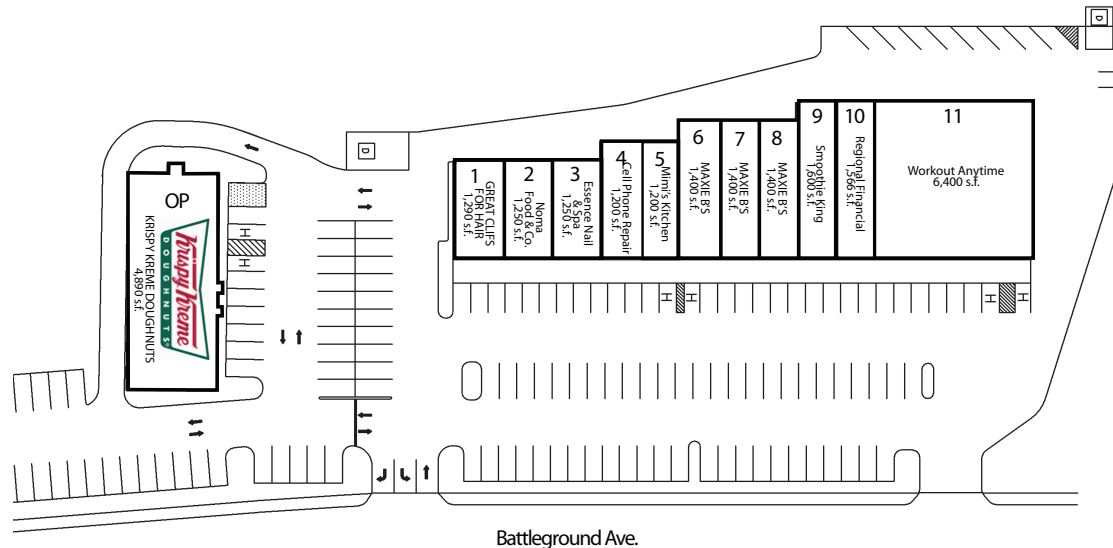
2401 Battleground Avenue, Greensboro, North Carolina

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DEMOGRAPHICS

POPULATION	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2015 Estimated	8,329	79,466	211,212
2020 Projected	8,757	83,268	221,940
INCOME			
2015 Estimated	\$77,074	\$79,505	\$63,594
2020 Projected	\$81,422	\$84,023	\$67,092

Suite	Tenant	Sq. Footage
OP	Krispy Kreme	4,923
1	Great Clips for Hair	1,290
2	Noma Food & Co.	1,250
3	Essence Nail & Spa	1,250
4	Cell Phone Repair	1,200
5	Mimi's Kitchen	1,200
6/7/8	Maxie B's	4,200
9	Smoothie King	1,600
10	Regional Finance	1,566
11	Workout Anytime	6,400



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