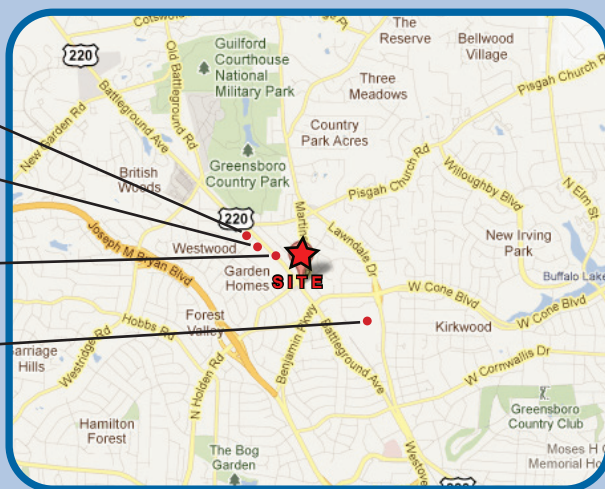


CALDWELL COURT

2709 Battleground Avenue, Greensboro, North Carolina

**Shopping Center Features Salons by JC,
Greensboro's First Luxury Salons Suite Concept**



The center underwent a major renovation in the Fall of 2014 featuring a brand new façade with raised parapets, brick finishes, better signage, decorative lighting, and Greensboro's first luxury salon suite concept, Salons By JC. Caldwell Court is a well known infill shopping center with historically high occupancy, located along high traffic Battleground Avenue (US Highway 220).

The 14,012 square foot center features a diverse selection of eight retail and service based local and franchise tenants. The traffic light corner, ample parking, and the 37,000 daily cars that pass in front make it a desirable location for any business to locate. Additionally, the strong submarket of Greensboro with neighboring tenants such as Ross and T.J. Maxx, bring increased activity to the center.

PROPERTY MANAGER:
The Bedrin Organization
201.612.8800

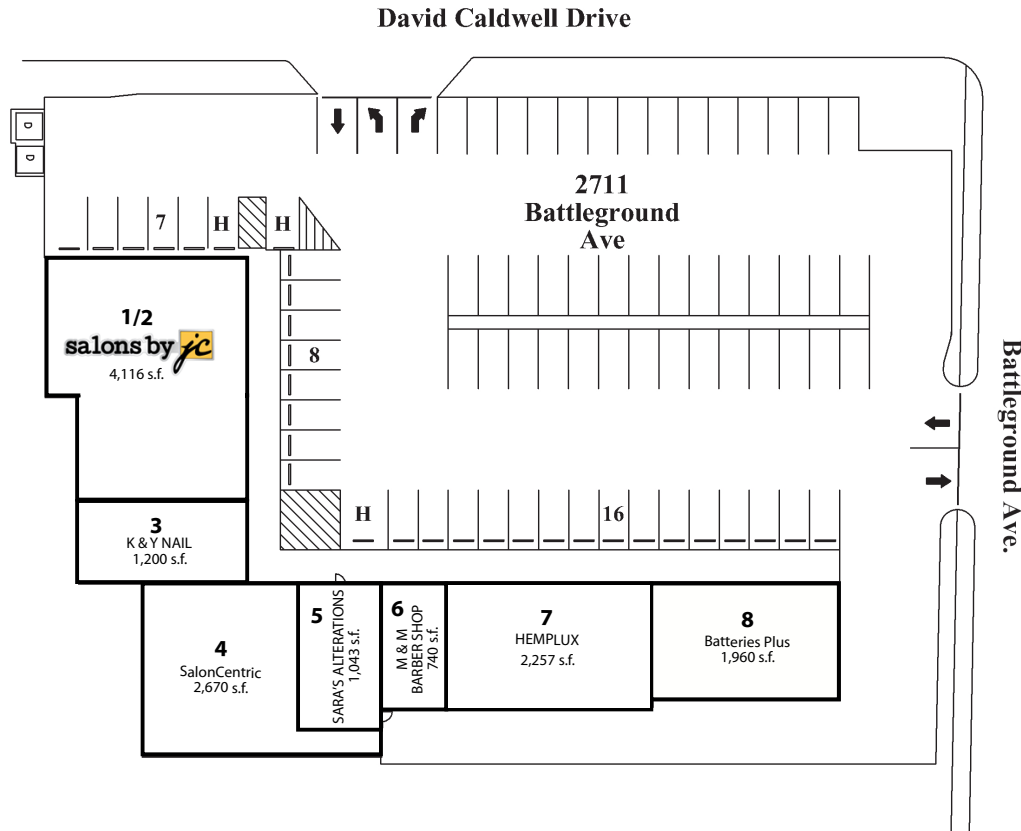
THE BEDRIN
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CALDWELL COURT

2709 Battleground Avenue, Greensboro, North Carolina

Shopping Center To Feature Salons By JC,
Greensboro's First Luxury Salon Suite Concept



Salons By JC leases licensed stylists fully equipped suites, which allows them to open their own salon with essentially no out of pocket costs. Salon services include hair, massage, nails and skincare within luxurious private suites, delivering each client a unique one-on-one experience with the attention they deserve.

DEMOGRAPHICS

POPULATION 1 mile 3 miles 5 miles

2018 Estimated 7,676 74,039 203,349

2023 Projected 7,919 76,800 212,142

INCOME

2018 Estimated \$84,865 \$107,598 \$79,742

2023 Projected \$97,532 \$126,444 \$92,194

Suite	Tenant	Sq. Footage
1/2	Salons By JC	4,116
3	K&Y Nails	1,226
4	SalonCentric	2,670
5	Sara's Alterations	1,043
6	M&T Barber Shop	740
7	Hemplux	2,257
8	Batteries Plus	1,960

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