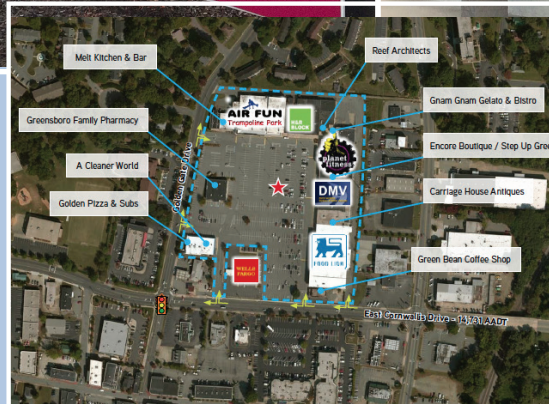


GOLDEN GATE

2276 Golden Gate Drive, Greensboro, NC

The Bedrin Organization purchases Golden Gate Shopping Center, which is their 7th center in the Triad.



Golden Gate Shopping Center is a 151,371 square foot retail shopping center spanning 11.5 acres. It is currently 95% leased and features a diverse mix of national, regional, and local tenants, while operating as a grocery anchored center for decades. Tenants include Food Lion, Planet Fitness, and H&R Block. It was renovated in 1987, 2001, and most recently in 2014. The center is easily accessible from East Cornwallis Drive, as well as Golden Gate Drive, and offers ample parking throughout.

PROPERTY MANAGER:
The Bedrin Organization
201.612.8800

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

LEASING CONTACTS:
Lee & Associates | Raleigh-Durham
Carla Trepper, Senior Director
919.625.4656 • ctrepper@lee-associates.com
Jenn Olevitch-Roberson, Vice President
919.345.1752 • jolevitch-roberson@lee-associates.com

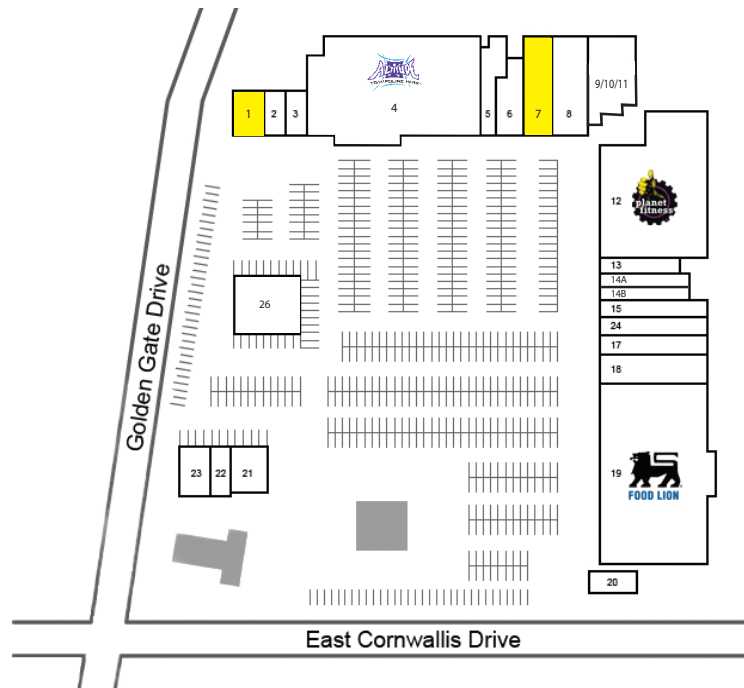
GOLDEN GATE

2276 Golden Gate Drive, Greensboro, NC

The Bedrin Organization purchases Golden Gate Shopping Center, which is their 7th center in the Triad.

DEMOGRAPHICS

POPULATION	1 mile	3 miles	5 miles
2018 Estimated	7,395	89,974	179,681
2023 Projected	7,736	93,840	187,683
INCOME			
2018 Estimated	\$90,865	\$69,767	\$76,038
2023 Projected	\$105,925	\$79,739	\$87,595



Suite	Tenant	Sq. Footage
1	AVAILABLE	2,416
2	VIP Nails	1,670
3	Rascal's Tavern	1,550
4	Altitude Trampoline Park	30,248
5	H&R Block	1,600
6	Vito's Restaurant	2,845
7	AVAILABLE	5,077
8	Expressions Clothing Outlet	7,500
9/10/11	Drop-N-Play	4,433
12	Planet Fitness	24,038
13	ZC Hawaiian BBQ	2,609
14A	Boost Mobile	2,016
14B	Reef Architects	2,016
15	Greensboro Discount Tobacco	2,600
17/18	Carriage House Antiques	9,901
19	Food Lion	32,565
20	Shrimply Delicious	1,929
21	A Cleaner World	3,234
22	Top of the Line Barbershop	1,400
23	Golden Pizza & Subs	2,800
24	North Carolina Division of Motor Vehicles	2,524
26	Educational Playtime Too	6,400

PROPERTY MANAGER:
The Bedrin Organization
201.612.8800

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

LEASING CONTACTS:
Lee & Associates | Raleigh-Durham
Carla Trepper, Senior Director
919.625.4656 • ctrepper@lee-associates.com
Jenn Olevitch-Roberson, Vice President
919.345.1752 • jolevitch-roberson@lee-associates.com