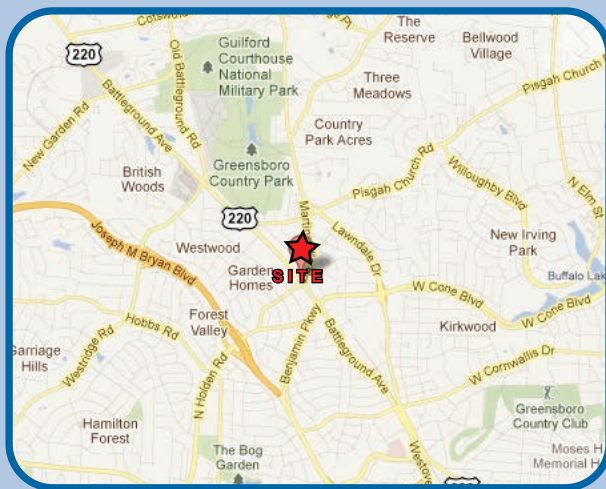


NORTHWEST CENTRE

2801 Battleground Avenue, Greensboro, North Carolina

T.J. Maxx and Ross Anchored Shopping Center



Northwest Centre is a first class shopping center with historical high occupancy located along high traffic Battleground Avenue (US Highway 220). The 85,856 square foot center features rare dual anchors of T.J. Maxx and Ross stores. A diverse selection of value based National and local retail tenants make up the balance of the center. The traffic light corner, tremendous visibility, frontage along Battleground Avenue, and the 37,000 daily cars that pass make it one of the premier shopping centers in the submarket.

PROPERTY MANAGER:
The Bedrin Organization
201.612.8800

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

LEASING CONTACT:
Jerry Bedrin
The Bedrin Organization
201.612.8800
gbedrin@bedrin.com

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DEMOGRAPHICS

POPULATION 1 mile 3 miles 5 miles

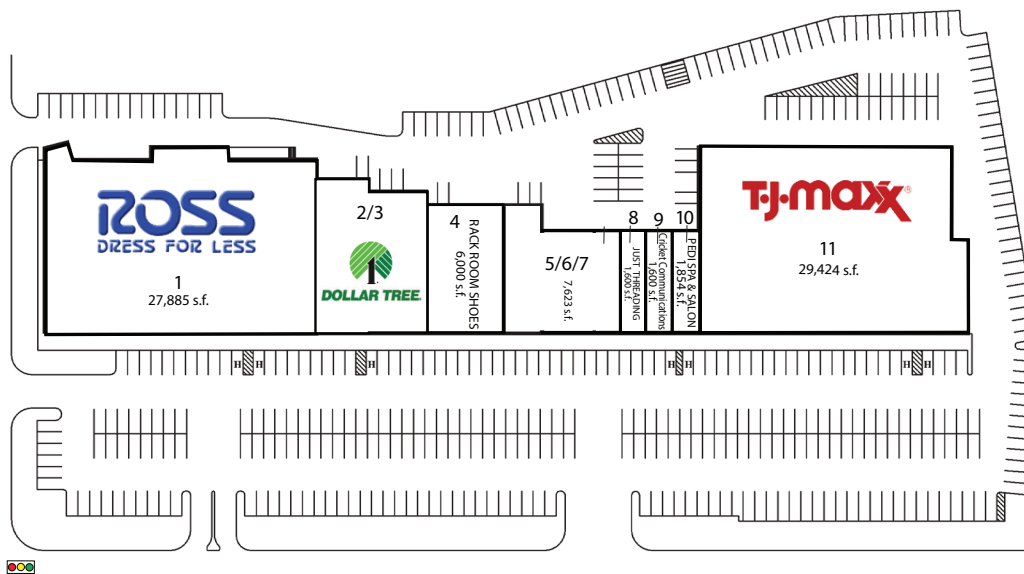
2018 Estimated 8,504 72,841 201,272

2023 Projected 8,749 75,554 209,951

INCOME

2018 Estimated \$83,437 \$109,419 \$80,209

2023 Projected \$95,667 \$128,655 \$92,773



Battleground Ave.

Suite	Tenant	Sq. Footage
1	Ross Dress For Less	27,885
2/3	Dollar Tree	9,870
4	Rack Room Shoes	6,000
5/6/7	Freedom House	7,623
8	Just Threading	1,600
9	Cricket Communications	1,600
10	Pedi Spa & Salon	1,854
11	T.J. Maxx	29,424

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