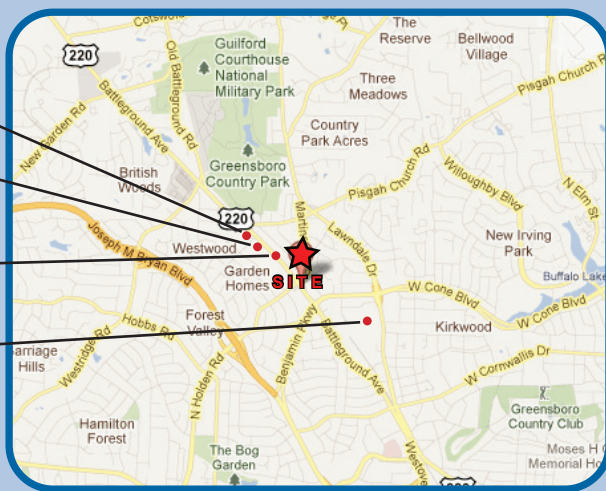


CALDWELL COURT

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

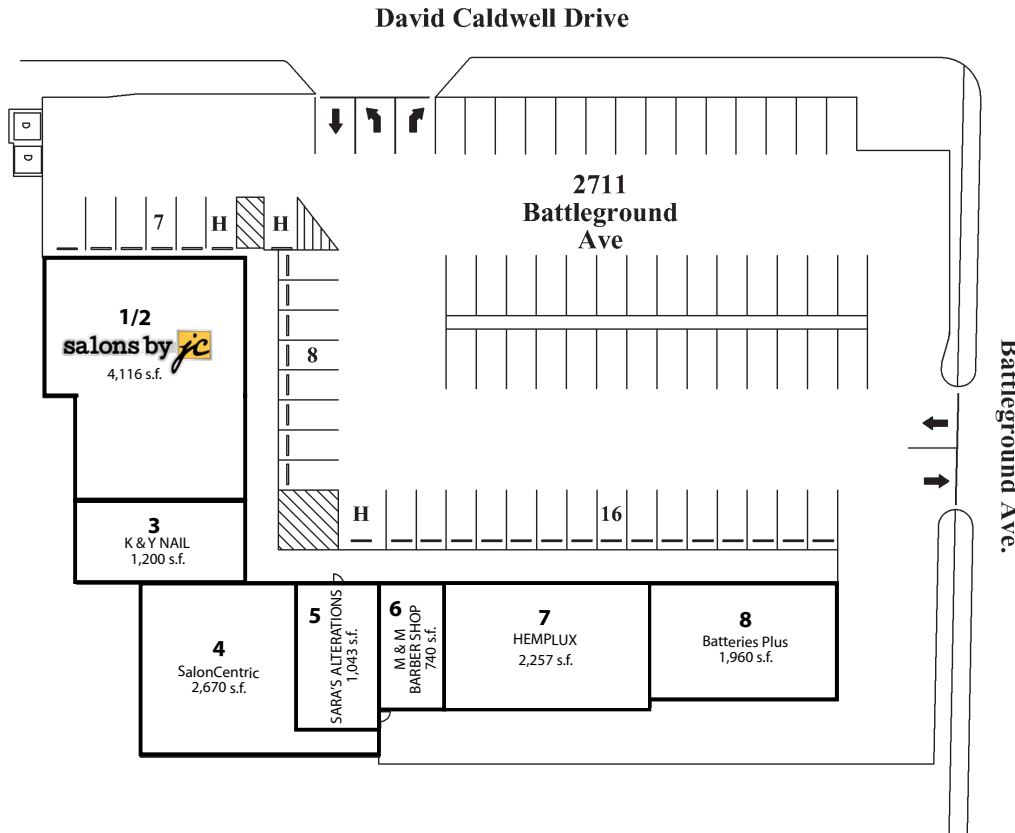
THE BEDRIN
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DEMOGRAPHICS			
POPULATION	1 mile	3 miles	5 miles
2018 Estimated	7,676	74,039	203,349
2023 Projected	7,919	76,800	212,142
INCOME			
2018 Estimated	\$84,865	\$107,598	\$79,742
2023 Projected	\$97,532	\$126,444	\$92,194

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

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.

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