



For Lease
Medical, Retail
and Restaurant

Golden Gate Shopping Center
2276 Golden Gate Drive, Greensboro NC 27405
Located near the intersection of Cornwallis and Golden Gate Drive



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Property Features

- Refurbished destination shopping center featuring a diverse mix of national, regional and local tenants
- 151,371 SF retail shopping center on 11.5 acres with generous parking - 619 free surface spaces
- Anchored by Food Lion and Planet Fitness
- Near historic State Street Station and minutes from Downtown, Moses Cone Hospital and Revolution Mill
- Out parcel and in-line space available for lease ranging from 1,929 to 30,248 SF
- Great potential for medical users
- Traffic Volume:
 - Golden Gate and Cornwallis Dr. - 6,357
 - N. Church and 12th Street - 17,681
 - N. Elm and State Street - 16,321



Lease Rate

\$14/PSF - \$20/PSF

TICAM \$2.50 PSF NNN



Demographic Summary	1 Mile	3 Miles	5 Miles
2019 Population	8,405	95,425	177,404
2019 Avg. HH Income	\$87,515	\$56,803	\$61,420

Golden Gate Shopping Center



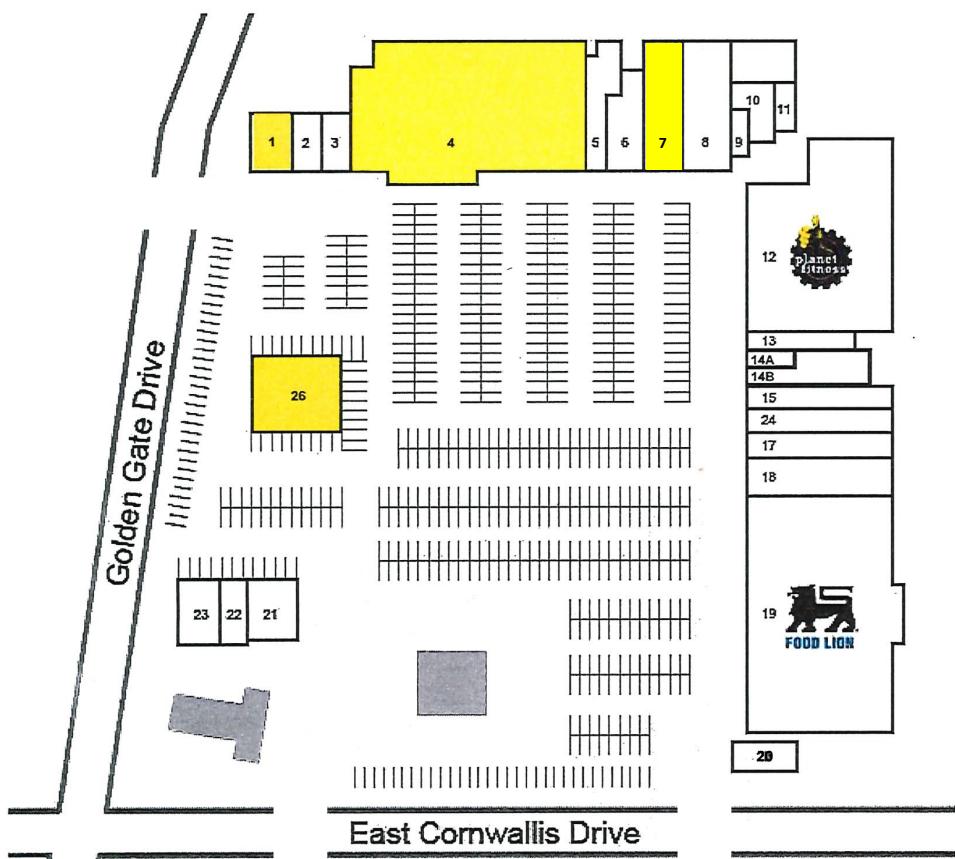
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Suite No.	Tenant	Sq. Ft.
1	AVAILABLE	2,416
2	VIP Nails	1,670
3	Rascals Tavern	1,550
4	AVAILABLE (can be subdivided)	30,248
5	H&R Block	1,600
6	Vito's Restaurant	2,845
7	AVAILABLE	5,077
8	Expressions Clothing Outlet	7,500
9-11	Drop N Play	4,433
12	Planet Fitness	24,038
13	ZC Hawaiian BBQ	2,609
14A	Boost Mobile	1,200
14B	Reef Architects	2,781
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	AVAILABLE	6,400

Site Plan



440 West Market Street, Greensboro, NC 27401
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