



# AVAILABLE FOR LEASE

Golden Gate Shopping Center

2204 - 2290 Golden Gate Dr | Greensboro, NC 27405



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# Golden Gate

## Property Information

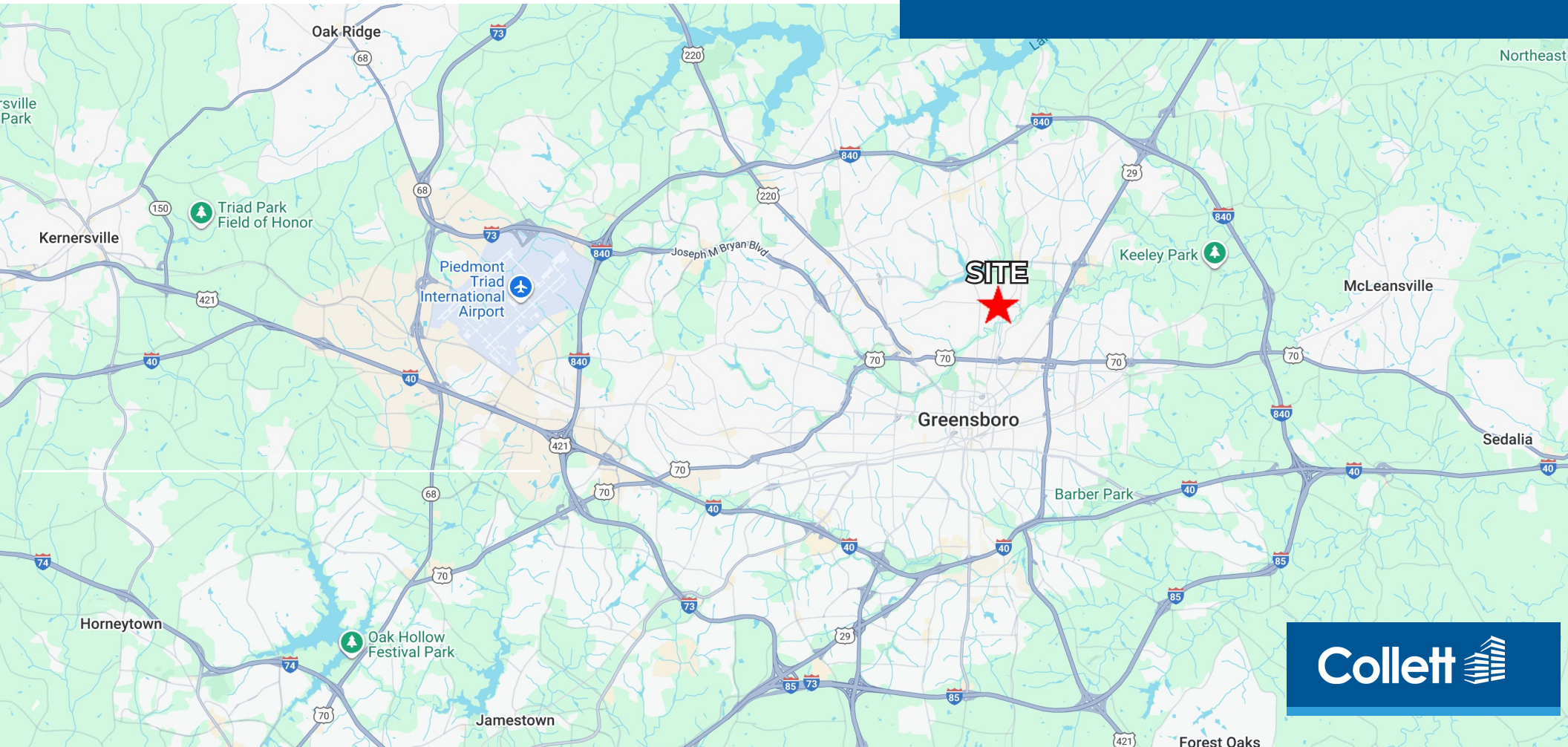
- ± 153,807 SF shopping center located in Guilford County, Greensboro, North Carolina.
- The center offers three convenient access points, including entry from the signalized intersection at E. Cornwallis Drive and Golden Gate Drive.
- The center is just a 3 minute drive from Moses H. Cone Memorial Hospital, the flagship facility of Cone Health. With 517+ beds, it is the largest and most comprehensive medical center serving Greensboro and the surrounding region.
- Join major retailers like Food Lion, Planet Fitness, Boost Mobile and H&R Block.
- ± 4,433 - 6,400 SF available for lease (able to subdivide)

## DEMOGRAPHICS (2025)

	1 mile	3 miles	5 miles
Population	7,503	92,485	185,793
Daytime Pop	7,412	62,794	92,393
Avg. HH Income	\$137,970	\$90,021	\$97,668

## TRAFFIC COUNTS (2023)

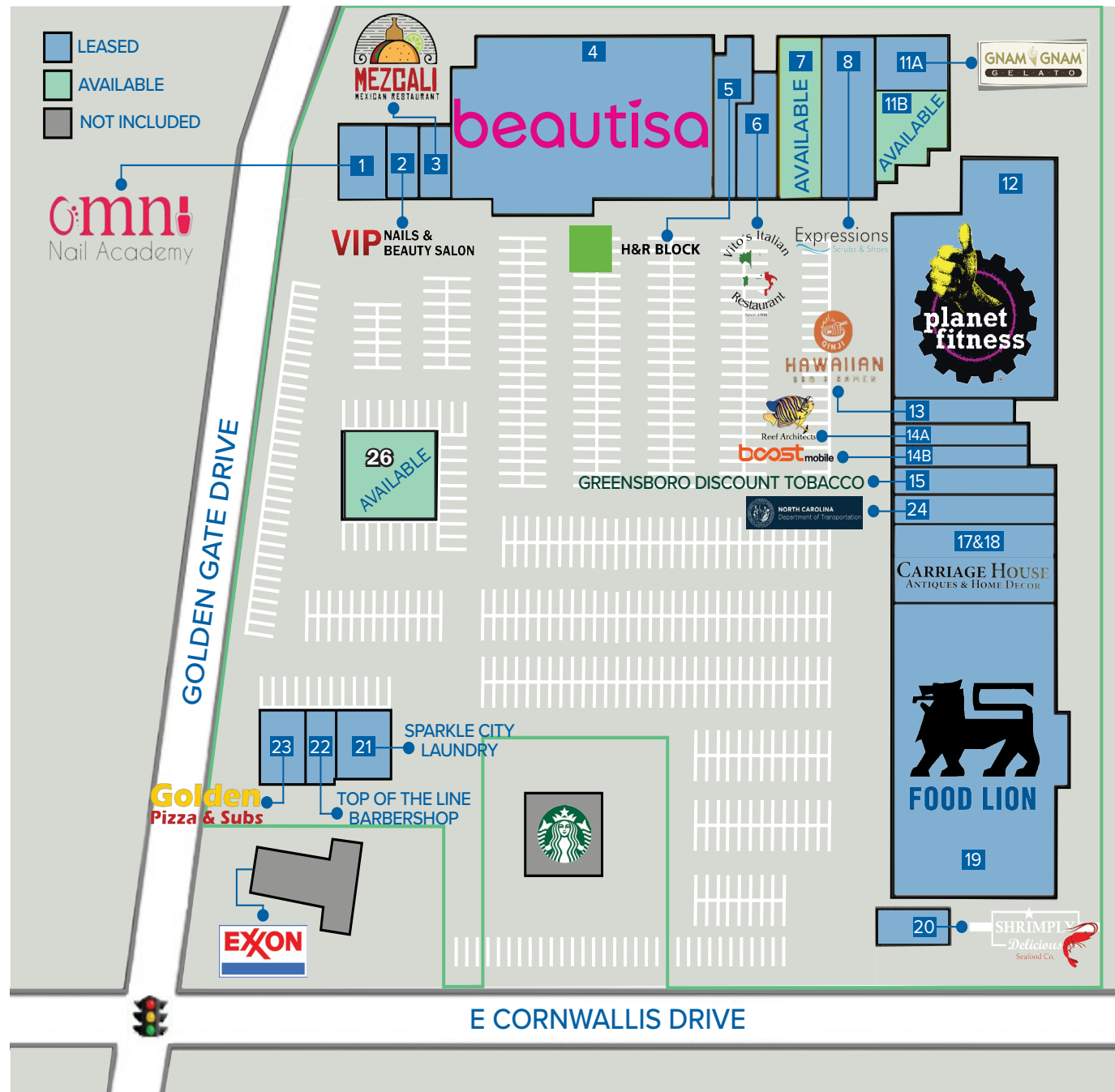
E Cornwallis Drive	10,324 ADT
N Church Street	9,835 ADT



# Golden Gate

## Site Plan

#	TENANT	SF
1	Omni Nail Academy	2,416
2	VIP Nails	1,670
3	Mezcali	1,550
4	Beautisa	30,248
5	H&R Block	1,600
6	Vito's Italian Restaurant	2,845
7	AVAILABLE	5,077
8	Expressions Clothing Outlet	7,500
11A	Gnam Gnam Gelato	2,436
11B	AVAILABLE	4,433
12	Planet Fitness	24,038
13	Qinji Hawaiian BBQ & Ramen	2,609
14A	Reef Architects	2,832
15	Greensboro Discount Tobacco	2,600
17	Carriage House	2,800
24	NC License Place Agency	2,524
18	Carriage House	2,800
19	Food Lion	32,565
20	Shrimply Delicious	1,929
21	Sparkle City Laundry	3,234
22	Top of the Line Barbershop	1,400
23	Golden Pizza	2,800
26	AVAILABLE	6,400
	TOTAL	153,807





# Golden Gate

## Center Photos

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# Golden Gate

Aerial



Downtown Greensboro



**GOLDEN GATE**







Greensboro Country Club

Saint Pius X Catholic School

E Cornwallis Dr - 10,324 ADT

Golden Gate Dr - 2,500 ADT

N Church St - 9,835 VPD





# Golden Gate

## Aerial



**GOLDEN GATE**

FOOD LION      
beautisa



- ~ Mixed-Use Development
- ~ 345,000 SF of Creative & Office Space
- ~ 150 Apartment Units

E Cornwalls Dr - 10-32A ADT

EXXON

CVS pharmacy