



**AVAILABLE FOR LEASE**  
Golden Gate Shopping Center  
2204 - 2290 Golden Gate Dr | Greensboro, NC 27405



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# Golden Gate

## Property Information

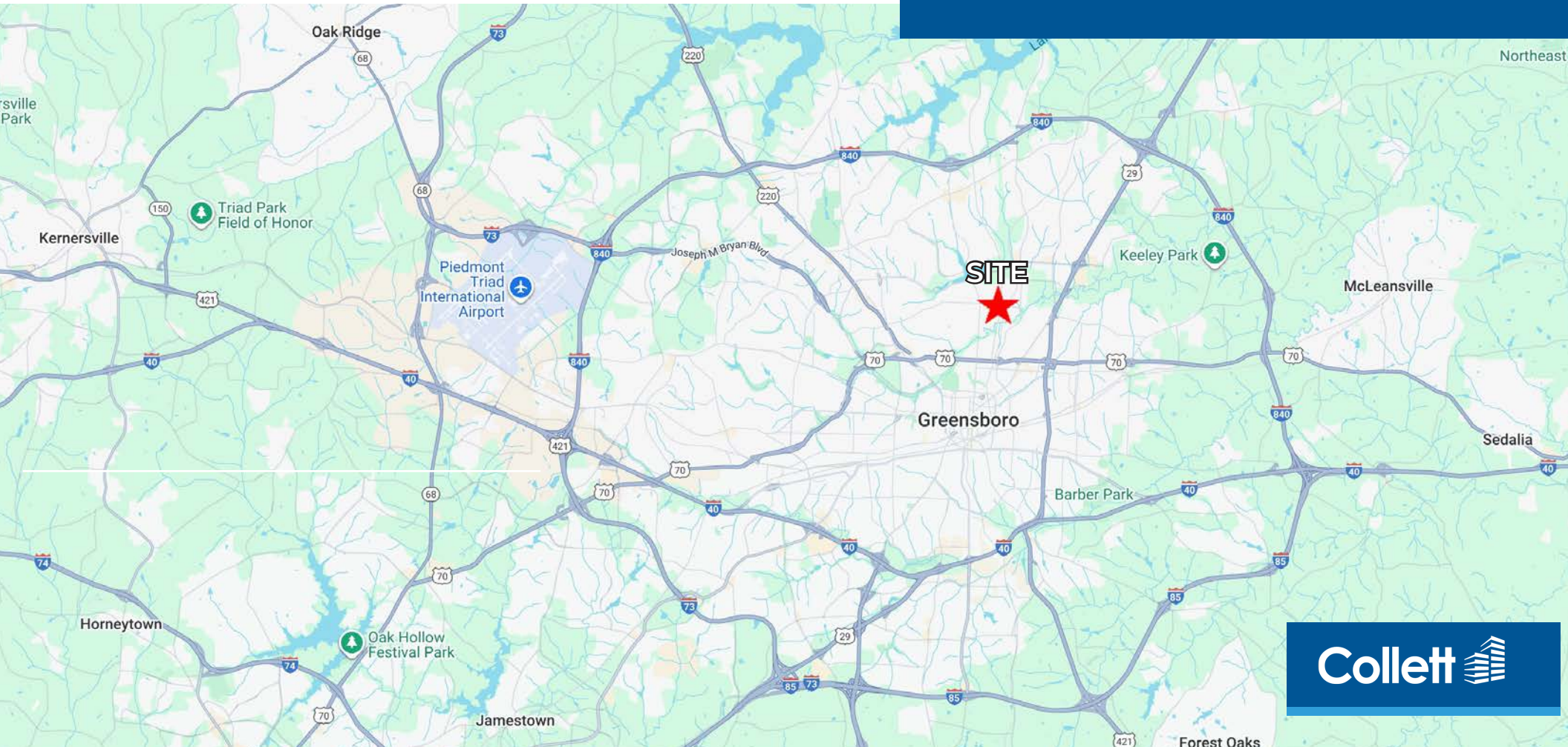
- ± 153,807 SF shopping center located in Guilford County, Greensboro, North Carolina.
- The center offers three convenient access points, including entry from the signalized intersection at E. Cornwallis Drive and Golden Gate Drive.
- The center is just a 3 minute drive from Moses H. Cone Memorial Hospital, 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



# Golden Gate

## Center Photos



# Golden Gate

## Aerial



# Golden Gate

## Aerial



**GOLDEN GATE**

FOOD LION  
beautisa  
boostmobile  
HBA BLOCK  
Golden Gate & Co.



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

E Cornwalls Dr - 10-32A ADT

CVS pharmacy

CVS pharmacy