

Oakwood Square – Greensboro, NC



LOCATION: The Shopping Center fronts High Point Road at its intersection with Holden Road.

AVAILABILITY: Oakwood Square contains 83,544 square feet of retail space in two buildings. Currently, there are 65,144 square feet available including 35,013 sf of contiguous space.

VISIBILITY: Excellent exposure from High Point Road. This is one of the most visible intersections in the market. Pylon signs are available on both High Point and Holden roads.

MARKET: Greensboro is the largest city in the Greensboro/Winston-Salem/High Point CSA, which is also referred to as the Triad area. The 2010 CSA population was 1,599,477. Greensboro is one of the fastest growing cities in North Carolina and the third-largest city with a population of 269,666. The retail market of Greensboro is outstanding. In addition to Four Seasons Town Centre Mall, other submarkets are along Wendover Avenue, Friendly Center and Battleground Road.

SHOPPING CENTER: Oakwood Square consists of the following retailers and restaurants:

- Total Wine & More
- McDonald's (outparcel)
- Available (outparcel)

The dominant regional mall, the 1.3 million square foot Four Seasons Town Centre, is located ¼ mile from the site and is anchored by Belk, Dillard's, and JCPenney. This is the preferred location for retailers with one store in the market, which include Borders, Books & Music; Toys 'R' Us; Bed, Bath & Beyond; Cost Plus World Market; and CompUSA.



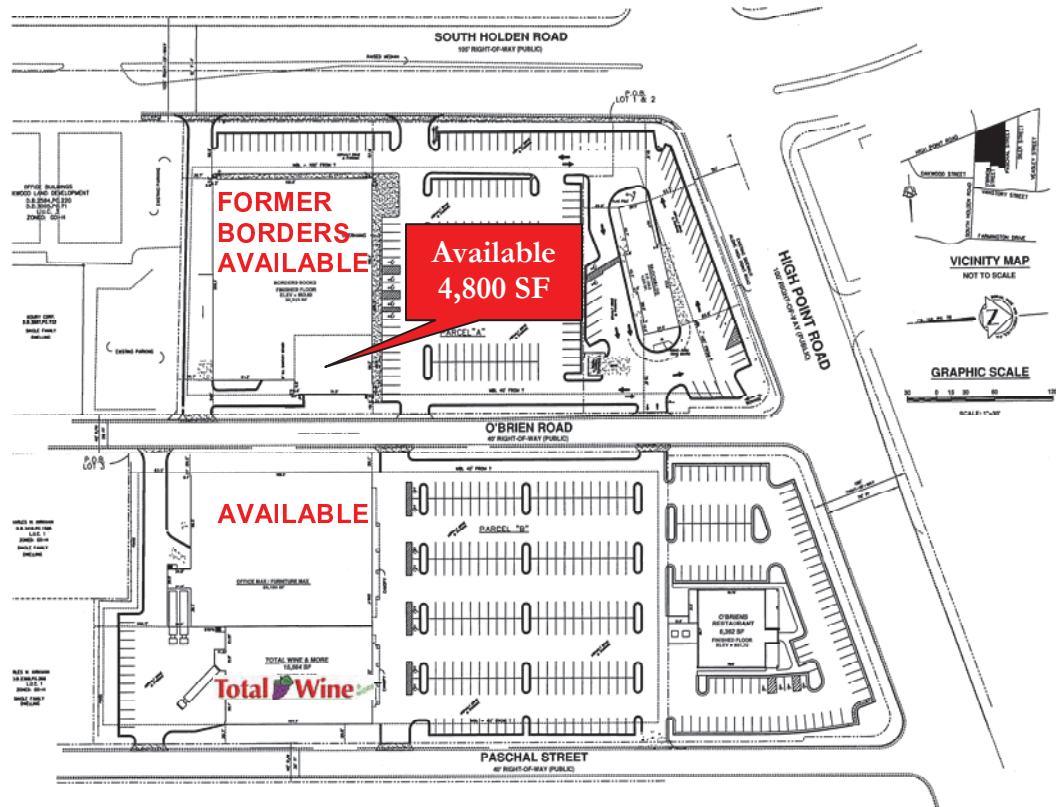
DEMOGRAPHICS:

2011 Estimates	3 Mile	5 Mile	7 Mile
Population	74,003	170,263	260,194
Avg Household Income	\$49,308	\$57,636	\$60,572
HH Growth 1990-2000	12.37%	16.99%	18.95%

TRAFFIC COUNTS:

High Point Road	32,000 ADT
Holden Road	<u>20,000</u> ADT
Combined	52,000 ADT

SITE PLAN:



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