GROUND LEASE OUTPARCEL

Brassfield Station
2000 New Garden Road
Greensboro, NC 27410

BROWN INVESTMENT PROPERTIES
EST. 1960

1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
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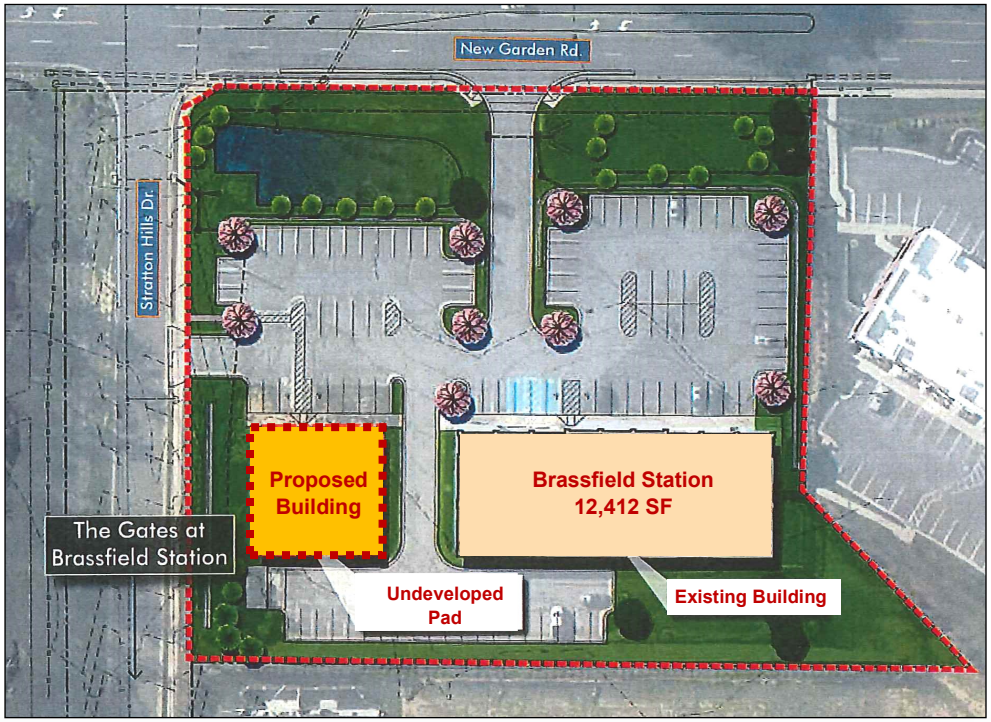
HIGHLIGHTS

- Excellent Ground Lease opportunity in well established retail shopping center on New Garden Road
- Anchored by Reel Seafood Grill, Kumon Math and Reading Center, ASAP Labs and Care, and Tiger Kim's Tae Kwon Do
- Great visibility and street frontage with an average of 24,000 vehicles per day
- Plenty of parking



PROPERTY FEATURES

- Ground Lease
- $45,000 per year NNN - TICAM $6.61 PSF (estimated)
- Zoned - PUD
- .25 +/- acres
- Pad ready site for development
- Frontage - *New Garden Road*
- Pylon signage available
- Greensboro Urban Loop less than 1 mile away
- Close to businesses, residential, restaurants and other retail centers
- Approximately 6 miles from Piedmont Triad International Airport

POPULATION

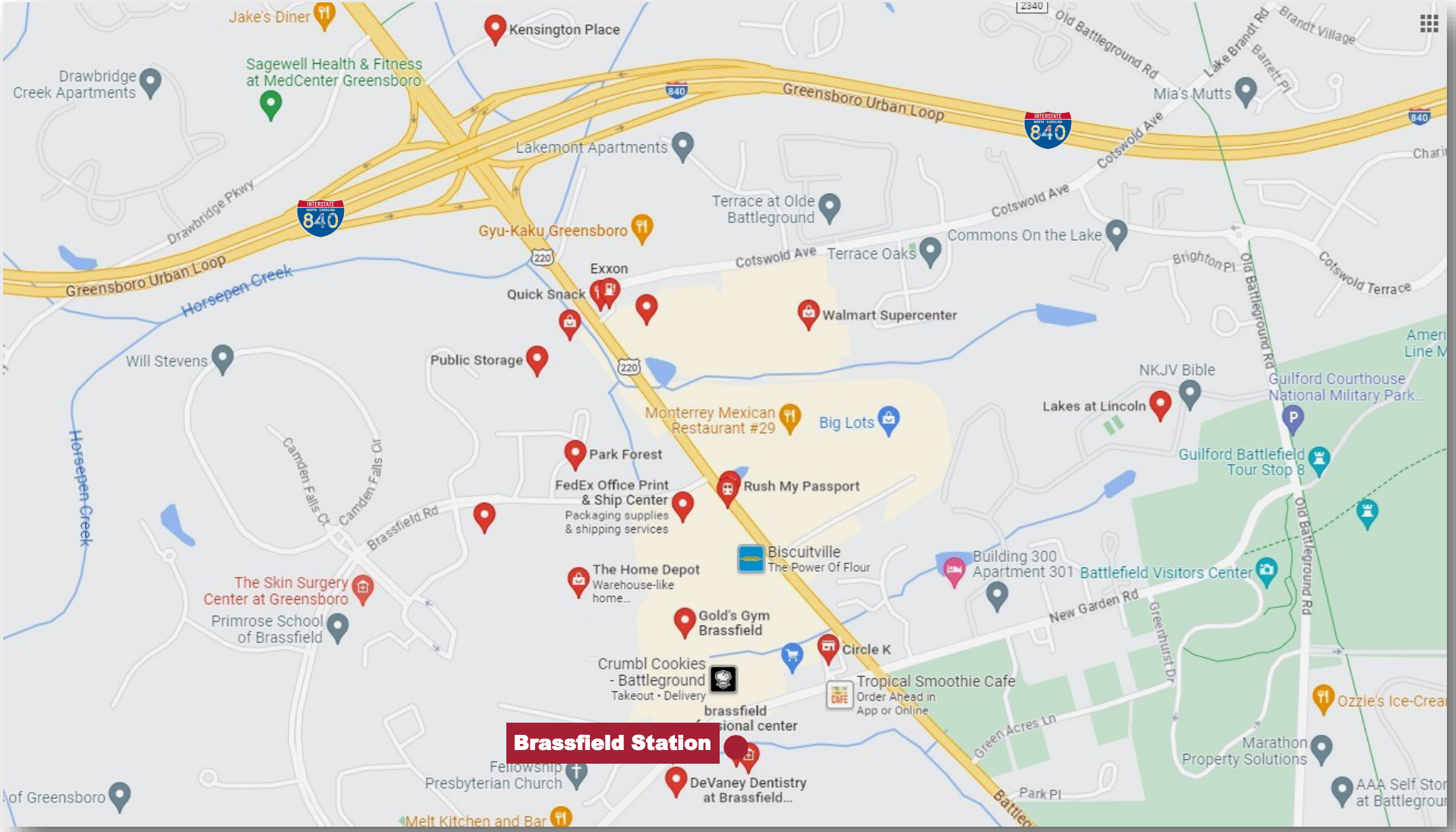
2 Mile	5 Miles	10 Miles
28,423	146,722	385,989

AVERAGE HH INCOME

2 Mile	5 Miles	10 Miles
$104,154	$95,084	$85,667

TRAFFIC

Battleground Avenue & New Garden Road
26,044 vehicles per day



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The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.