

SURPLUS SPACE AVAILABLE - BATTLEGROUND AVE

2965 BATTLEGROUND AVENUE | GREENSBORO, NC 27408

Joseph M Bryan Blvd



Battleground Ave
46,500 VPD

Pisgah Church Rd

SITE

LOWE'S

ALDI

BALANCE DAY SPA

EXPRESS OIL CHANGE
TIRE ENGINEERS

Wash & Detail



Mt. Pisgah Church

Lewis Recreation Center

CVS/pharmacy

Total Wine & MORE

HAPPY TAILS
Emergency Veterinary Clinic

KIA

LONGHORN
INTRIX
bikes

at&t
PAPA JOHN'S

FINS
CARWASH

CARPETS
By DIRECT
LOWEST PRICES PERIOD

Bojangles

TJ-maxx
DOLLAR TREE
ROSS
DRESS FOR LESS
cricket

STAMEY'S
BARBECUE

MEN'S WEARHOUSE

Battleground Ave

34,000 VPD



THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203
www.PROVIDENCEGROUP.COM

CONTACT

Darren Wood | 704.644.4599
dwood@providencegroup.com

Eric Howell | 704.644.4584
ehowell@providencegroup.com

AVAILABLE
FOR LEASE

PROUD PARTNER
XTEAM
RETAIL ADVISORS

SURPLUS SPACE AVAILABLE - BATTLEGROUND AVE

2965 BATTLEGROUND AVENUE | GREENSBORO, NC 27408

LEASE INFORMATION

Lease Rate: Please Call
NNN: Please Call
Available Space: Please Call

PROPERTY HIGHLIGHTS

Space available adjacent to newly opened Aldi in the recently renovated Battleground Village Shopping Center. The center has signalized access and located at the heart of the Battleground retail corridor with many national retailers and restaurants represented.

DEMOGRAPHICS (2021)	1 MILE	3 MILE	5 MILE
POPULATION	8,291	69,796	195,424
AVERAGE HH INCOME	\$84,660	\$104,880	\$80,871
MEDIAN HH INCOME	\$66,824	\$78,750	\$61,262
BUSINESS ESTABLISHMENTS	590	4,227	10,874
DAYTIME EMPLOYMENT	5,172	46,481	118,744

TRAFFIC COUNTS

34,000 VPD on Battleground Ave (NCDOT 2021)



CONTACT

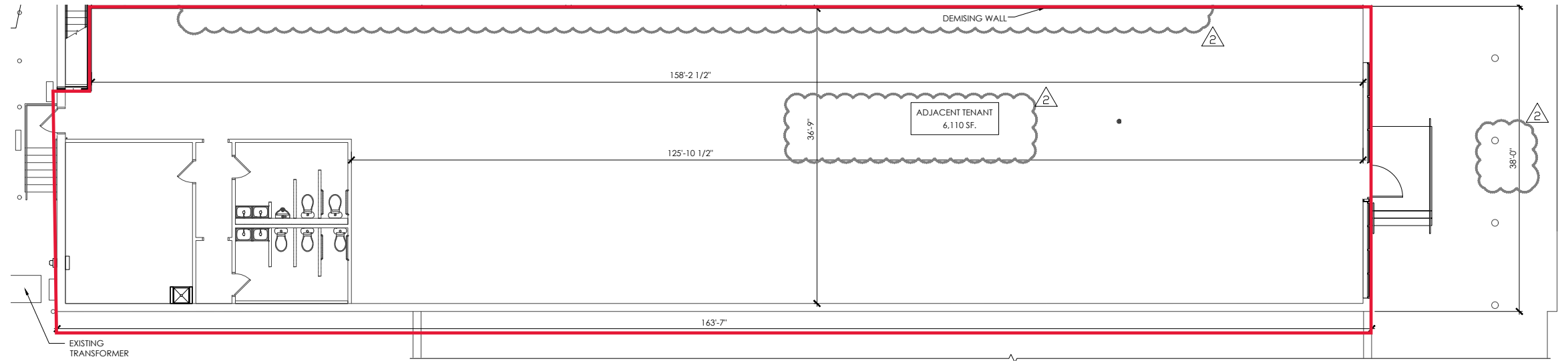
Darren Wood | 704.644.4599 | dwood@providencegroup.com
Eric Howell | 704.644.4584 | ehowell@providencegroup.com

© 2021 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SURPLUS SPACE AVAILABLE - BATTLEGROUND AVE

2965 BATTLEGROUND AVENUE | GREENSBORO, NC 27408

© 2021 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



CONTACT

Darren Wood | 704.644.4599
dwood@providencegroup.com

Eric Howell | 704.644.4584
ehowell@providencegroup.com

1 Operations Plan
SCALE: 1/8" = 1'-0"



© 2021 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SURPLUS SPACE AVAILABLE - BATTLEGROUND AVE

2965 BATTLEGROUND AVENUE | GREENSBORO, NC 27408



SITE



STYLEOENCORE

UNITED STATES POSTAL SERVICE

Jersey Mike's SUBS

SAYORO FANTASY JAPANESE STEAK AND SEAFOOD HOUSE



Dino's Audio Video

Mt. Pisgah Church

Battleground Ave

34,000 VPD

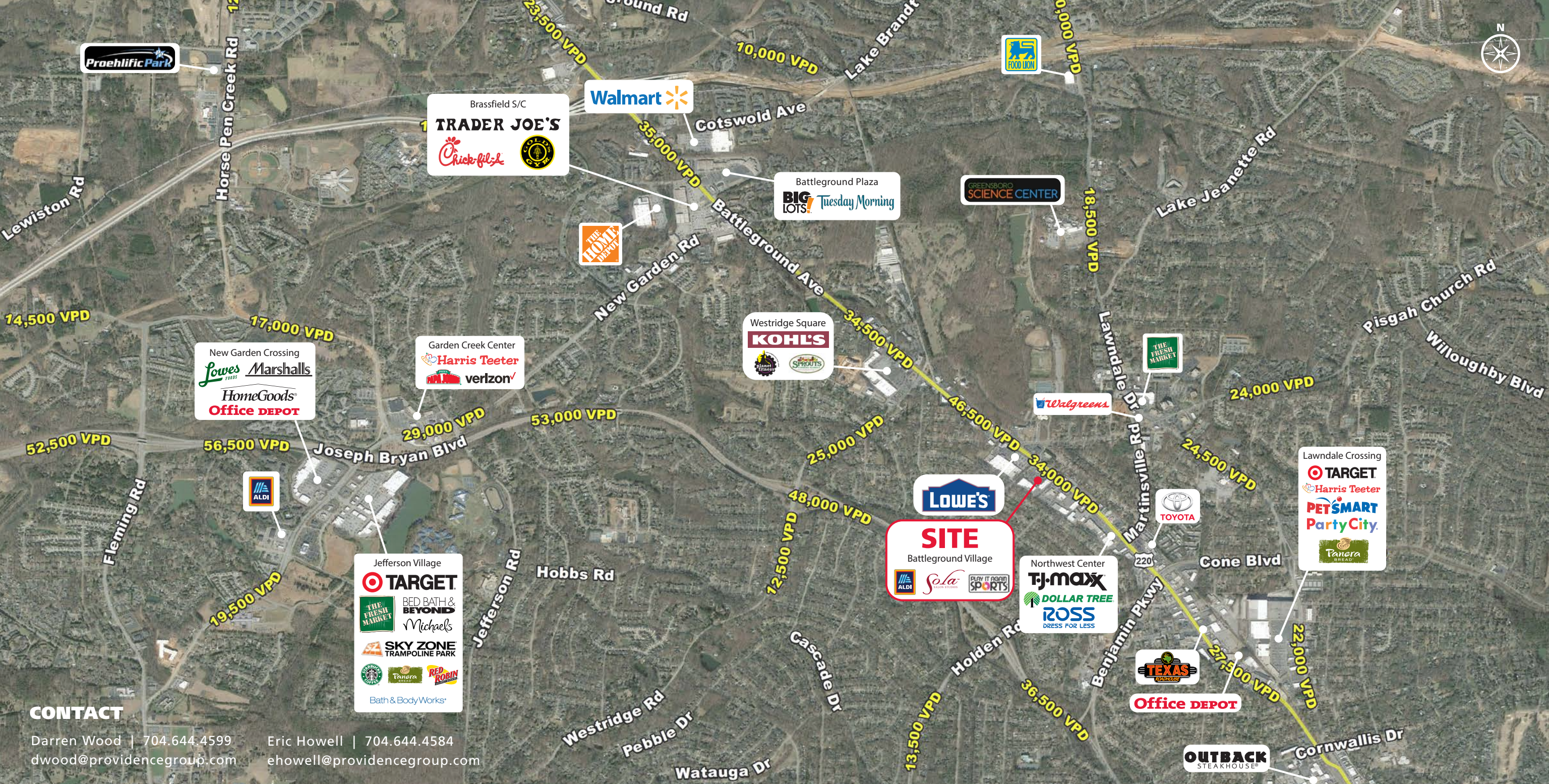
46,500 VPD

CONTACT

Darren Wood | 704.644.4599
dwood@providencegroup.com

Eric Howell | 704.644.4584
ehowell@providencegroup.com





CONTACT

Darren Wood | 704.644.4599 | dwood@providencegroup.com
Eric Howell | 704.644.4584 | ehowell@providencegroup.com