

# NEW UPSCALE CENTER FOR LEASE

## The Shoppes @ Battleground North North Battleground @ Old Battleground/Horse Pen Creek Greensboro, North Carolina



**Trade Area:** Shoppes at Battleground North is strategically positioned at a major, signalized intersection in North Greensboro, central to a large trade area that is underserved by retail goods and services, to its East, North, and West. The Trade Area is well-populated, experiencing rapid growth, with Average Household Income of approximately \$100,000 per household. This center offers an excellent opportunity for the knowledgeable and experienced restaurant, retail, or service business owner.

**Tenant Mix:** **Harris Teeter** (48,000 SF), **CVS Pharmacy**, **Starbucks**, Backyard Burgers, Grioli's Italian Bistro & Pizza, Subway, Day Spa, Golden China, Diva Nails

**Space Available:** 1,300 to 10,400 Sq. Ft.—Immediate Availability

**Center Size:** Phase I: +/- 78,750 Sq. Ft.—Phase II & III: 43,300 Sq. Ft.

**Area Retail:** Rite Aid, Food Lion, KFC, Wal-Mart

| <b>Demographic Profile (2008):</b> | <b><u>1 Mile</u></b> | <b><u>3 Mile</u></b> | <b><u>5 Mile</u></b> |
|------------------------------------|----------------------|----------------------|----------------------|
| <b>Population:</b>                 | 3,158                | 36,020               | 97,601               |
| <b>Avg HH Income:</b>              | \$94,052             | \$99,279             | \$101,394            |
| <b>Employment:</b>                 | 1,829                | 19,599               | 50,618               |

|                               |                                  |            |
|-------------------------------|----------------------------------|------------|
| <b>Traffic Counts (2007):</b> | <b>Hwy 220, N. Battleground:</b> | 19,000 VPD |
|                               | <b>Horse Pen Creek:</b>          | 12,000 VPD |
|                               | <b>Old Battleground:</b>         | 6,900 VPD  |

## Competitive Lease Rates—Call For Quote

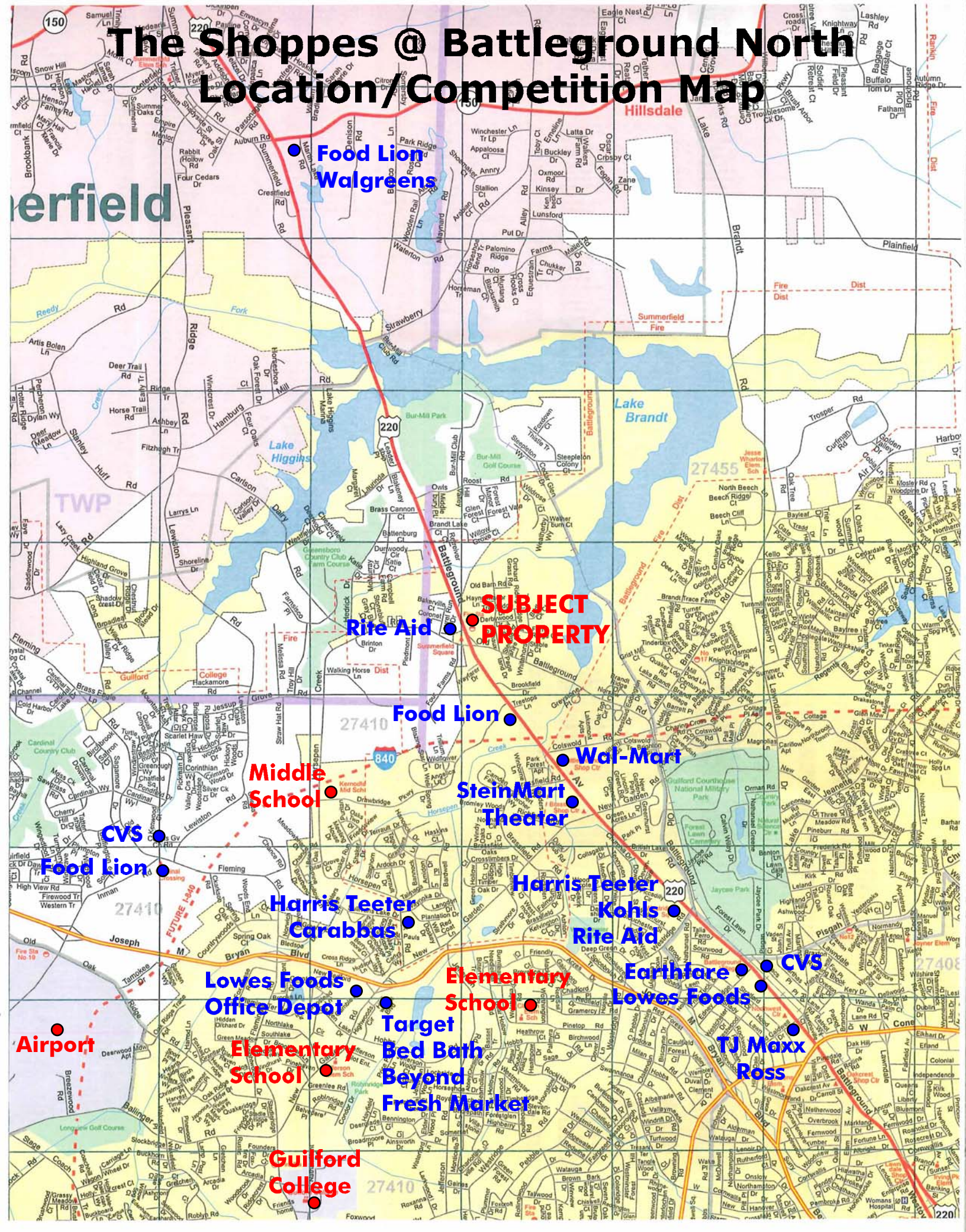
**RAYMOND D. COLLINS, JR., CCIM**  
OFC: (336) 768-0555  
FAX: (336) 768-2055  
EM: ray@collinscommprop.com  
WEBSITE: www.collinscommprop.com



**COLLINS  
COMMERCIAL  
PROPERTIES, INC.**  
2990 Bethesda Place, Suite 601C  
Winston-Salem, NC 27103

No Warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein or hereafter provided, and same is provided subject to errors, omissions, change of price, rental or other conditions and withdrawal without notice. This information is given with the understanding that all negotiations relating to the leasing or sale of the property described herein shall be conducted through Collins Commercial Properties, Inc., Winston-Salem, North Carolina.

# The Shoppes @ Battleground North Location/Competition Map



# Shoppes at Battleground North Greensboro, NC



New Housing

New Housing

**STARBUCKS**

Future  
Development

**HARRIS TEETER**  
48,000 SF

Future  
Development

Left Over

**CVS -  
COMING SOON**

**US 220/N BATTLEGROUND**

(72,000 VPD)

**RITE  
AID**

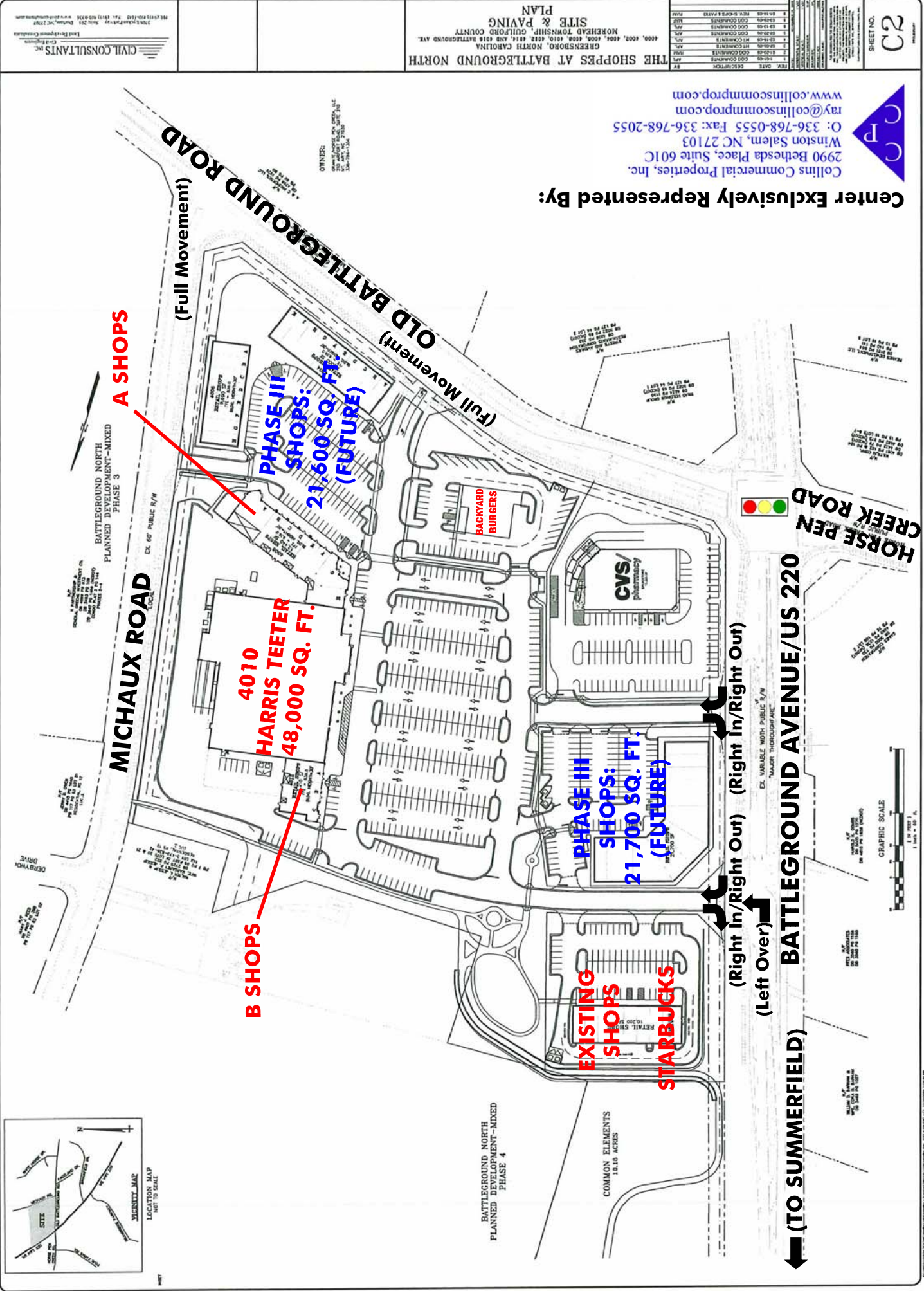
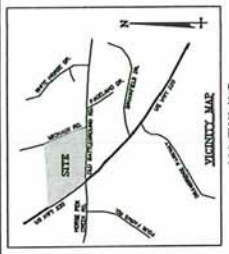
(33,000 VPD)

**HORSE PEN CREEK**

**OLD BATTLEGROUND**



# THE SHOPPES AT BATTLEGROUND NORTH, GREENSBORO, NC



**B SHOPS** (Red text, red arrow pointing to the Harris Teeter building)

**A SHOPS** (Red text, red arrow pointing to the Phase III Shops building)

**Center Exclusively Represented By:**

Collins Commercial Properties, Inc.  
 2990 Bethesda Place, Suite 601C  
 Winston Salem, NC 27103  
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 www.collinscommprop.com  
 ray@collinscommprop.com

THE SHOPPES AT BATTLEGROUND NORTH  
 SITE & PAVING  
 PLAN  
 GREENSBORO, NORTH CAROLINA  
 4000, 4002, 4004, 4006, 4008, 4010, 4012, 4014, 4016 BATTLEGROUND AVE.  
 NORTHHEAD TOWNSHIP, GUILFORD COUNTY

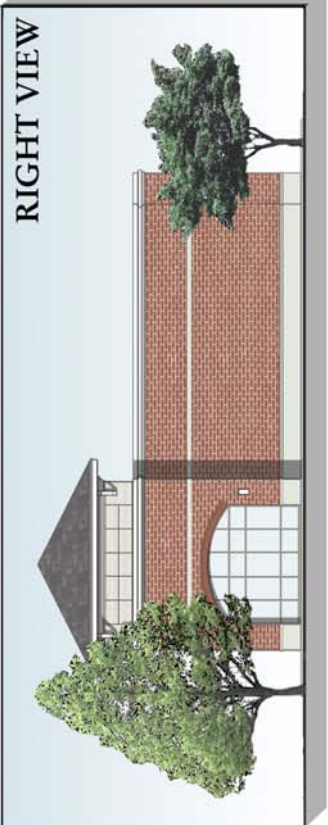
CIVIL CONSULTANTS INC.  
 Lead Engineer  
 1308 E. 7th Street, Suite 201  
 Greensboro, NC 27401  
 Tel: (336) 853-4222 Fax: (336) 853-4223 www.civilconsultants.com

SHEET NO. **C2**

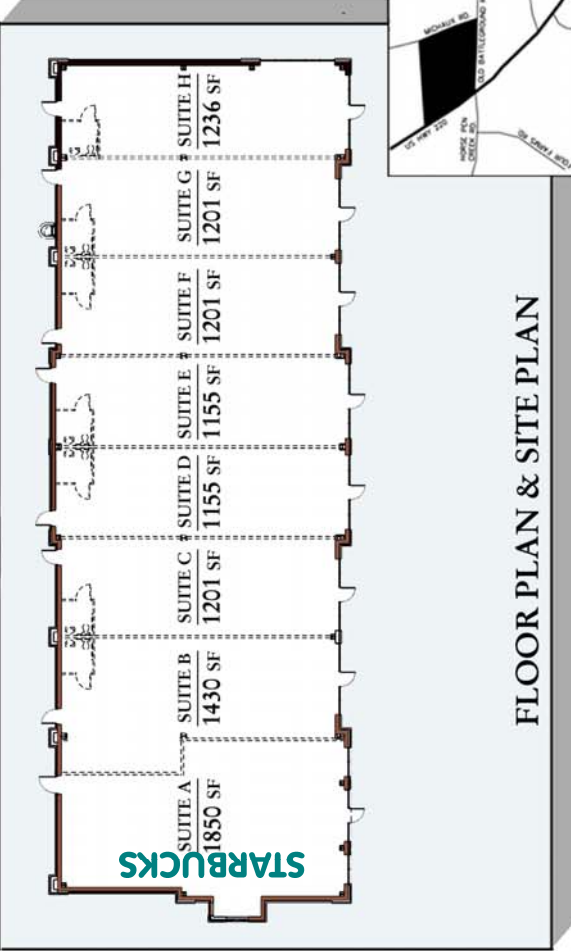




LEFT VIEW



RIGHT VIEW



FLOOR PLAN & SITE PLAN



FRONT VIEW



**COLLINS**  
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**BRADLEY & BALL**  
ARCHITECTS

**SHOPPES AT BATTLEGROUND NORTH - STARBUCKS BUILDING  
GREENSBORO, NC**