

Specialty Retail Space For Lease
Starbucks—Shoppes @ Battleground North
North Battleground @ Old Battleground/Horse Pen Creek
Greensboro, North Carolina



Trade Area: Starbucks—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.

Anchor Tenants: **Harris Teeter (48,000 SF), Starbucks, SECU (Coming Soon!)**

Co-Tenants: The UPS Store, Papa Murphy's Pizza

Space Available: 1,200 to 5,913 Sq. Ft.—Immediate Availability

Demographic Profile (2010):	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	3,757	37,151	100,194
Avg HH Income:	\$89,401	\$91,330	\$90,935
Employment:	1,972	18,380	47,650

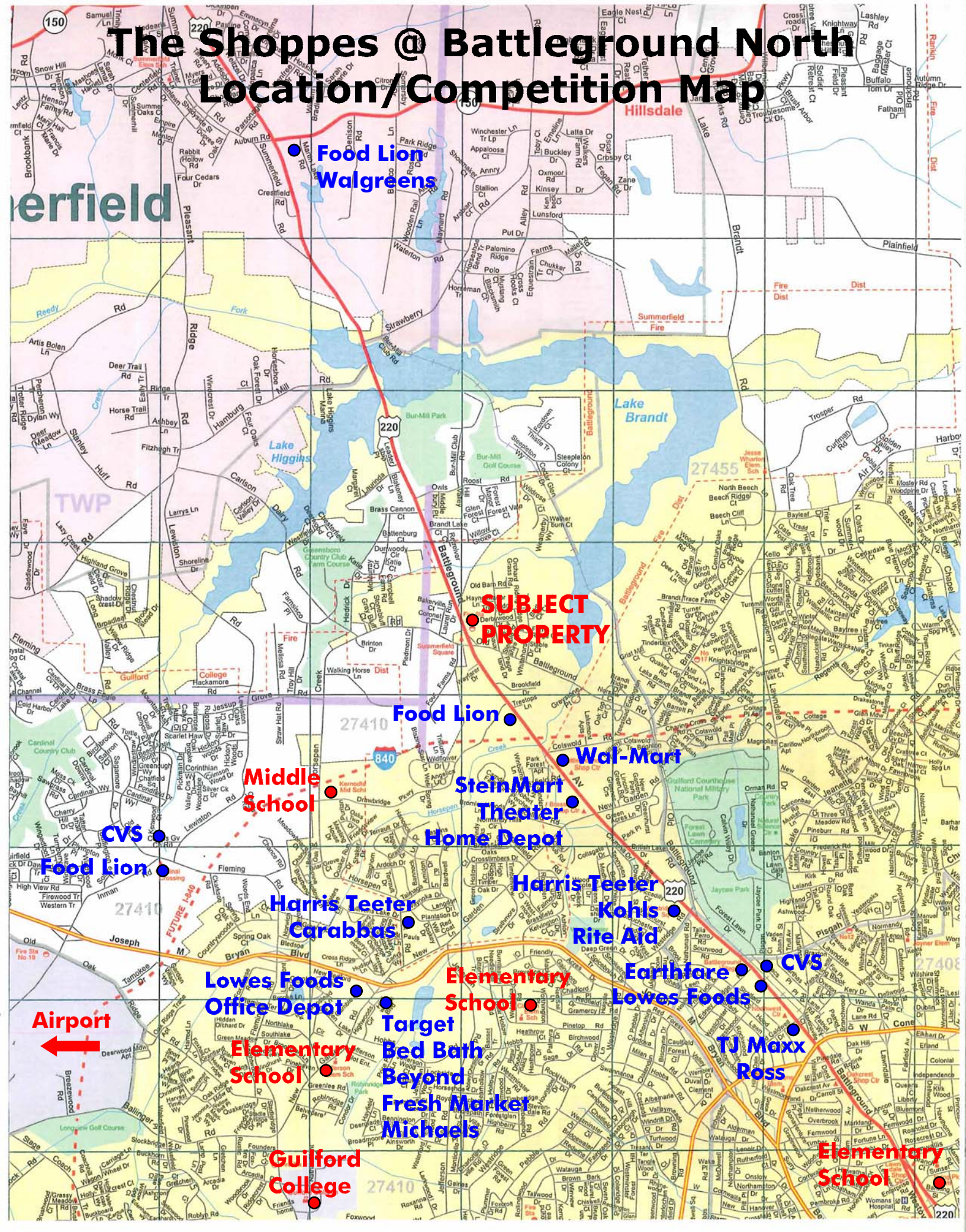
Traffic Counts (2009):	Hwy 220/N Battleground:	24,000 VPD
	Horse Pen Creek:	12,000 VPD
	Old Battleground:	7,300 VPD

Lease Rate: \$18.00 PSF Net

<p>RAYMOND D. COLLINS, JR., CCIM OFC: (336) 768-0555 FAX: (336) 768-2055 EM: ray@collinscommprop.com WEBSITE: www.collinscommprop.com</p>		<p>COLLINS COMMERCIAL PROPERTIES, INC. 2990 Bethesda Place, Suite 601C Winston-Salem, NC 27103</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------------------------------------------------------------------------------------------------

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



Food Lion
Walgreens

SUBJECT PROPERTY

Food Lion

Wal-Mart

SteinMart

Theater

Home Depot

Harris Teeter

Kohls

Rite Aid

CVS

Lowes Foods

Office Depot

Target

Elementary School

Bed Bath

Beyond

Fresh Market

Michaels

Earthfare

Lowes Foods

TJ Maxx

Ross

Guilford College

Elementary School

Airport



Shoppes at Battleground North Greensboro, NC



New Housing

New Housing

SUBJECT
STARBUCKS
PAPA MURPHY'S PIZZA
THE UPS STORE

HARRIS TEETER
48,000 SF

Future
Development

State Employees'
Credit Union
(Coming Soon!)

Left Over

OLD BATTLEGROUND

US 220/N BATTLEGROUND

HORSE PEN CREEK

(172,000 VPD)

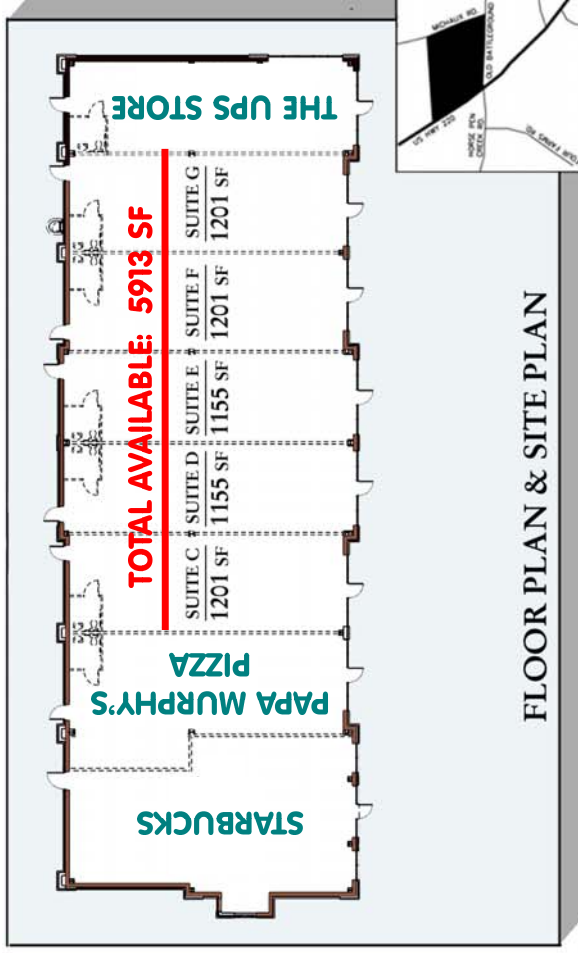
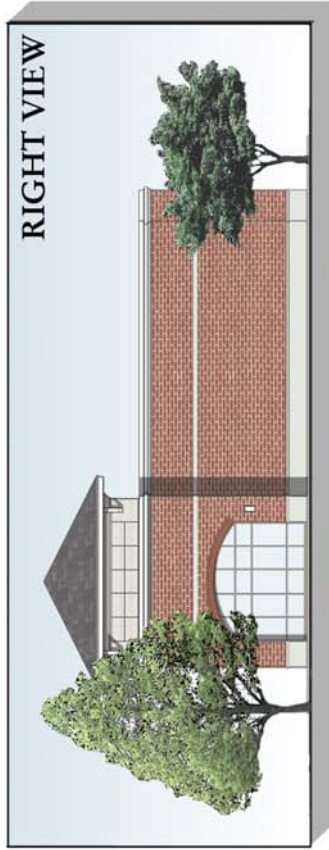
(33,000 VPD)



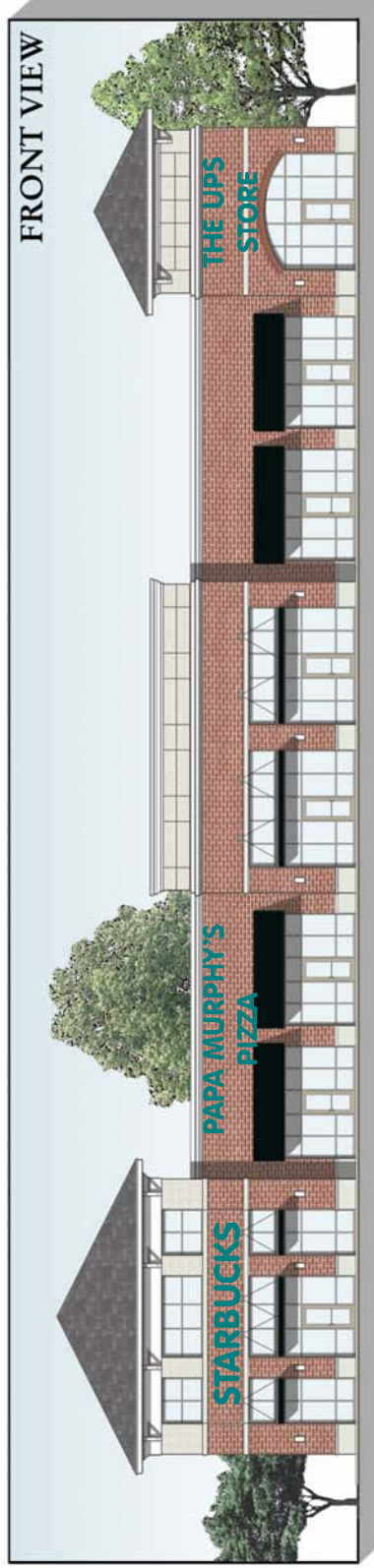
LEFT VIEW



RIGHT VIEW



FRONT VIEW



SHOPPES AT BATTLEGROUND NORTH - STARBUCKS BUILDING GREENSBORO, NC



BRADLEY & BALL
ARCHITECTS