

**New Construction Retail Space for Lease**  
**Central to the “Battleground Retail Corridor”**  
**2301 Battleground Ave, Greensboro NC**



**Location:** “Central to the Battleground Retail Corridor”: Home to multiple big box, grocery, small shop, sit down and full service restaurants, serving a high income densely populated surrounding trade area.

**Space Availability:** 1,293 to 2,586 square feet remaining; 60’ Bay Depths

**Co-Tenancy:** 2,752 SF Medical; 3,482 SF Restaurant Use

**Area Generators:** Harris Teeter, Verizon, Target, Omega Sports, Pet Smart, Office Depot, Fidelity Bank, Truliant CU, Aspen Dental, Outback Steakhouse, Texas Roadhouse, KFC, Wendy’s, Taco Bell, Subway, McDonald’s, others.

<b>Demographics:</b> (2018)		<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
	<b>Population:</b>	7,500	29,706	82,410	218,319
	<b>Avg HH Income:</b>	\$103,523	\$124,265	\$92,281	\$75,016
	<b>Daytime Pop:</b>	12,588	36,708	107,014	208,412

<b>Traffic Counts:</b> (NCDOT 2018)	<b>Battleground Ave @ Markland Drive</b>	27,500 ADT
	<b>Battleground Ave @ Cornwallis</b>	31,000 ADT

**Lease Rate: Call for Pricing**

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



# 2301 Battleground Ave, Greensboro NC

Tjmaxx  
McDonald's  
Bobbys  
TACO BELL

Lawndale Drive

TARGET  
CVS pharmacy  
PETSMART  
SALLY BEAUTY  
Harris Teeter  
Get the good stuff. Fast. Smart.

Office DEPOT

Battleground Ave

Markland Drive

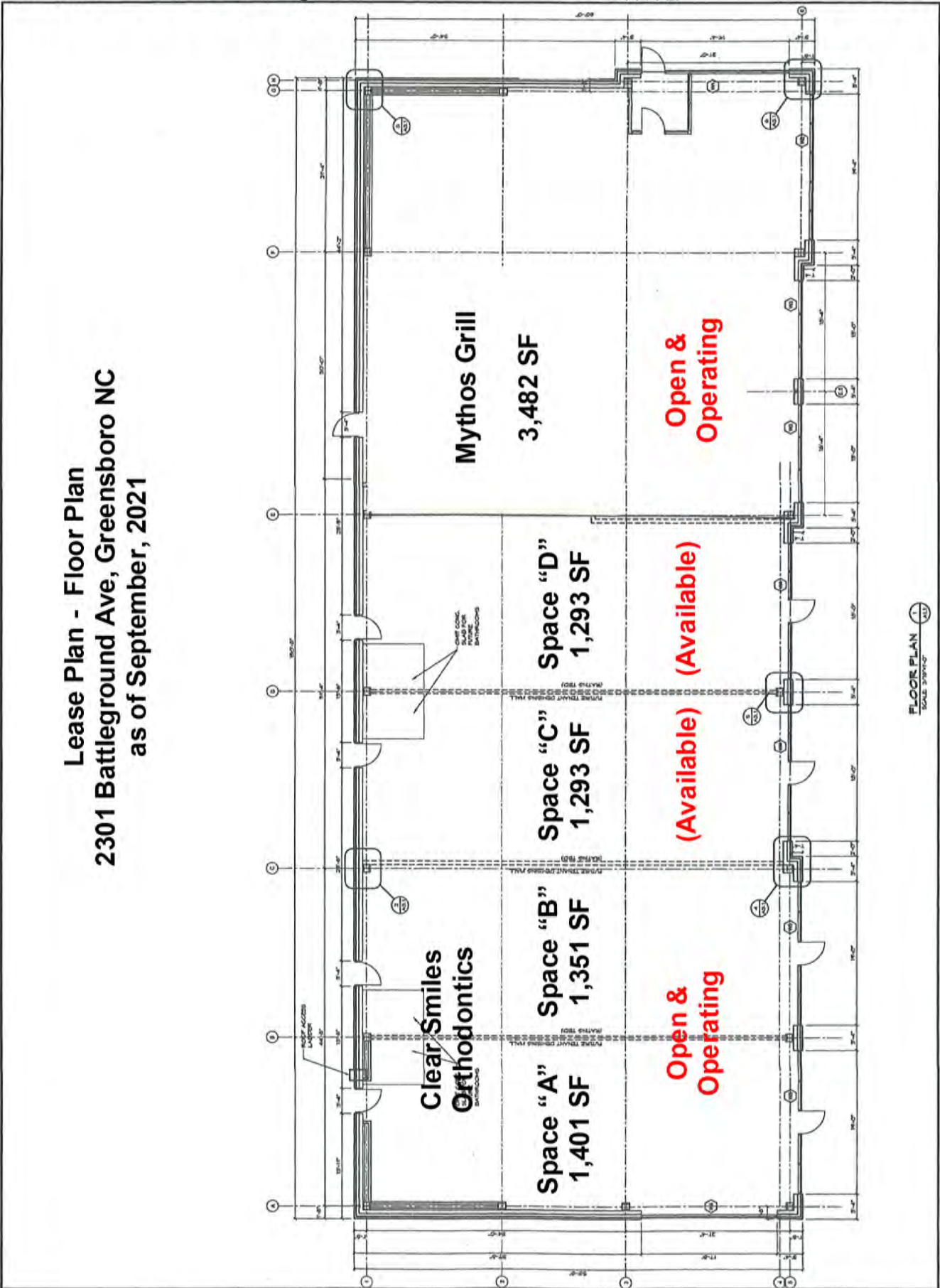


SITE

Wendy's  
COOK OUT  
J MEGA SPORTS  
J.J. Johns  
Wendy's Franchise  
SUBWAY

CP  
COLLINS  
COMMERCIAL  
PROPERTIES, INC.

**Lease Plan - Floor Plan**  
**2301 Battleground Ave, Greensboro NC**  
**as of September, 2021**



FLOOR PLAN (11)



**BRADLEY & BALL ARCHITECTS**

## BATTLGROUND RETAIL CENTER

BATTLGROUND AVE., GREENSBORO, N.C.

