

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.

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

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

Lease Rate: Call for Pricing

<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>
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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



TJ-maxx

McDonald's

Wendy's

TACO BELL

Wendy's

TARGET

CVS pharmacy

PETSMART

SALLY BEAUTY

Harris Teeter

Office DEPOT



SITE

Wendy's

COOK OUT

JMEGA SPORTS

Subway

Krispy Kreme

CP COLLINS COMMERCIAL PROPERTIES, INC.

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

BRADLEY & BALL ARCHITECTS
 5021 WEST FRIENDLY AVE
 GREENSBORO, N.C. 27410
 336-853-4000
 www.bradleyball.com



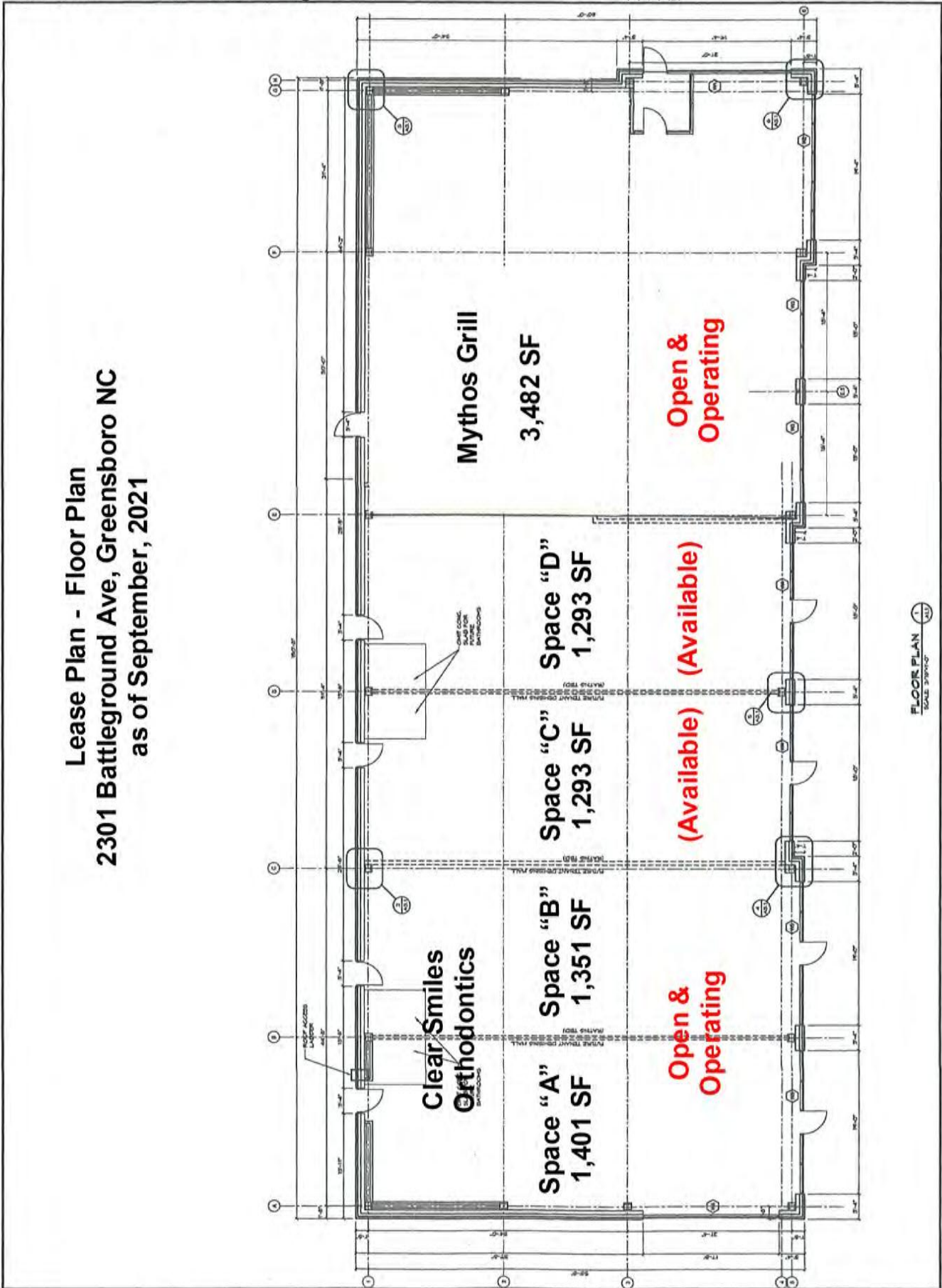
MYTHOS RETAIL
 2301 Battleground Ave.
 GREENSBORO, NC

NO.	DATE	DESCRIPTION
1	10/04	ISSUED

FLOOR PLAN

Scale: 1/8" = 1'-0"
 Date: 10/04/21
 Drawn By: DPM
 Check: DAK
 Print No.: 1020
 Sheet:

A1.1



FLOOR PLAN (11)



BRADLEY & BALL ARCHITECTS

BATTLGROUN RETAIL CENTER

BATTLGROUN AVE., GREENSBORO, N.C.

