

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

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2301 Battleground Ave, Greensboro NC



Lawndale Drive



Battleground Ave

Markland Drive



