

+/-3,928 Sq. Ft. for Lease - Immediate Availability
Retail, Medical, or Service Use
3909 Battleground Avenue Greensboro, NC



**Trade Area/
Market Profile:**

Located on one of Greensboro's premiere commercial corridors. Two blocks north of new I-840 Urban Loop. Two blocks north of newly opened Cone Health MedCenter Greensboro at Draw Bridge Parkway Hospital. Upper middle to high income residential support. Broad regional access via Battleground Ave, I-840 Urban Loop. Close to retail and restaurant supporting services.

Site Amenities:

Outstanding street front visibility; Multi-tenant Hi-Rise Pylon Sign; Abundant Parking; Two (2) full movement Curb Cuts.

Demographics:
(2025 Est.)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	8,548	46,390	119,766
Avg HH Income:	\$121,246	\$129,554	\$129,480
Daytime Pop:	5,610	26,644	84,819

Traffic Counts:
(NCDOT 2023)

Battleground Ave:	31,000 ADT
I-840:	18,500 ADT

Lease Rate: \$22.00 PSF NNN plus \$4.50 PSF TICAM

RAYMOND D. COLLINS, JR., CCIM
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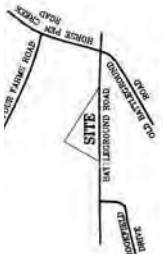


**COLLINS
COMMERCIAL
PROPERTIES, INC.**
2990 Bethesda Place, Suite 601C
Winston-Salem, NC 27103

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LOCATION MAP
NOT TO SCALE

LEGEND

- EXP - EXISTING IRON PIN
- CTF - CORRUGATED PLASTIC PIPE
- DI - DRAINAGE
- WM - WATER METER
- GM - GAS METER
- RTD - FIRE HYDRANT
- FT - FOUNTAIN
- UT - UTILITY
- WM - WATER METER
- OW - OVERHEAD UTILITIES

I, THOMAS A. RICCIO, RLS, CERTIFY THAT THIS PLAT WAS PREPARED BY ME FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT UNLESS NOTED THERE ARE NO VISIBLE ENCROACHMENTS OR INFRINGEMENTS.

WITNESS MY HAND AND ORIGINAL SEAL

THOMAS A. RICCIO L-2815



SURVEY PREPARED FOR
WILLIAM TOMAZEWSKI
SHOWING PIN: 7847328008
AND BEING PARCEL NUMBER 0060341
3909 BATTLEGROUND AVENUE
CENTER GROVE TOWNSHIP • GUILFORD COUNTY • NORTH CAROLINA
DATE: JULY 5TH 2017 DRAWING NUMBER 17185

SURVEY PREPARED BY
THOMAS A. RICCIO AND ASSOCIATES
440 WEST END BOULEVARD
WINSTON-SALEM, NORTH CAROLINA 27101
336-7773-0511

1.53116 ACRES
BY COORDINATE COMPUTATION

PIN: 7847316918
DEERFIELD HOMEOWNERS ASSOC

DEERFIELD
SECTION 3, MAP 1
PLAT BOOK 148 PAGE 88
COMMON AREA

PIN: 7847327177
DEERFIELD HOMEOWNERS ASSOC

DEERFIELD
SECTION 3, MAP 2
PLAT BOOK 148 PAGE 105
COMMON AREA

PIN: 7847395263
DEERFIELD HOMEOWNERS ASSOC

DEERFIELD
SECTION ONE
PLAT BOOK 83 PAGE 114
COMMON AREA

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BATTLEGROUND AVENUE
US HIGHWAY 220
100' PUBLIC RIGHT-OF-WAY

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