

**+/-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>
<b>Population:</b>	8,548	46,390	119,766
<b>Avg HH Income:</b>	\$121,246	\$129,554	\$129,480
<b>Daytime Pop:</b>	5,610	26,644	84,819

**Traffic Counts:**  
(NCDOT 2023)

<b>Battleground Ave:</b>	31,000 ADT
<b>I-840:</b>	18,500 ADT

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

**RAYMOND D. COLLINS, JR., CCIM**  
**OFC: (336) 768-0555**  
**M: 336-978-6444**  
**EM: ray@collinscommprop.com**  
**WEBSITE: www.collinscommprop.com**



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

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.



Harris Barton

CVS pharmacy

Jokey Mikes

Auto Zone

3909 Battleground Center

UPS

ITT

MedCenter Greensboro  
at Drawnidge Parkway

840

WAL-MART

BIG LOTS!

Crabapple

Big Brothers

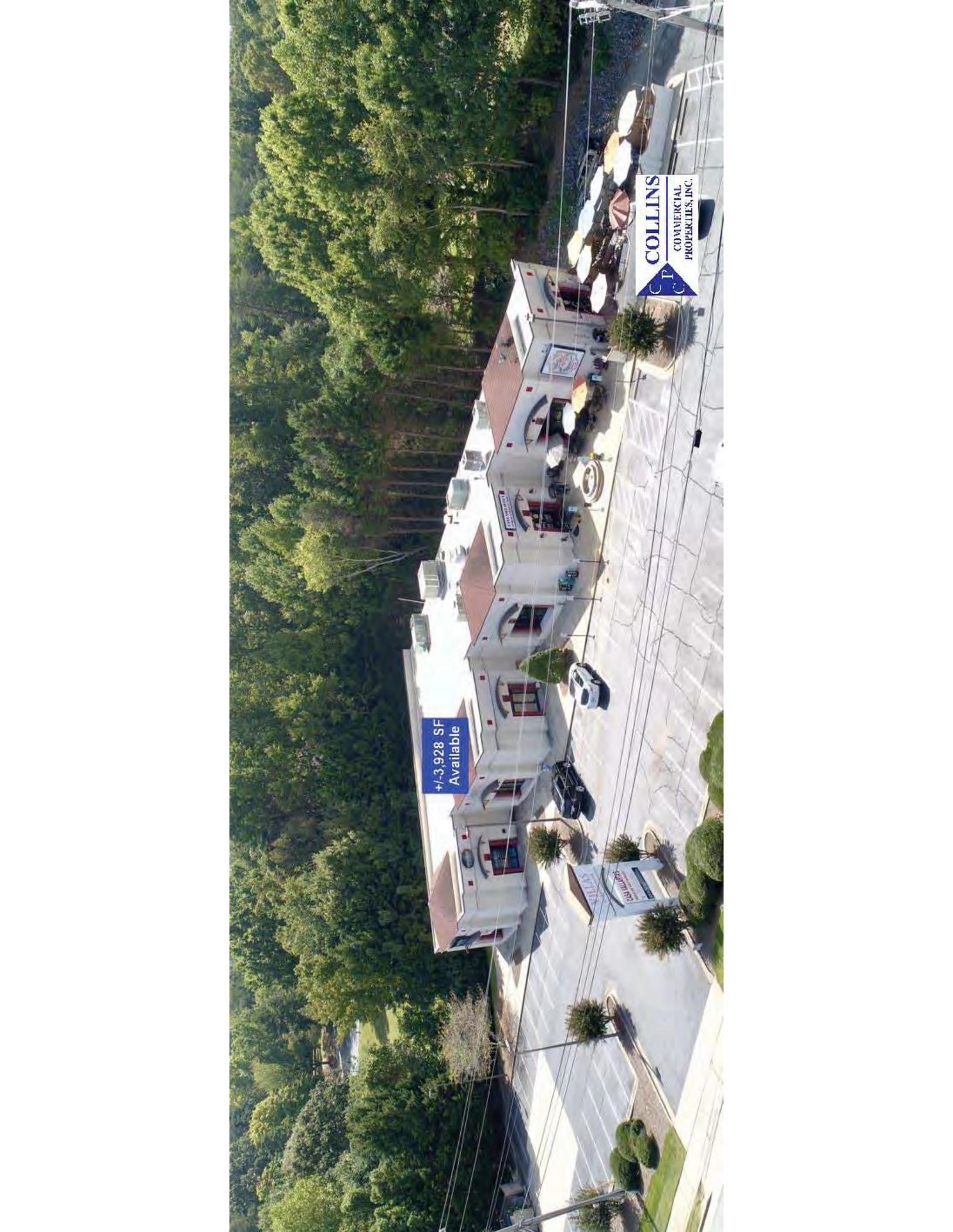
TRADER JOE'S

LOADING DOCK

COLLINS  
COMMERCIAL  
PROPERTIES, INC.

Google Earth

img150 © 2015 Google



+/- 3,928 SF Available

COLLINS COMMERCIAL PROPERTIES, INC.

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*

THOMAS A. RICCIO L.-2815

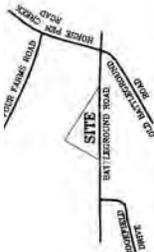


SURVEY PREPARED FOR  
**WILLIAM TOMAZEWSKI**  
 SHOWING PIN: 7847339098  
 AND BEING PARCEL NUMBER 0090341  
 3909 BATTLEGROUND AVENUE  
 CENTER GROVE TOWNSHIP \* GULFORD COUNTY \* NORTH CAROLINA  
 DATE: JULY 5TH 2017 DRAWING NUMBER 17195

GRAPHIC SCALE - FEET  
 0 30 60 90

SURVEY PREPARED BY  
**THOMAS A. RICCIO AND ASSOCIATES**  
 440 WEST END BOULEVARD  
 WINSTON-SALEM, NORTH CAROLINA 27101  
 336-7773-0211

**1.53116 ACRES**  
 BY COORDINATE COMPUTATION



**LOCATION MAP**  
 1/4" = 100'

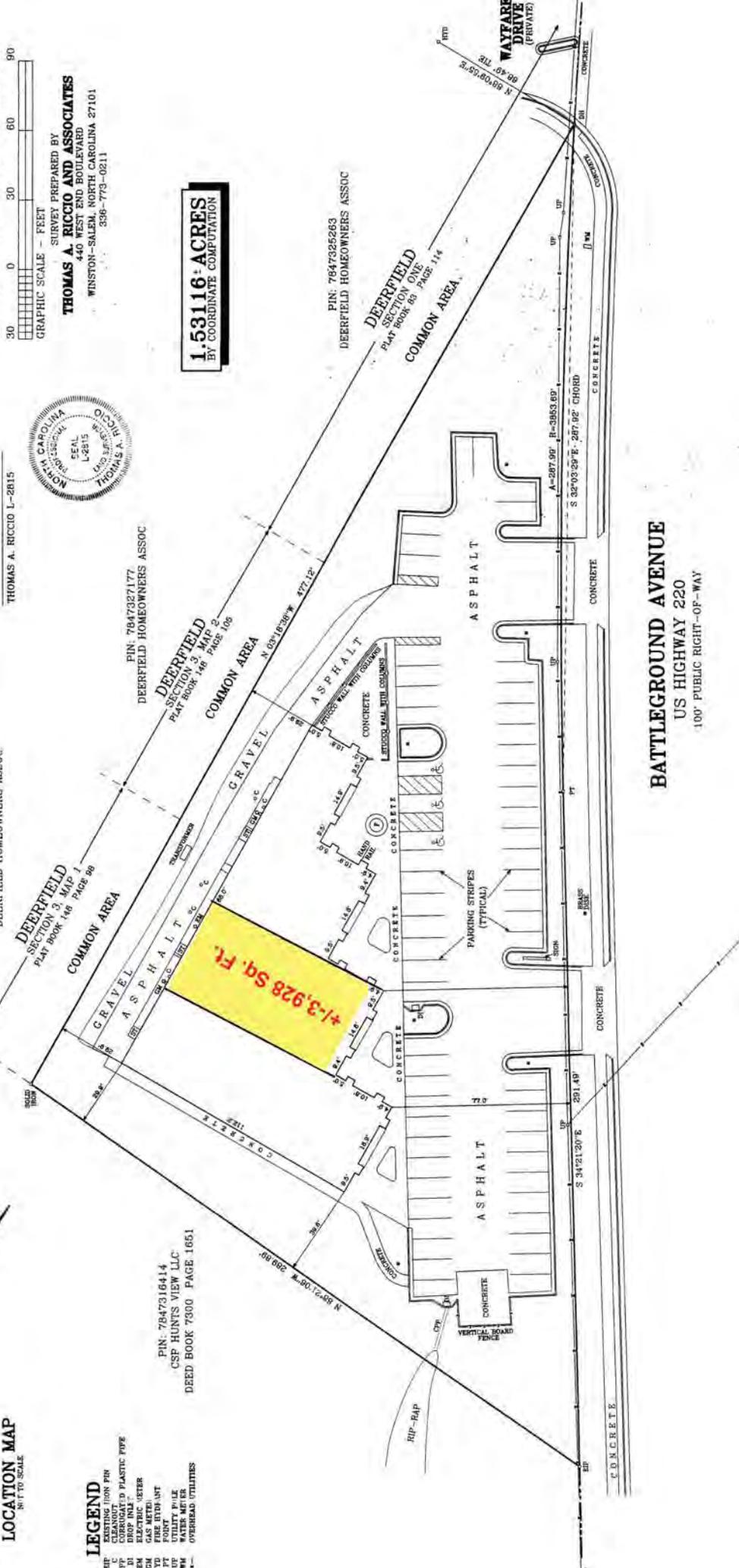
- LEGEND**
- EIF EXISTING IRON PIPE
  - CFP CORRUGATED PLASTIC PIPE
  - DI DRAINAGE
  - SI SLOPE INDICATOR
  - CM GAS METER
  - BYD FIRE HYDRANT
  - FP FOUNTAIN
  - WT WATER METER
  - WM OVERHEAD UTILITIES

PIN: 78473168114  
 CSP HUNTS VIEW LLC  
 DEED BOOK 7300 PAGE 1661

PIN: 7847316918  
 DEERFIELD HOMEOWNERS ASSOC.

PIN: 7847327177  
 DEERFIELD HOMEOWNERS ASSOC.

PIN: 7847395263  
 DEERFIELD HOMEOWNERS ASSOC.



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

WAYFARER DRIVE (PRIVATE)