

FOR LEASE

1013 Battleground Avenue  
Greensboro, NC 27408

Downtown Greenway

Hill Street Connector /  
Latham Park Greenway

Lake Daniel Greenway

AY Greenway



1007 Battleground Avenue, Suite 401  
Greensboro, NC 27408  
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## FOR LEASE

Excellent location featuring two freestanding buildings situated next to the junction of the Atlantic & Yadkin Greenway and the Downtown Greenway. Great access to many surrounding neighborhoods, businesses and retailers.

Potential uses include restaurant, brewery, ice cream shop, coffee shop, bakery, butchery, wine bar, juice bar.



## Property Details

Building A	2,970 +/- SF with mirror floorplan in basement Lease rate - \$20.00 PSF NNN
Building B	1,022 +/- SF with two bay doors Lease rate - \$22.00 PSF NNN
Zoning	LI
Parking	49 Spaces
Year Built	1990    Renovated 2015

## POPULATION



1 Mile	3 Miles	5 Miles
10,674	92,687	210,793

## AVERAGE HH INCOME



1 Mile	3 Miles	5 Miles
\$61,302	\$43,762	\$67,044

## TRAFFIC



Battleground Avenue & Hill Street
19,936 Vehicles Per Day

## Interior Illustration for Building A



*Drawings are not to scale and used for illustrative purposes only.*

## Interior Illustration for Building B



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