

RETAIL FOR LEASE

2921 Battleground Ave, Greensboro, NC 27408

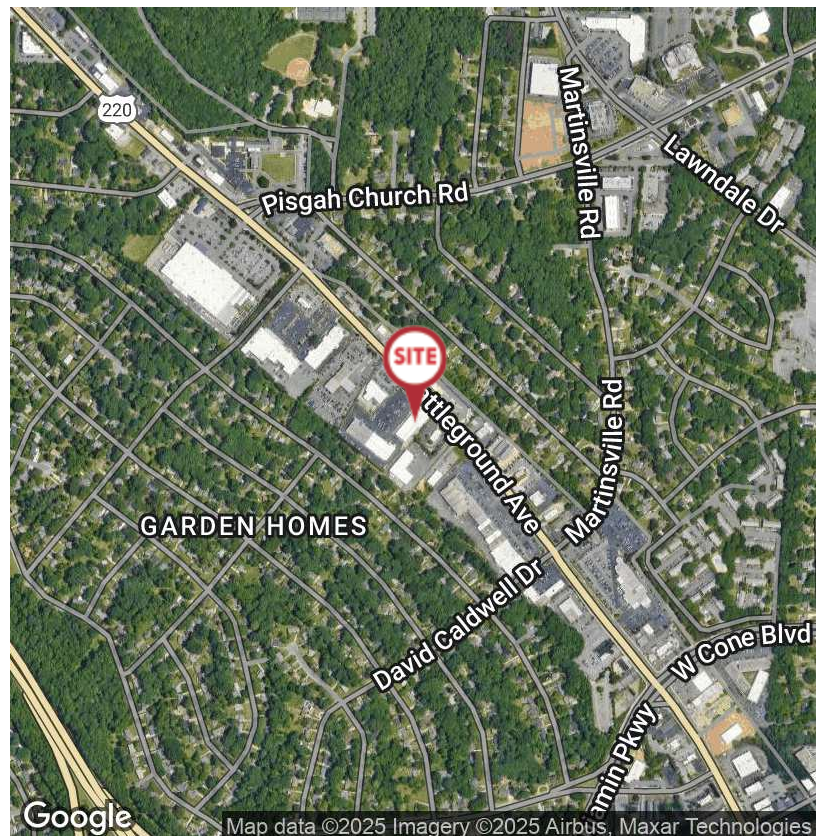
NAIPiedmont Triad

LEASE RATE: \$19.50 SF/YR (NNN)



Retail | 2,231 - 6,550 SF

- Located on Battleground Ave - Greensboro's premier retail corridor
- Located beside high profile retailers
- Excellent building and monument signage available
- 35,231 VPD at Battleground Ave & Martinsville Rd (2022)
- Front door parking
- Suite E: ±4,319 SF Endcap with large showroom and back stock area. Includes a covered entrance and side exit.
- Suite F: ±2,231 SF space with an open showroom, breakroom, and one restroom.



✉ **Nancy Cox**
+1 336 358 3223
ncox@naipt.com

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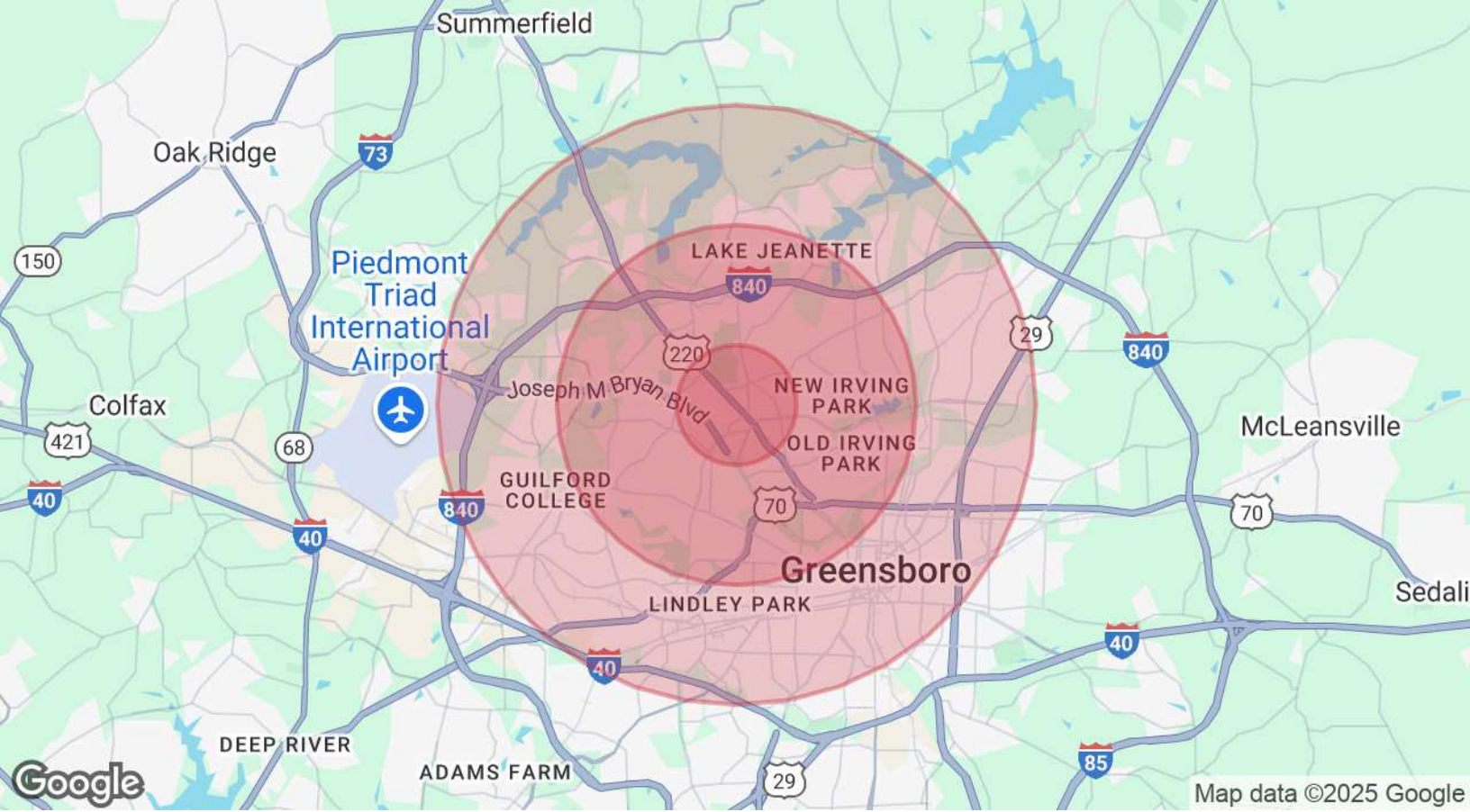
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RETAILER MAP



Google

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Population

	1 Mile	3 Miles	5 Miles
Total population	8,159	70,264	211,377
Median age	44	44	39
Median age (male)	42	42	38
Median age (Female)	46	45	40

Households & Income

	1 Mile	3 Miles	5 Miles
Total households	3,840	32,360	87,050
# of persons per HH	2.1	2.2	2.4
Average HH income	\$102,516	\$121,801	\$88,456
Average house value	\$304,064	\$384,517	\$303,091

* Demographic data derived from 2020 ACS - US Census