

5908 BALLINGER RD GREENSBORO, NC

**Medical or
Professional Office
Up to 60,000 SF**

for LEASE
or **Build
to Suit**



- Prime West Greensboro Location with easy access to Bryan Blvd and Greensboro Urban Loop
- High Visibility at New Garden/Fleming/Guilford College/Ballinger signalized intersection
- Traffic Volume: 28,574 (2017 Count)
- +/- 4.79 Acre Lot
- Two Story Building
- Parking for 311 spaces
- Zoning: CD-O (zoning in place for office - New Garden Road Visual Corridor Overlay Zone)



NA Piedmont Triad
Commercial Real Estate Services, World Wide

348 N Elm Street | Greensboro, NC 27101 | naipt.com

ROBBIE PERKINS,
CCIM, SIOR
Market President
(O) 336.358.3219
(C) 336.337.0059
rperkins@naipt.com

TAMMY DIXON,
CCIM, SIOR, CMB®
Shareholder & Broker
(O) 336.358.3239
(C) 336.681.0861
tdixon@naipt.com

BRENDAN RICHARDSON
Broker
(O) 336.373.0995
(C) 508.244.8708
brichardson@naipt.com



This material may contain content generated with AI assistance and publicly sourced data. NAI Piedmont Triad makes every effort to verify the information but makes no warranties or representations regarding the accuracy, completeness, or reliability of the information. Independent verification of all details is strongly encouraged. Prices, terms, and availability are subject to change without prior notice.

ROBBIE PERKINS,
CCIM, SIOR
Market President
(O) 336.358.3219
(C) 336.337.0059
rperkins@naipt.com

TAMMY DIXON,
CCIM, SIOR, CMB®
Shareholder & Broker
(O) 336.358.3239
(C) 336.681.0861
tdixon@naipt.com

BRENDAN RICHARDSON
Broker
(O) 336.373.0995
(C) 508.244.8708
brichardson@naipt.com



Population	1 mile	3 Miles	5 Miles
Total Population	8,701	53,477	146,815
Average Age	47.1	40.8	38.5

Households & Income			
Total Households	4,368	25,052	67,136
Average Household Size	1.81	2.09	2.11
Average Household Income	\$62,029	\$73,222	\$73,127

© 2026 Esri

This material may contain content generated with AI assistance and publicly sourced data. NAI Piedmont Triad makes every effort to verify the information but makes no warranties or representations regarding the accuracy, completeness, or reliability of the information. Independent verification of all details is strongly encouraged. Prices, terms, and availability are subject to change without prior notice.

ROBBIE PERKINS,
CCIM, SIOR
Market President
(O) 336.358.3219
(C) 336.337.0059
rperkins@naipt.com

TAMMY DIXON,
CCIM, SIOR, CMB®
Shareholder & Broker
(O) 336.358.3239
(C) 336.681.0861
tdixon@naipt.com

BRENDAN RICHARDSON
Broker
(O) 336.373.0995
(C) 508.244.8708
brichardson@naipt.com