

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)



NAI Piedmont Triad
Commercial Real Estate Services, World Wide

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NAL Piedmont Triad

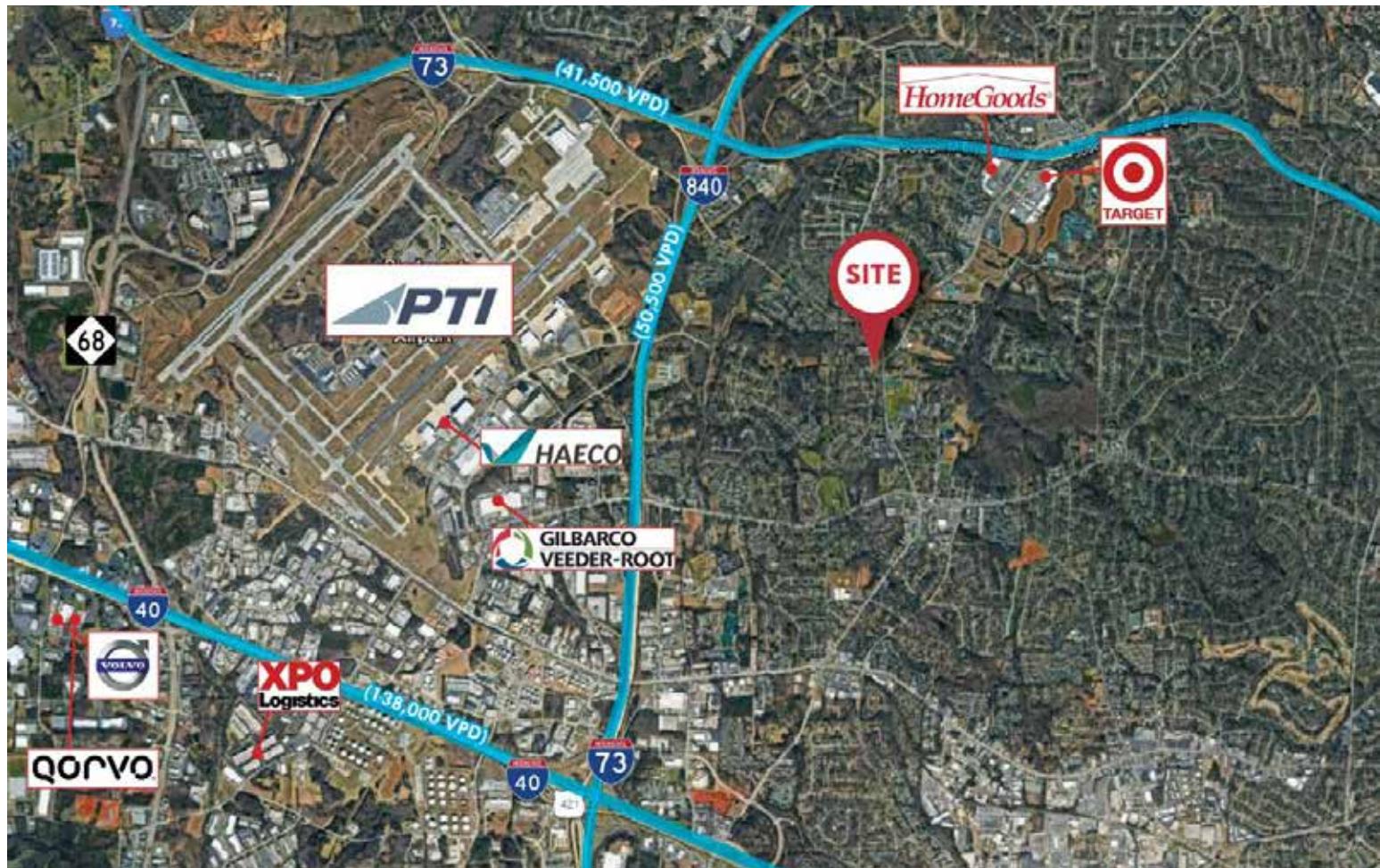


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Population	1 mile	3 Miles	5 Miles
Total Population	8,701	53,477	146,815
Average Age	47.1	40.8	38.5

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

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