



2500 BATTLEGROUND CENTER

OFFICE/RETAIL SPACE FOR LEASE
2500 BATTLEGROUND AVENUE, GREENSBORO NC 27408

THE SPACE

Location	2500 Battleground Avenue Greensboro, NC 27408
Square Feet	1750
Rent Per SF (Annual)	\$17.50
Floor	1

Notes TICAM: \$3.00/SF

HIGHLIGHTS

- Office/Retail space conveniently located in shopping center at the busy intersection of Battleground and Oakcrest Avenue
- Great signage visibility from Battleground Avenue
- Anchor tenant Zaxby's Restaurant
- Suitable for Office/Retail users
- Ample Parking
- Current Tenants include: Zaxby's, TriBeCa Salon, BiziKidz, Alterations Express, Pupcakes Dog Grooming, Jazzercise and The Hendrixx Bar & Lounge

POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	8,011	81,707	212,283

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$106,255	\$111,799	\$89,052

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	3,870	35,297	87,266



PROPERTY FEATURES

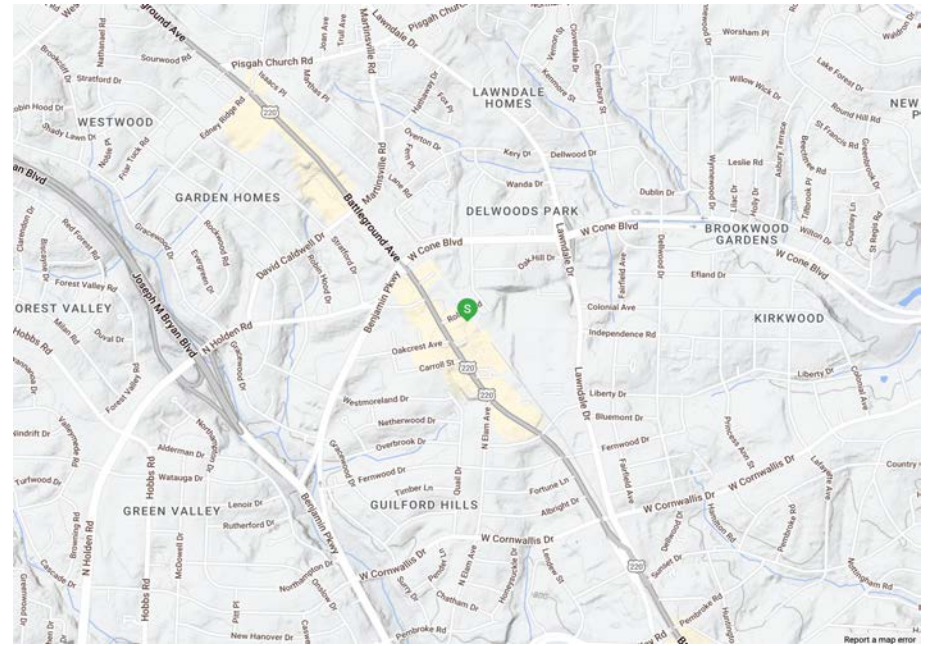
GLA (SF)	12,086
LAND ACRES	1.93
YEAR BUILT	1997
ZONING TYPE	CM
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1



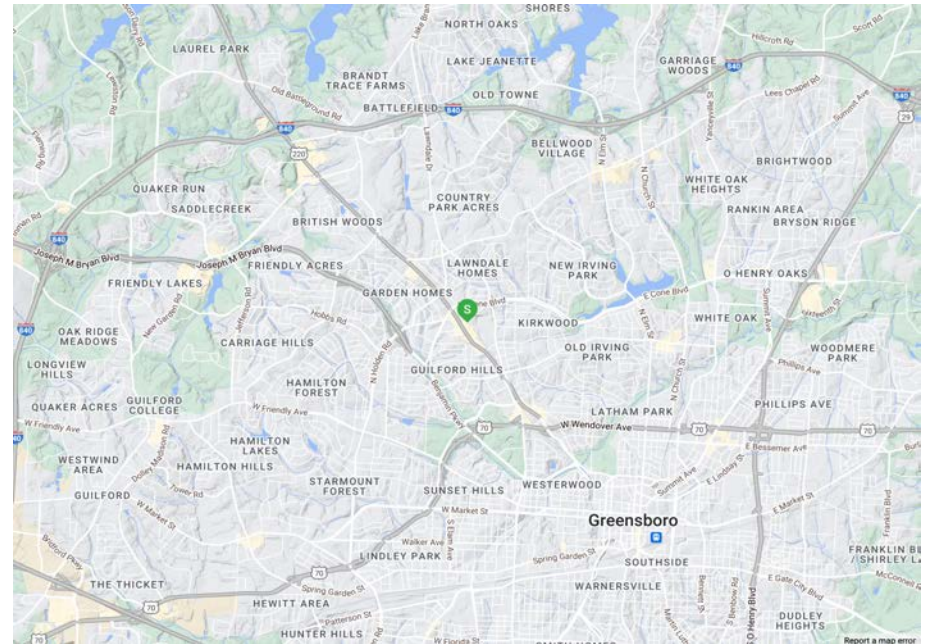
About Greensboro, NC

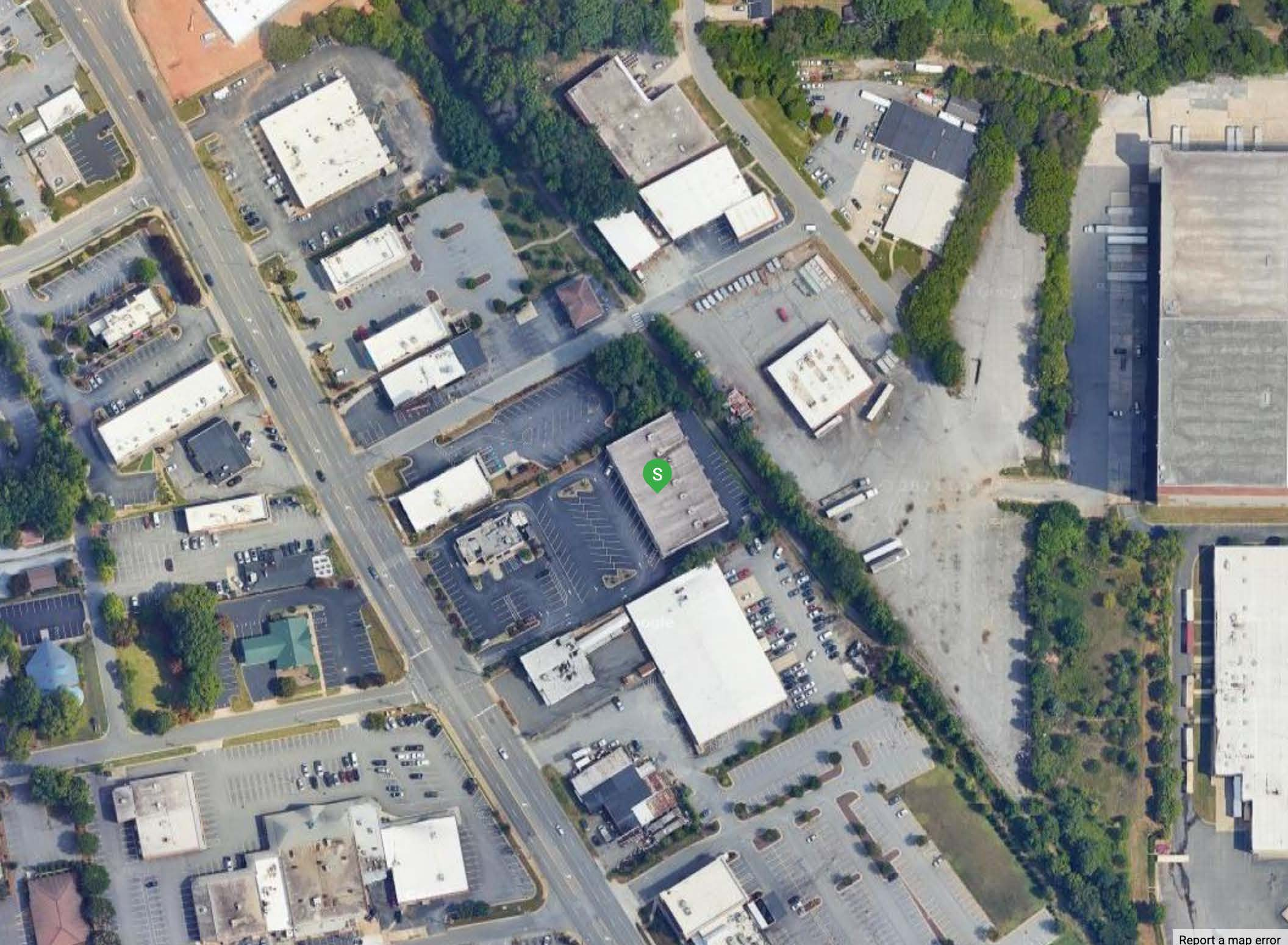
- Greensboro is a key transportation hub in North Carolina. It is located at the intersection of major highways like Interstate 40 and Interstate 85, and it also has a significant Amtrak train station.
- The city is home to several higher education institutions, including the University of North Carolina at Greensboro (UNCG), North Carolina A&T State University, and Greensboro College.
- The city boasts a range of cultural venues, including the Greensboro Science Center, which combines an aquarium, a zoo, and a museum; the Greensboro Coliseum Complex, which hosts concerts, sports events, and conventions; and the Weatherspoon Art Museum, which features contemporary art.
- Greensboro is known for its beautiful parks and green spaces. Notable ones include the Greensboro Arboretum, the Greensboro Country Park, and the Tanger Family Bicentennial Garden.
- The city has a diverse economy, with significant sectors including manufacturing, finance, and education. Greensboro is also home to major companies such as the Volvo Trucks North America headquarters.
- Greensboro is a city with a strong sports culture. It hosts the Greensboro Grasshoppers, a minor league baseball team, and has been a site for various college basketball tournaments.
- Greensboro is actively working on sustainability and green initiatives, including expanding green spaces, promoting energy efficiency, and supporting environmental education.

Locator Map



Regional Map



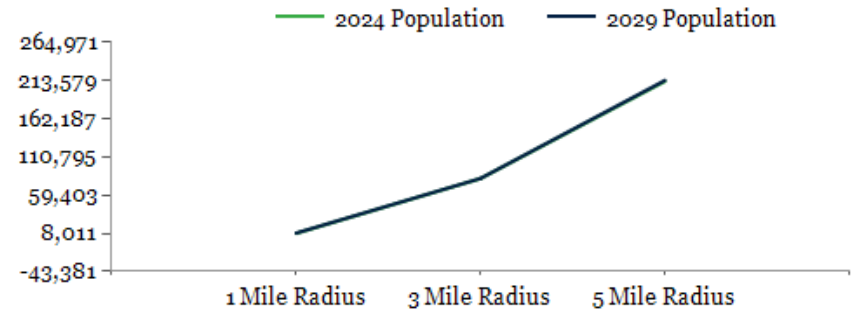


[Report a map error](#)

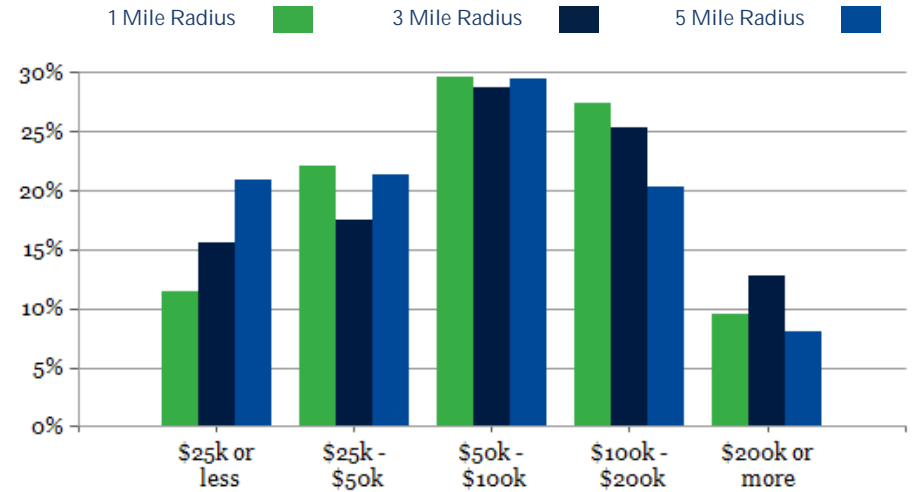
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,954	72,575	179,912
2010 Population	7,842	74,718	194,623
2024 Population	8,011	81,707	212,283
2029 Population	8,477	81,956	213,579
2024-2029: Population: Growth Rate	5.70%	0.30%	0.60%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	205	3,841	12,642
\$15,000-\$24,999	239	1,675	5,575
\$25,000-\$34,999	345	2,541	7,376
\$35,000-\$49,999	510	3,625	11,178
\$50,000-\$74,999	599	5,871	15,032
\$75,000-\$99,999	546	4,264	10,725
\$100,000-\$149,999	607	5,345	11,579
\$150,000-\$199,999	452	3,607	6,102
\$200,000 or greater	367	4,528	7,055
Median HH Income	\$76,271	\$75,425	\$59,121
Average HH Income	\$106,255	\$111,799	\$89,052

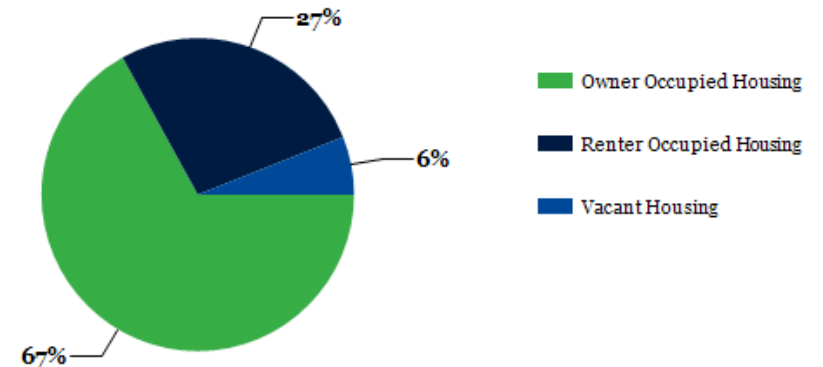
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,928	33,840	79,640
2010 Total Households	3,656	33,248	81,101
2024 Total Households	3,870	35,297	87,266
2029 Total Households	4,127	35,706	88,588
2024 Average Household Size	2.06	2.07	2.22
2024-2029: Households: Growth Rate	6.45%	1.15%	1.50%



2024 Household Income

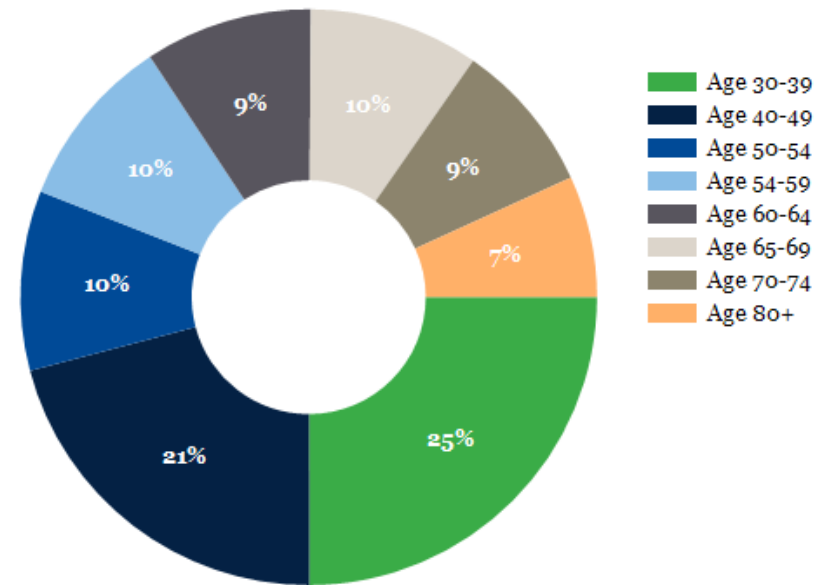


2024 Own vs. Rent - 1 Mile Radius

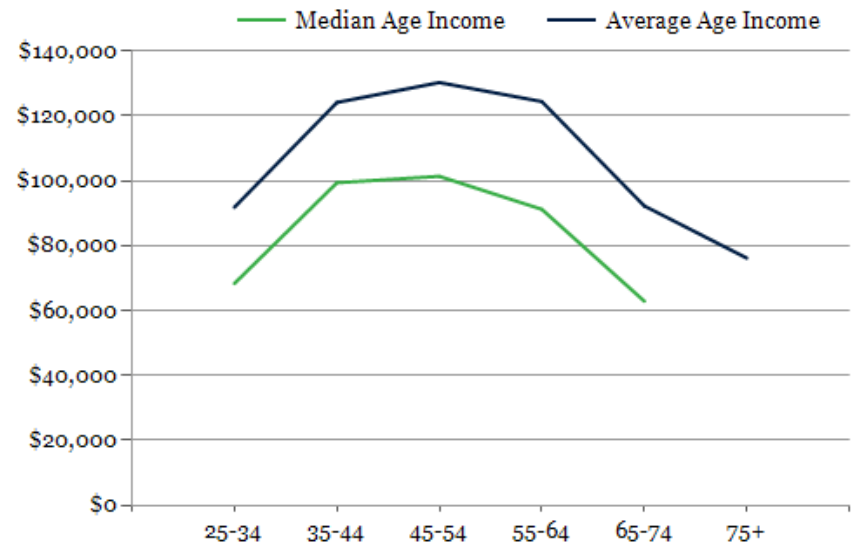


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	647	5,398	14,769
2024 Population Age 35-39	637	4,879	12,851
2024 Population Age 40-44	570	4,587	12,157
2024 Population Age 45-49	506	4,208	11,073
2024 Population Age 50-54	519	4,407	11,758
2024 Population Age 55-59	501	4,533	11,494
2024 Population Age 60-64	483	4,748	11,754
2024 Population Age 65-69	491	4,681	10,875
2024 Population Age 70-74	438	4,151	9,002
2024 Population Age 75-79	351	3,224	6,857
2024 Population Age 80-84	200	1,990	4,354
2024 Population Age 85+	182	1,865	4,720
2024 Population Age 18+	6,559	69,088	171,892
2024 Median Age	42	38	35
2029 Median Age	43	39	37



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,338	\$61,316	\$55,178
Average Household Income 25-34	\$91,871	\$88,011	\$76,113
Median Household Income 35-44	\$99,414	\$92,057	\$67,911
Average Household Income 35-44	\$124,175	\$125,935	\$96,866
Median Household Income 45-54	\$101,399	\$106,012	\$75,668
Average Household Income 45-54	\$130,321	\$143,601	\$107,947
Median Household Income 55-64	\$91,235	\$100,561	\$69,496
Average Household Income 55-64	\$124,460	\$137,745	\$103,971
Median Household Income 65-74	\$62,900	\$76,390	\$59,124
Average Household Income 65-74	\$92,275	\$112,016	\$90,611
Average Household Income 75+	\$76,187	\$89,939	\$74,144



2500 Battleground Center

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