



# NORTHWEST CENTRE

RETAIL SPACE FOR LEASE  
2801 BATTLEGROUND AVE SUITE 9, GREENSBORO NC  
27408

# THE SPACE

Location	2801 Battleground Ave Suite 9 Greensboro, NC 27408
County	Guilford
Square Feet	1600
Rent Per SF (Annual)	<b>Call broker for rates</b>
Lease Type	NNN
Floor	1

**Notes** TICAM estimated at \$4.17/SF.

## Highlights

- Retail space for lease within the Northwest Centre Shopping Center.
- Anchored by Ross Dress for Less and TJ Maxx.
- Attracting heavy daytime foot traffic, with an excellent tenant mix and high traffic on Battleground Ave, this is an ideal spot for any business.
- Pylon signage available, excellent parking.
- Premier shopping center built in 1969.
- Zoning is C-M
- Property managed by The Bedrin Organization.

## About Northwest Centre

- Northwest Centre is a first class shopping center with historical high occupancy located along high traffic Battleground Avenue (US Highway 220).
- The 85,856 square foot center features rare dual anchors of T.J. Maxx and Ross stores. A diverse selection of value based National and local retail tenants make up the balance of the center.
- The traffic light corner, tremendous visibility, frontage along Battleground Avenue, and the 37,000 daily cars that pass make it one of the premier shopping centers in the submarket.

## POPULATION

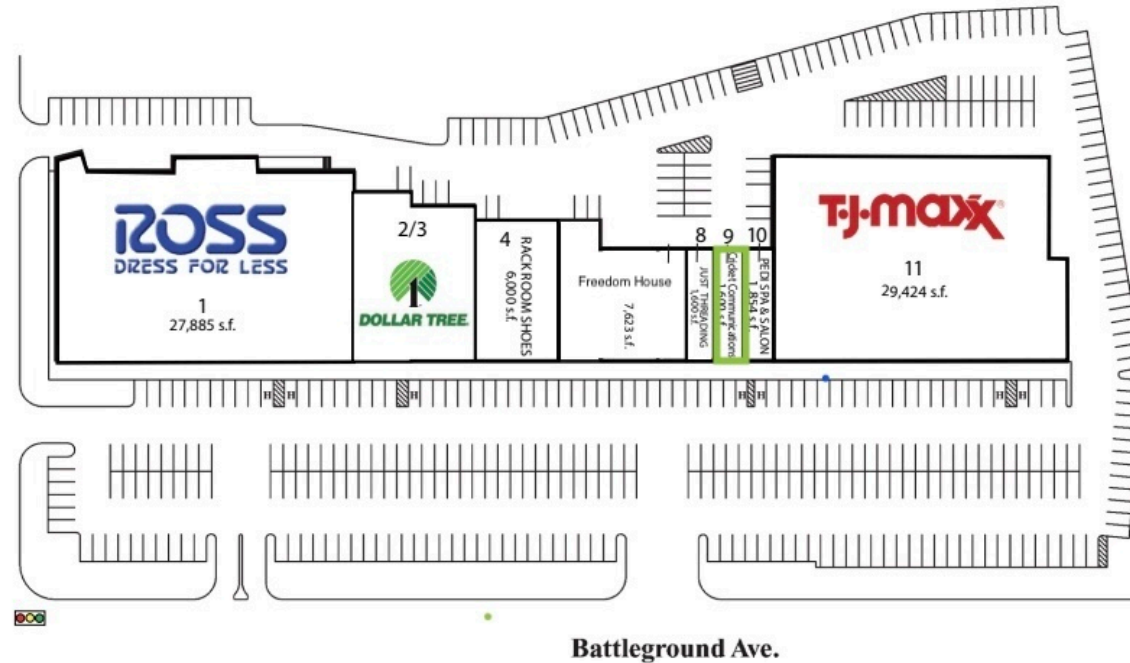
1.00 MILE	3.00 MILE	5.00 MILE
7,944	73,472	205,122

## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$102,798	\$118,164	\$91,045

## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,767	33,563	84,646



# Northwest Centre

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*Exclusively Listed By*



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