

GROUND LEASE FOR SALE

GROUND LEASE

4000 Battleground Ave | Greensboro, NC 27410



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CITYPLAT
COMMERCIAL REAL ESTATE

CONFIDENTIALITY & DISCLAIMER

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LAND FOR SALE

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SECTION 1

PROPERTY INFORMATION



PROPERTY SUMMARY

4000 Battleground Ave, Greensboro, NC 27410

LAND FOR SALE



PROPERTY DESCRIPTION

This offering presents the opportunity to acquire a CVS Pharmacy NNN ground lease located at a signalized hard corner along Battleground Avenue, one of Greensboro's primary retail corridors. The property features approximately 17 years remaining on the current lease term, providing investors with long-term, passive income backed by a nationally recognized, investment-grade tenant.

The site benefits from excellent surrounding demographics and retail synergy, including its position as an outparcel to a strong Harris Teeter-anchored shopping center. Battleground Avenue carries approximately 20,000 vehicles per day, offering consistent exposure and accessibility. The surrounding trade area is characterized by above-average household incomes, dense residential neighborhoods, multifamily communities, and nearby assisted living facilities that further support pharmacy demand.

OFFERING SUMMARY

Sale Price:	\$2,900,000
Lot Size:	1.88 Acres
NOI:	\$145,000.00
Cap Rate:	5.0%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	437	967	3,227
Total Population	923	2,025	6,678
Average HH Income	\$125,448	\$122,682	\$119,429

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Constructed in 2017, the CVS is a modern prototype featuring a double drive-thru, strong visibility, and ample parking. The lease is structured as a true NNN ground lease, with CVS responsible for all operating expenses, maintenance, insurance, and capital expenditures—resulting in zero landlord responsibilities.

The site benefits from excellent surrounding demographics and retail synergy, including its position as an outparcel to a strong Harris Teeter-anchored shopping center. Battleground Avenue carries approximately 20,000 vehicles per day, offering consistent exposure and accessibility. The surrounding trade area is characterized by above-average household incomes, dense residential neighborhoods, multifamily communities, and nearby assisted living facilities that further support pharmacy demand.

The lease includes multiple 5-year extension options with 5% rent increases in each option period, providing built-in long-term rent growth and inflation protection. In the event the tenant elects not to renew, ownership retains all improvements, creating meaningful residual value.

This offering is well suited for investors seeking stable cash flow, minimal management, and durable credit tenancy in a growing Piedmont Triad market.

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LOCATION DESCRIPTION

4000 Battleground Ave, Greensboro, NC 27410

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LOCATION DESCRIPTION

The property is strategically located at the signalized intersection of Battleground Avenue and Old Battleground Road in northwest Greensboro, North Carolina, one of the city's most established and affluent retail corridors. Battleground Avenue serves as a primary north-south thoroughfare connecting residential neighborhoods, retail centers, and employment hubs throughout the Piedmont Triad region.

The immediate trade area features strong household incomes, dense residential development, and a substantial multifamily presence, supporting consistent pharmacy demand. The site benefits from close proximity to assisted living facilities, apartment communities, and single-family neighborhoods, further strengthening daily traffic and consumer necessity-driven visits.

The location also gains from its proximity to the Greensboro Urban Loop, a major infrastructure project designed to improve regional connectivity and traffic flow, enhancing long-term accessibility and retail exposure. Positioned as an outparcel to a high-performing Harris Teeter-anchored center, the property enjoys strong retail co-tenancy, daily traffic generation, and long-term market relevance.

Greensboro is the largest city in Guilford County and part of the Piedmont Triad MSA, a diversified and growing region anchored by healthcare, logistics, manufacturing, and education, making this an ideal setting for long-term net lease investment stability.

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COMPLETE HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- NNN CVS Ground Lease – tenant responsible for all expenses, maintenance, and capital items
- ~17 Years Remaining on Current Term – Long-term secure income with strong visibility into cash flow
- Investment-Grade Tenant – CVS Health Corporation (NYSE: CVS), a national pharmacy and healthcare leader
- Constructed in 2017 – Modern CVS prototype with double drive-thru and efficient site layout
- Attractive Rent Growth – 5% rent increases in each 5-year option period
- Signalized Hard Corner – Prominent visibility at Battleground Ave & Old Battleground Rd
- Strong Traffic Counts – ±22,000 AADT on Battleground Avenue
- Retail Synergy – Outparcel to a strong Harris Teeter–anchored shopping center with national and service-oriented tenants
- Large, Well-Configured Site – ±1.88 acres with ample parking and excellent ingress/egress
- Residual Value Protection – All improvements revert to the landowner at lease expiration



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ADDITIONAL PHOTOS

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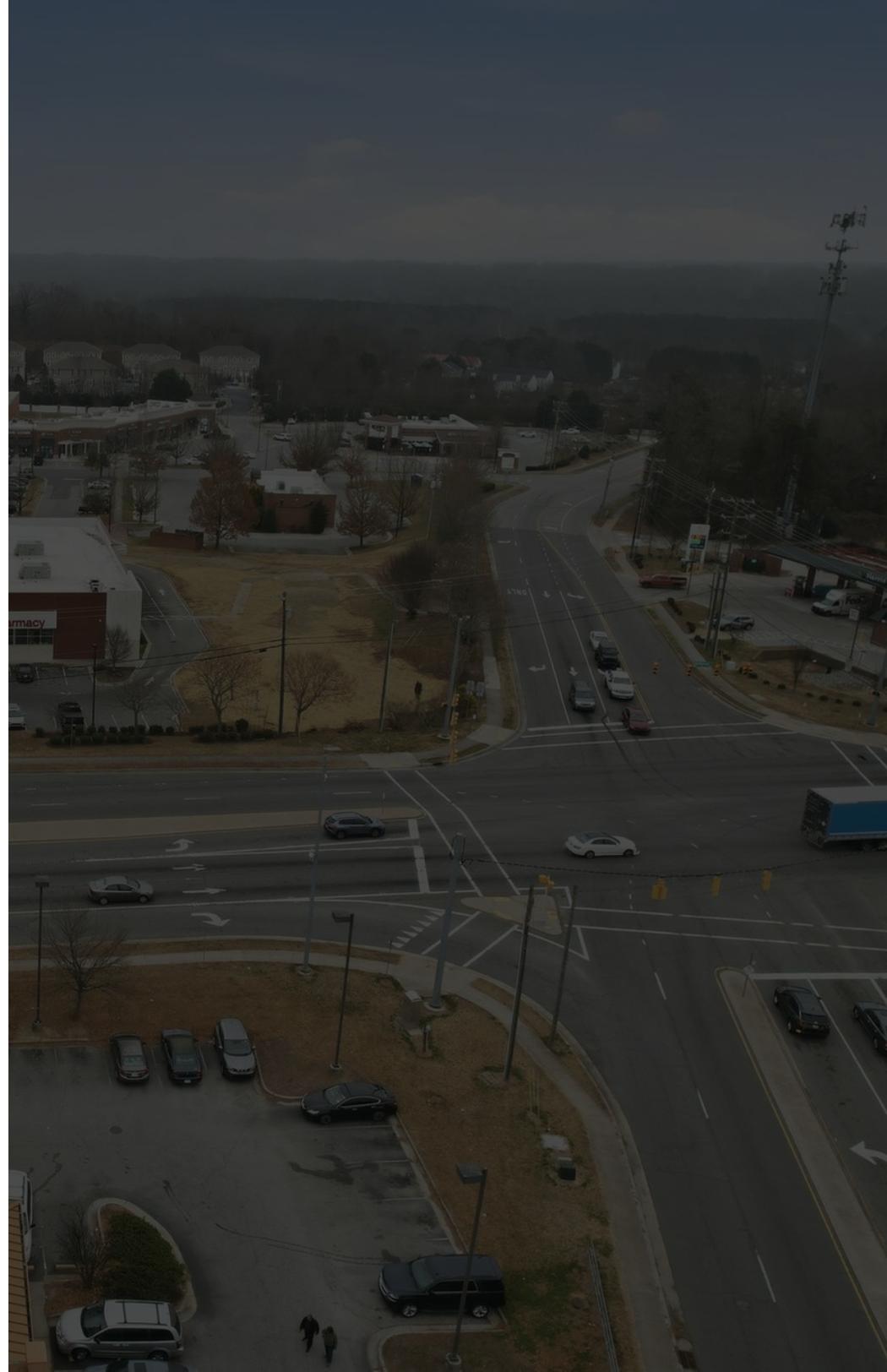
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SECTION 2

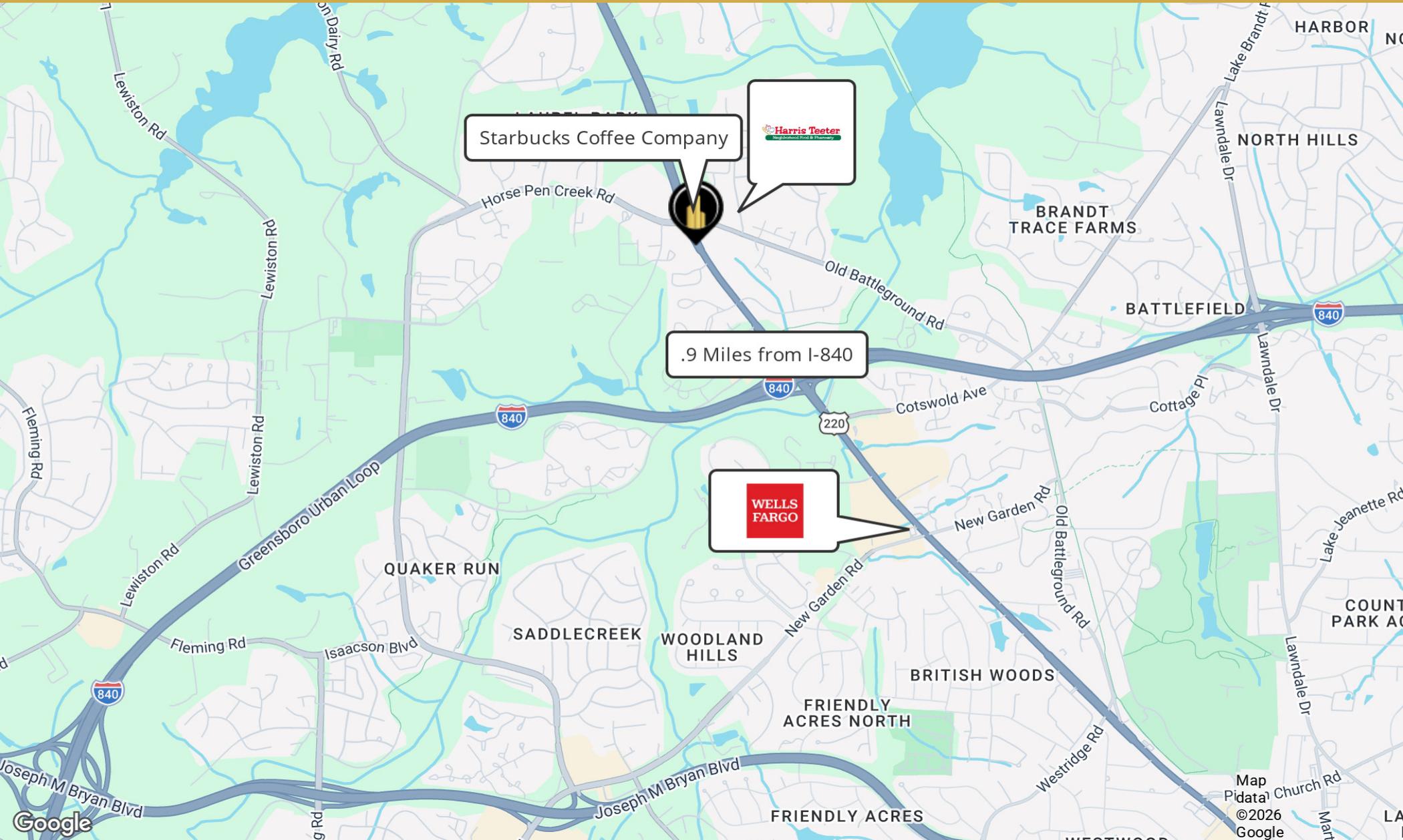
LOCATION INFORMATION



REGIONAL MAP

4000 Battleground Ave, Greensboro, NC 27410

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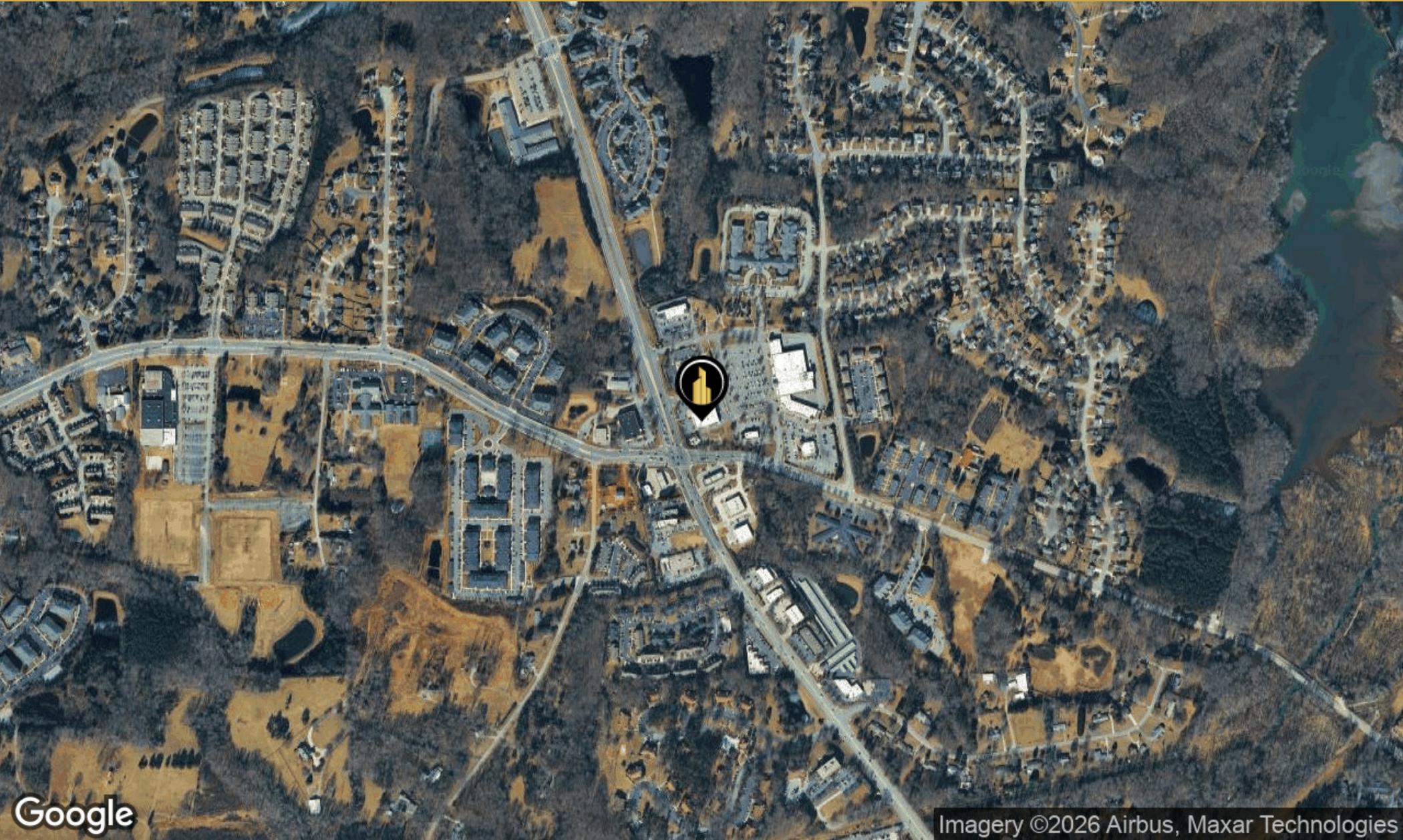
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AERIAL MAP

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Google

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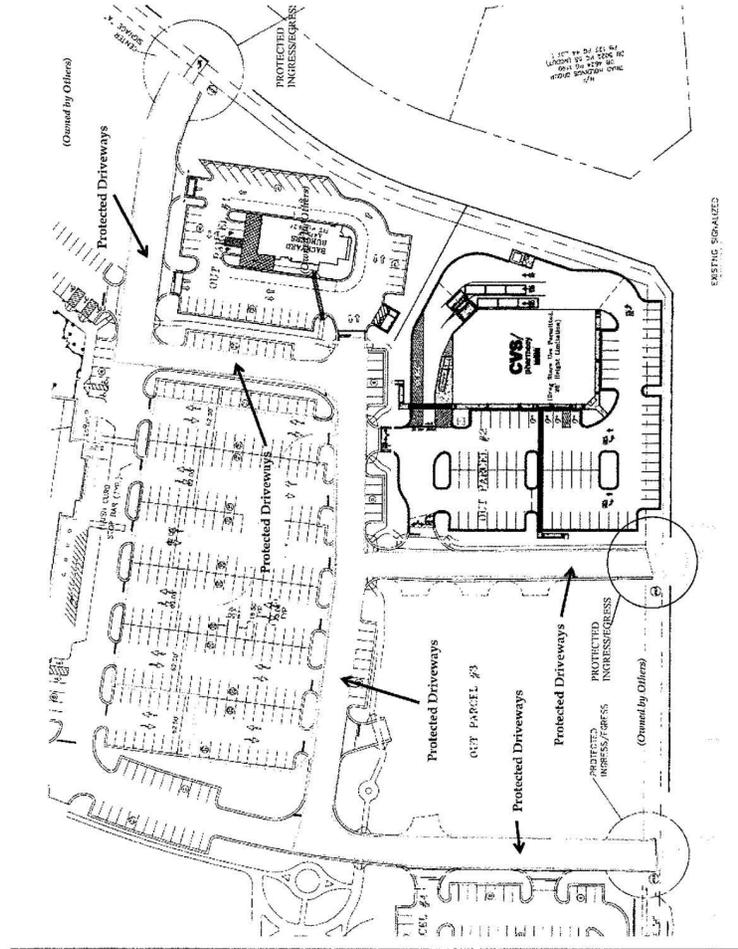
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SITE PLANS

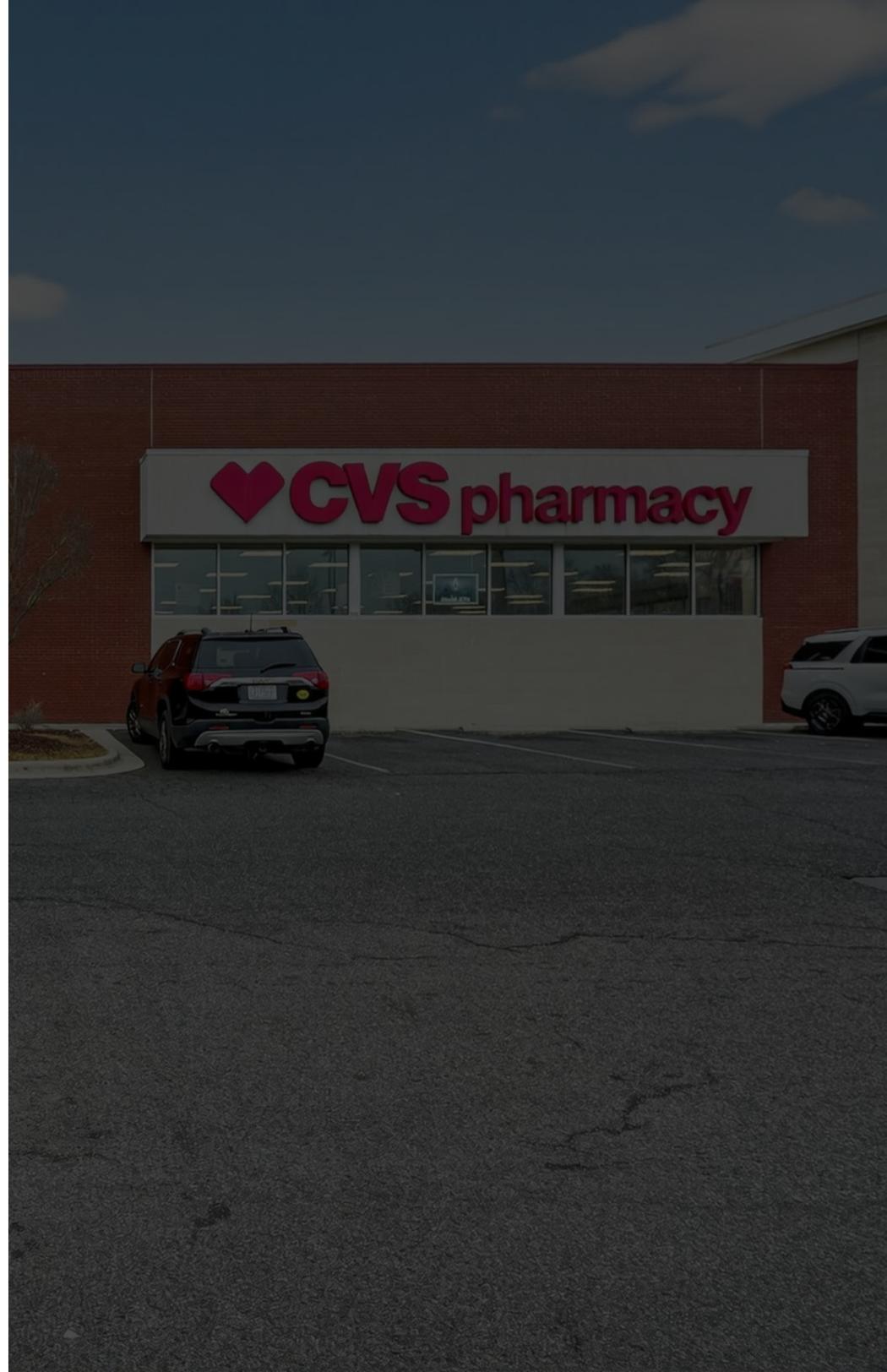
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SECTION 3

FINANCIAL ANALYSIS



FINANCIAL SUMMARY

4000 Battleground Ave, Greensboro, NC 27410

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INVESTMENT OVERVIEW

CVS GROUND LEASE

Price	\$2,900,000
CAP Rate	5%

OPERATING DATA

CVS GROUND LEASE

Net Operating Income	\$145,000
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SECTION 4

DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT

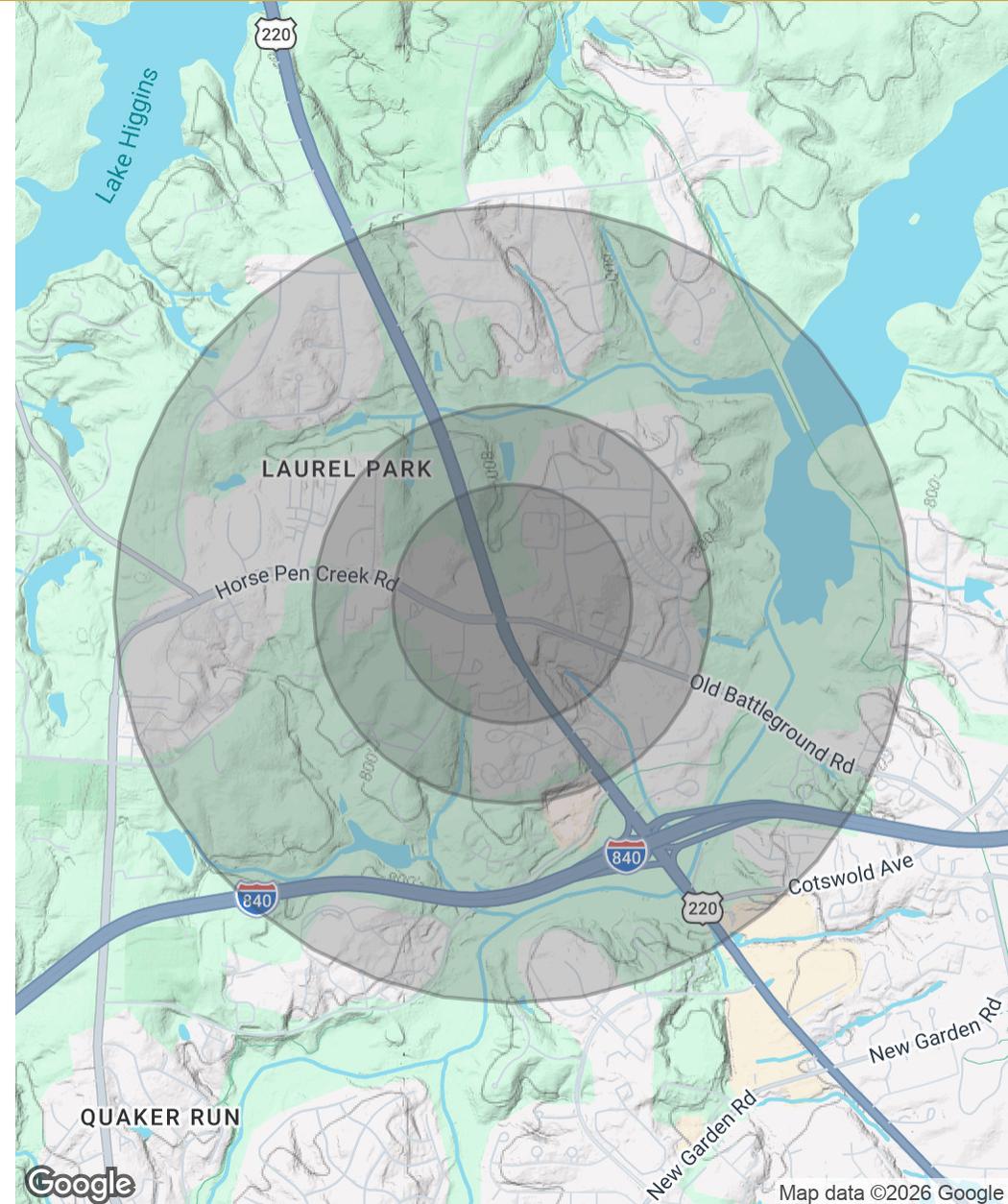
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	923	2,025	6,678
Average Age	43	42	42
Average Age (Male)	40	40	40
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	437	967	3,227
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$125,448	\$122,682	\$119,429
Average House Value	\$402,832	\$382,095	\$367,146

Demographics data derived from AlphaMap



Map data ©2026 Google

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SECTION 5

ADVISOR BIOS



ADVISOR BIO

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