

# SECOND GENERATION RESTAURANT FOR LEASE

**NAI**Piedmont Triad



**2915 D&E Battleground Ave  
Greensboro, NC 27408**

- 3,645 SF Second Generation Restaurant
- Located on Greensboro's premier retail corridor
- Space includes:
  - Interior grease trap
  - 10' Hood
  - Walk-in freezer
  - Two walk-in coolers
  - Connections for sinks
  - Two restrooms
  - Gas
- Excellent building and monument signage available
- 35,231 VPD at Battleground Ave & Martinsville Rd (2022)
- Front door parking



✉ **Nancy Cox**  
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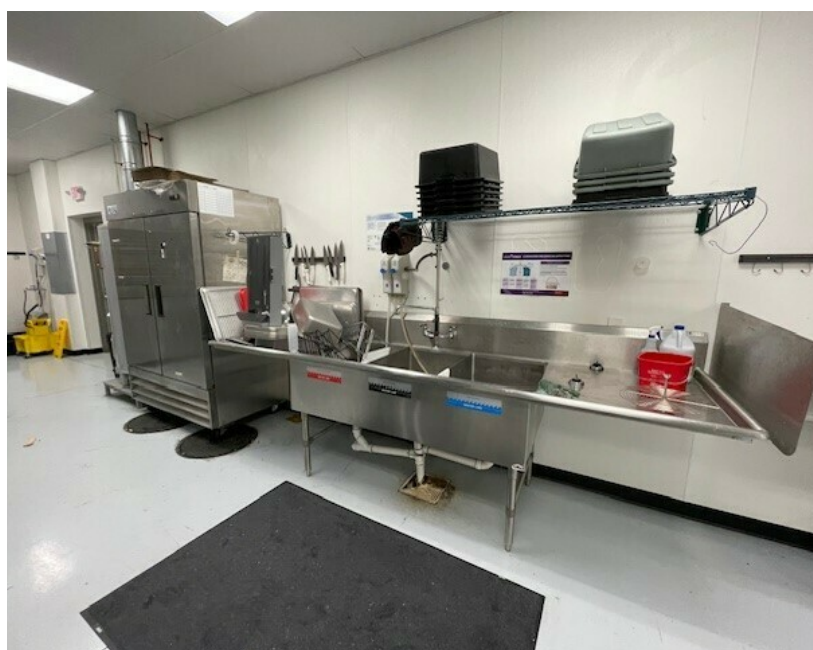
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RETAILER MAP







## Population

	1 Mile	3 Miles	5 Miles
Total population	8,159	70,264	211,377
Median age	44	44	39
Median age (male)	42	42	38
Median age (Female)	46	45	40

## Households & Income

	1 Mile	3 Miles	5 Miles
Total households	3,840	32,360	87,050
# of persons per HH	2.1	2.2	2.4
Average HH income	\$102,516	\$121,801	\$88,456
Average house value	\$304,064	\$384,517	\$303,091

\* Demographic data derived from 2020 ACS - US Census