

# 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**  
+1 336 358 3223  
ncox@naipt.com

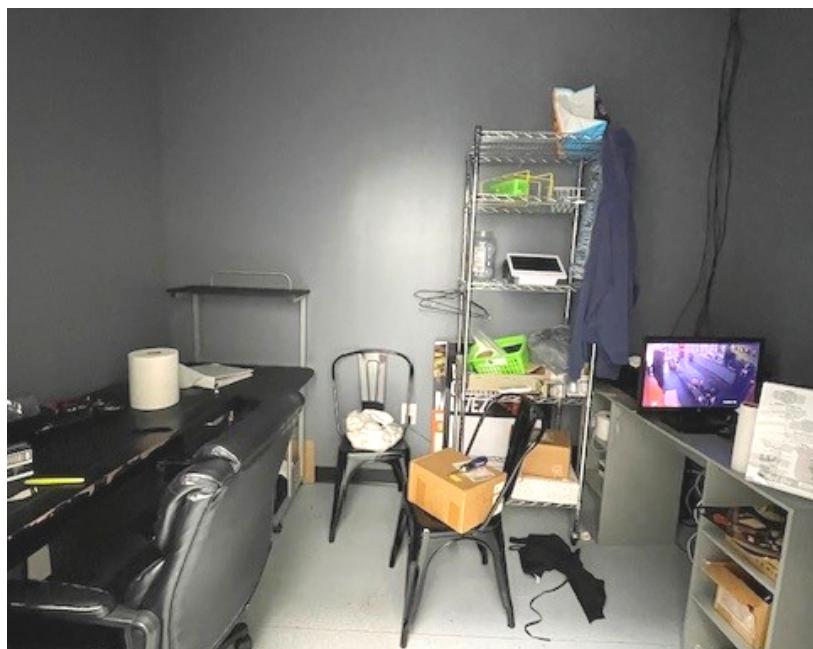
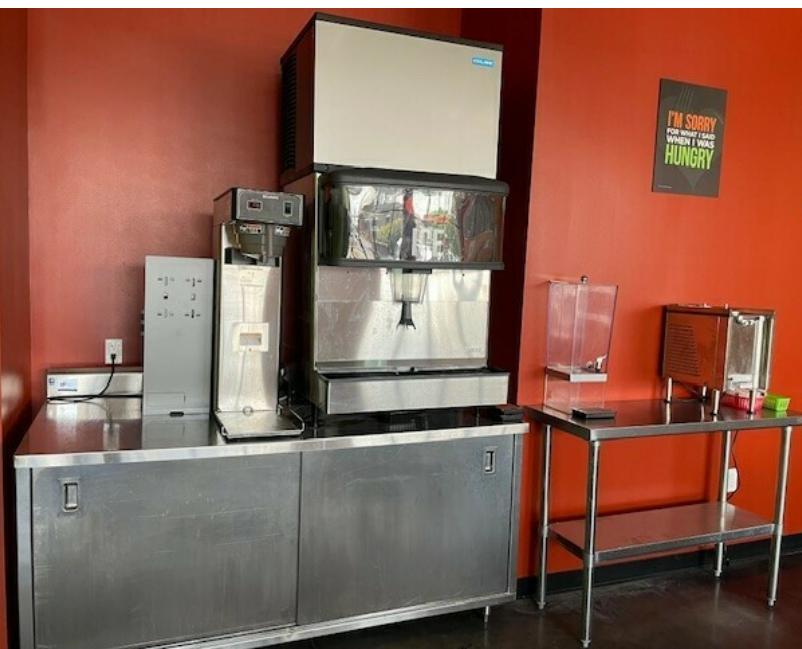
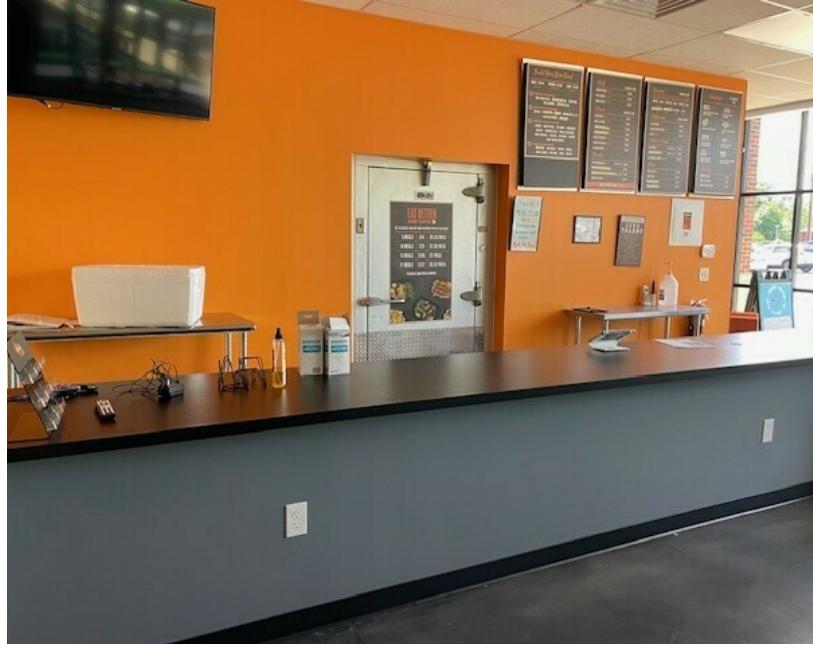
No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

**NAI**Piedmont Triad

# SECOND GENERATION RESTAURANT FOR LEASE

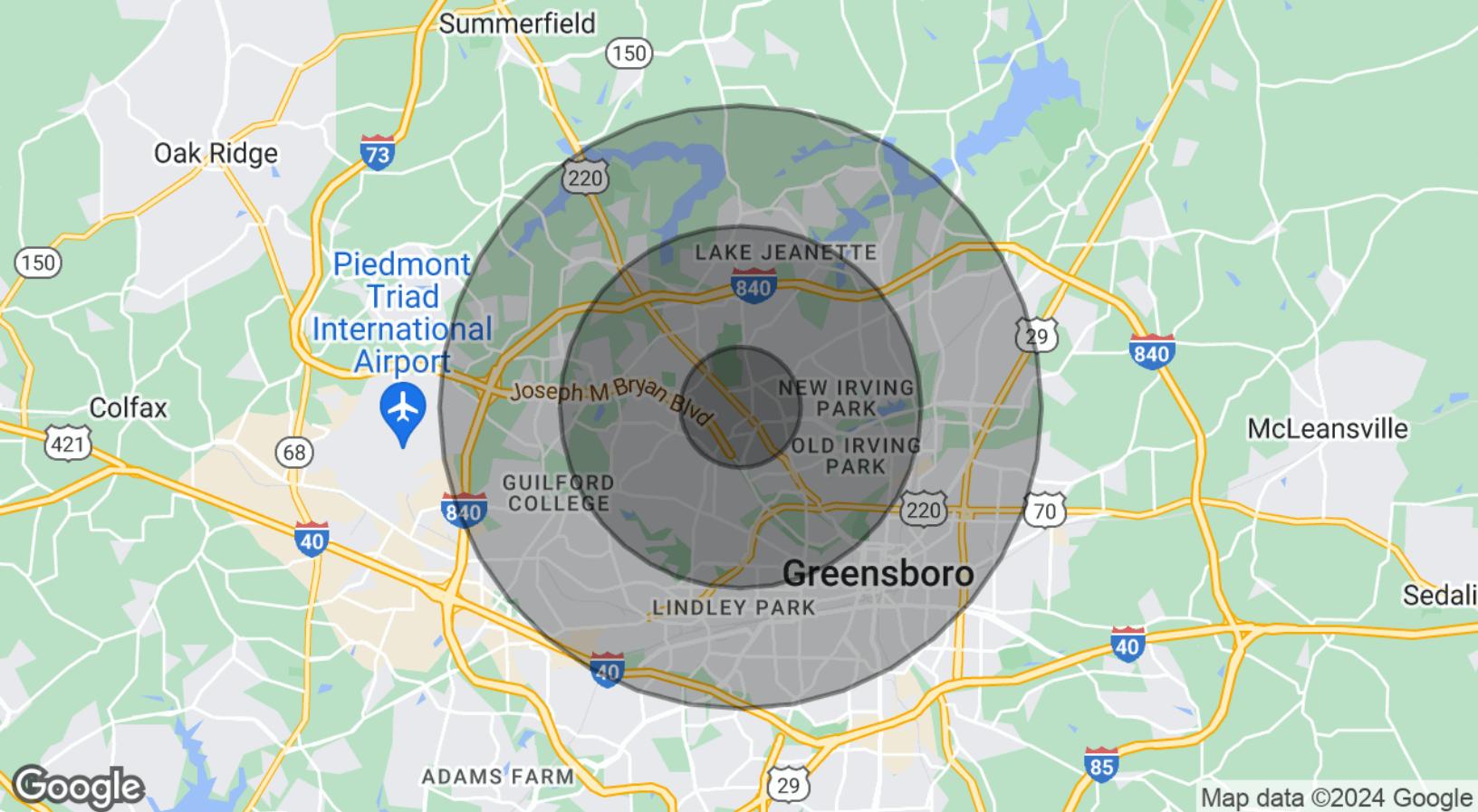
2915 D&E Battleground Ave.

Greensboro, NC 27408



## 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