

B
BROWN INVESTMENT
PROPERTIES

EST. 1960

(336) 379-8771 | www.bipinc.com

2130 New Garden Road
Suite E & Suite K
Greensboro, NC 27410



Contact: Brian Burnham, Broker
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FOR LEASE - Retail
1,420 - 3,040 +/- SF
\$22 PSF

2130 New Garden Road Suite E & K Greensboro, NC 27410

Dominant retail strip center located at a high- traffic intersection in a busy retail corridor just off Battleground Avenue. Property offers pylon and building signage. Full ingress and egress access, Ample parking, Fantastic tenant mix!

- Size: Suite E - 3,040 +/- SF
Suite K - 1,420 +/- SF
- Rate: \$22.00 PSF NNN
TICAM \$3.36
- Parking: 168 spaces with full ingress/egress
- Sign visible from Battleground Avenue
- Covered walkway
- Open floor plan currently available for quick startup
- New apartment complex coming soon behind this property
- Greensboro Urban Loop access within one mile

NO RESTAURANT USE



Suite K

POPULATION



1 Mile	3 Miles	5 Miles
8,202	59,061	151,309

AVERAGE HH INCOME



1 Mile	3 Miles	5 Miles
\$60,081	\$88,173	\$103,212

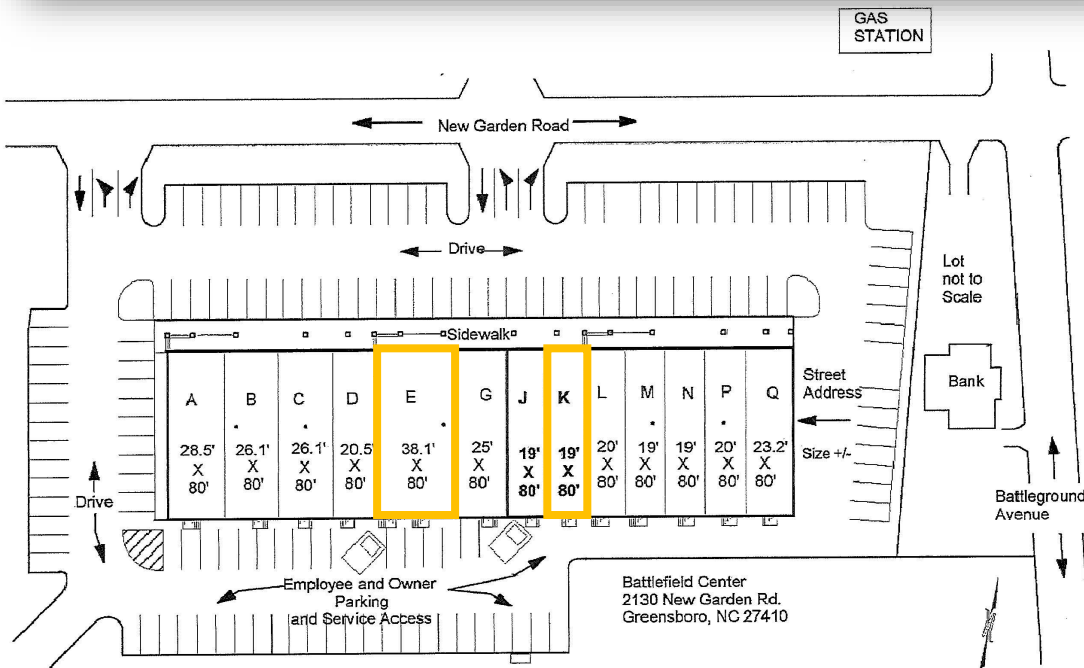
TRAFFIC



New Garden Road & Battleground Avenue
26,463 VPD



Suite E





Walmart

STRIVE
PERFORMANCE & FITNESS CENTER

Tuesday Morning

Monterey

Big
BIG LOTS!

Animal Ark
Veterinary Hospital...

FedEx Office
Ship Center

Stein Mart
SAVING is a beautiful thing™

Wendy's

Biscuitville
FRESH SOUTHERN

TRADER JOE'S

WELLS FARGO

THE HOME DEPOT

GOLD'S GYM

Chick-fil-A

CHILDTIME
LEARNING CENTERS

Allstate

Gourmet
China

GIACOMO'S
ITALIAN MARKET

K

Tropical Smoothie

First National Bank

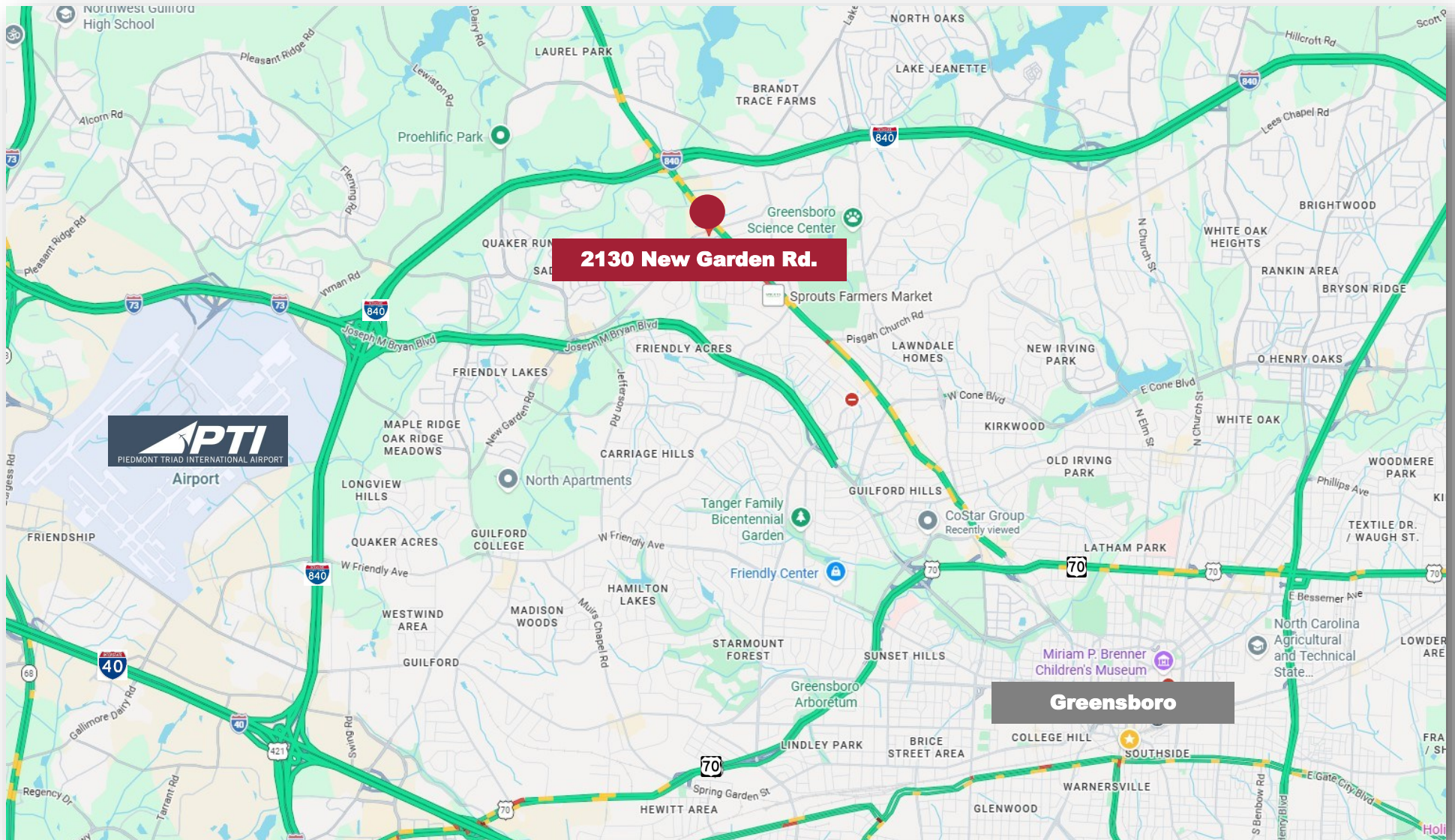
CINEMARK

2130 New Garden Road
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MELT
KITCHEN BAR

REEL

Imperial Koi



1007 Battleground Avenue, Suite 401, Greensboro NC 27408

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