

Retail Strip Center | For Sale

3909 Battleground Ave.



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Villas on Battleground | Greensboro, NC 27410



For Sale \$1,800,000 (\$153/SF)

3909 Battleground Avenue is an 11,760 square foot retail strip center located along busy Battleground Avenue. Located along one of the busiest retail corridors in the Triad, this well-maintained property offers immediate value-add upside. Casa Vallarta's Mexican Restaurant serves as the anchor tenant, drawing consistent traffic to the property. The property has been well maintained and there is no known deferred maintenance.

Property Features

- Price: \$1,800,000 (\$153/SF)
- Size: 11,760 +/- SF
- Acreage: 1.53 +/- acres
- Year Built: 2001
- Roof: TPO, Various Ages
- HVAC: 6 units, Various Ages
- Paring: 59 spaces
- Contact Broker for Rent Roll & Financial

Property Highlights

Prime Location: Situated along Battleground Avenue in Northwest Greensboro, a high-demand retail and commercial area.

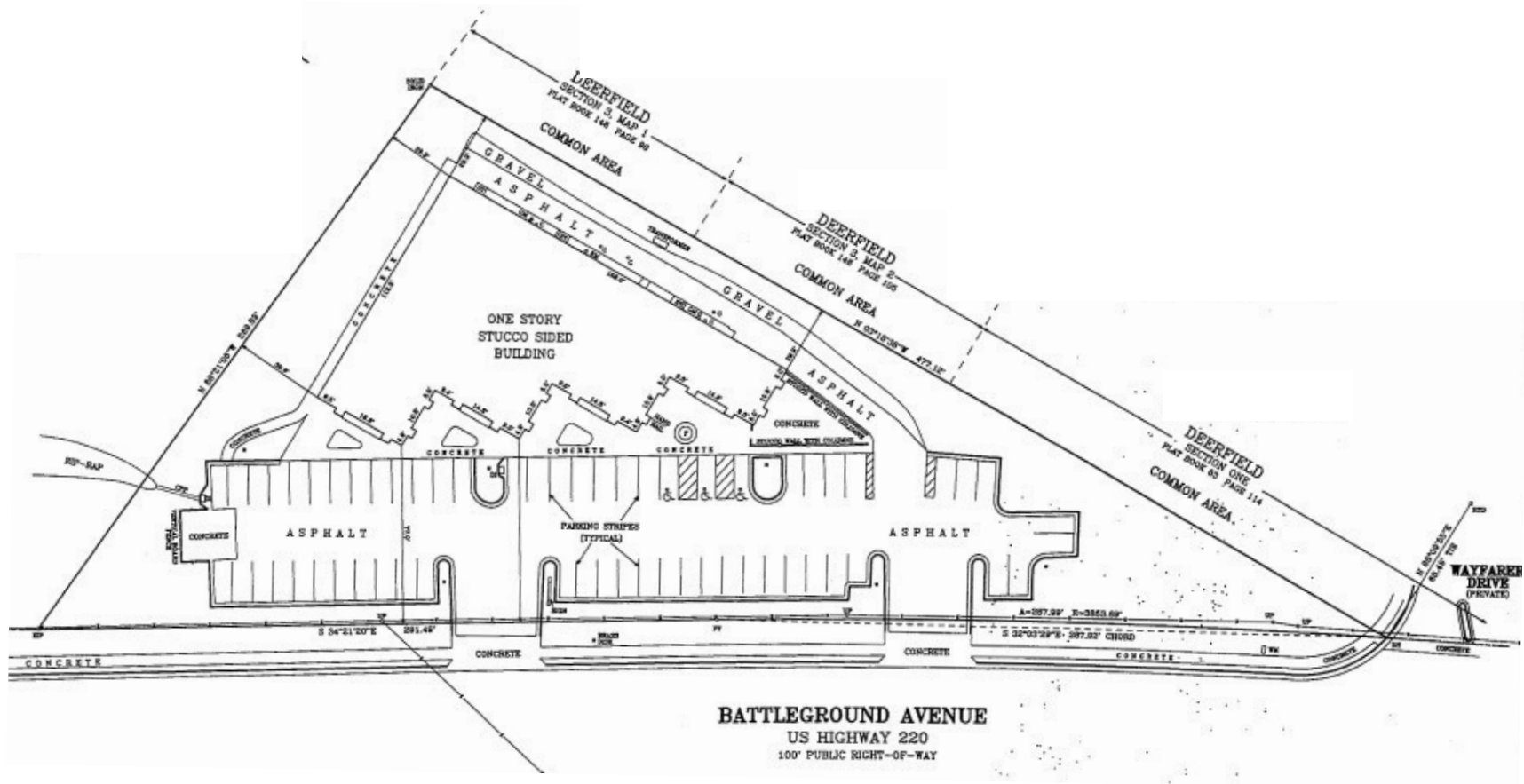
Value-Add Opportunity: Below-market rents and a vacant unit provide potential for increased rental income in Year 1 of ownership.

Strong Visibility: Dedicated pylon signage along Battleground Avenue ensures maximum exposure for Tenants.

Well-maintained Property: Current ownership has done an excellent job of maintaining the property.

The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.







Triad G
& Don

Mew Tattoo

EXL Inc

Shores Fine Dry Cleaning



3909 Battleground Ave.



220

Brookfield Dr

Brookfield Dr

Battleground Ave

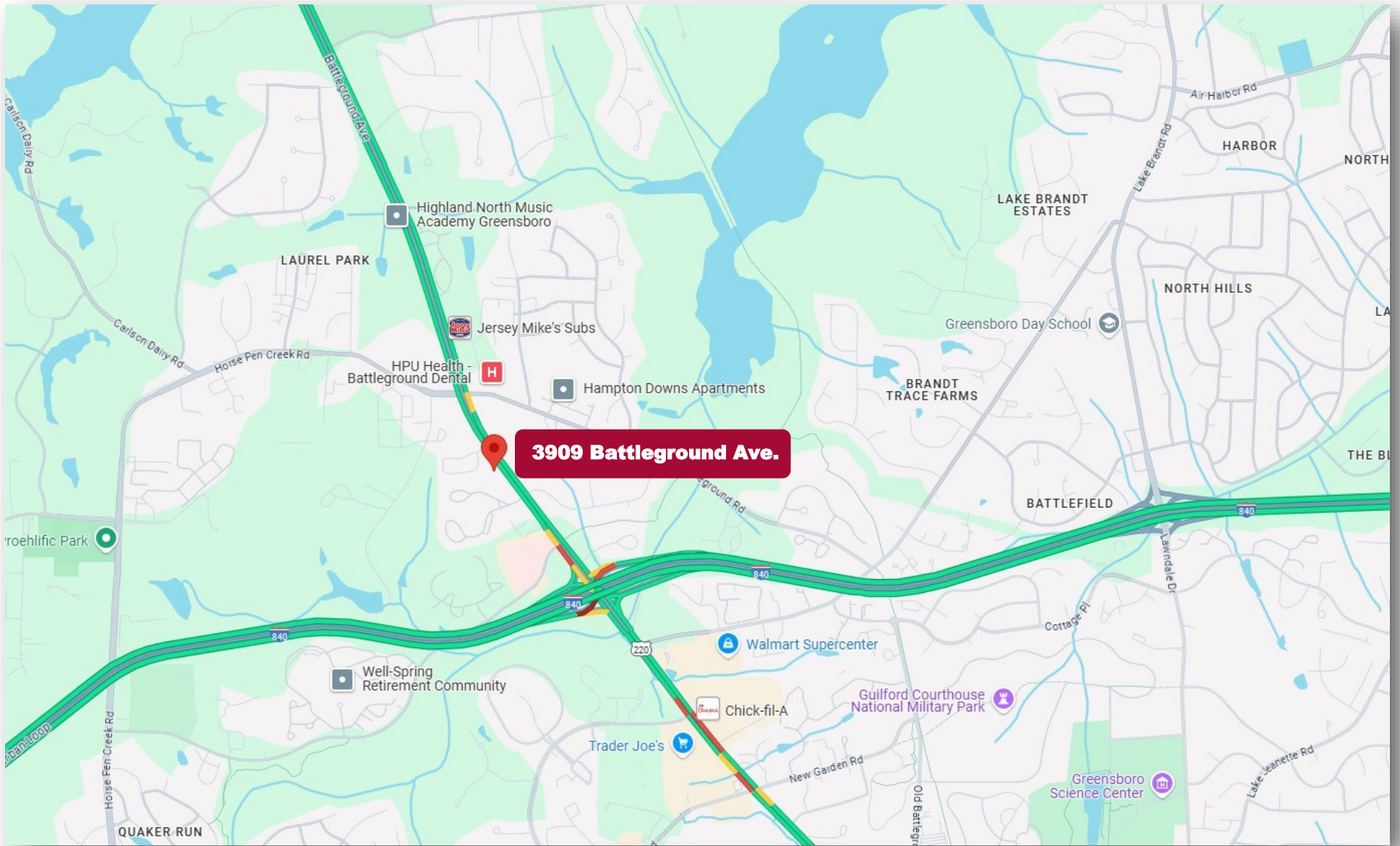
Battleground Ave

Wayfarer Dr

Wayfarer Dr

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