



BATTLEGROUND PLAZA

3726 BATTLEGROUND AVE, GREENSBORO NC 27410



# THE PROPERTY

Location	3726 Battleground Ave Greensboro, NC 27410
County	Guilford
APN	0081185

# HIGHLIGHTS

- Home to Strive Performance & Fitness, a popular multi-purpose training center.
- Situated on a major retail corridor in Greensboro, next to Walmart, and across from Home Depot, Trader Joe's, and Lowe's Outlet.
- High visibility with direct frontage on Battleground Avenue, and easy access to the Greensboro Urban Loop Interchange.
- Signalized traffic light entrance and ample parking for customers and employees.
- Prominent pylon signage to increase visibility for your business.
- A variety of spaces to suit your business needs, from retail to office, all at competitive rates.

## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
8,402	55,398	138,994

## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$98,753	\$117,974	\$111,811

## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,646	25,415	61,830



Suite	Tenant	Sq. Footage
3716A	AVAILABLE	4,200
3716D	AVAILABLE	9,300
3718	Big Lots	29,000
3720A	AVAILABLE	1,260
3720B	AVAILABLE	2,625
3720C	AVAILABLE SOON	2,800
3720D/E/F	AVAILABLE 3/1/25	3,800
3720G	AVAILABLE	1,200
3720H	Charlie's Tobacco Outlet	1,200
3722A/B	Diana Nails	2,600
3722C	Central Carolina Hobbies	2,800
3722E	Tokyo Express	2,700
3722G	Nailed It DIY	1,700
3722H	Dezign Lounge	1,200
3722J	AVAILABLE - Restaurant Space	1,500
3724A	Dentalworks	4,067
3724C/F/G	AVAILABLE	8,080
3724H/L	Monterrey Mexican Rest.	5,320
3726A	Freedom House Thrift	22,027
3726B	Strive Performance & Fitness	28,973
3728A	Jackson Hewitt Tax	1,000
3728B	AVAILABLE	1,000
3728C/D	AVAILABLE	2,739
3728F	Tailgators	3,761
3728K	K&S Laundry	1,500



## PROPERTY FEATURES

BUILDING SF	146,352
LAND SF	871,200
LAND ACRES	20
YEAR BUILT	1988
ZONING TYPE	C-H
BUILDING CLASS	B
NUMBER OF STORIES	1

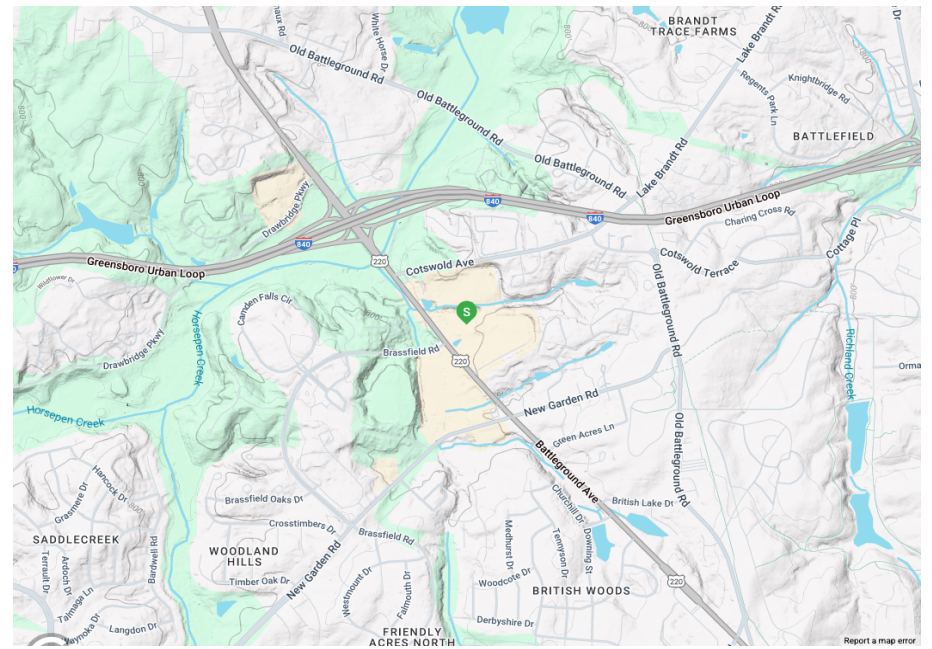




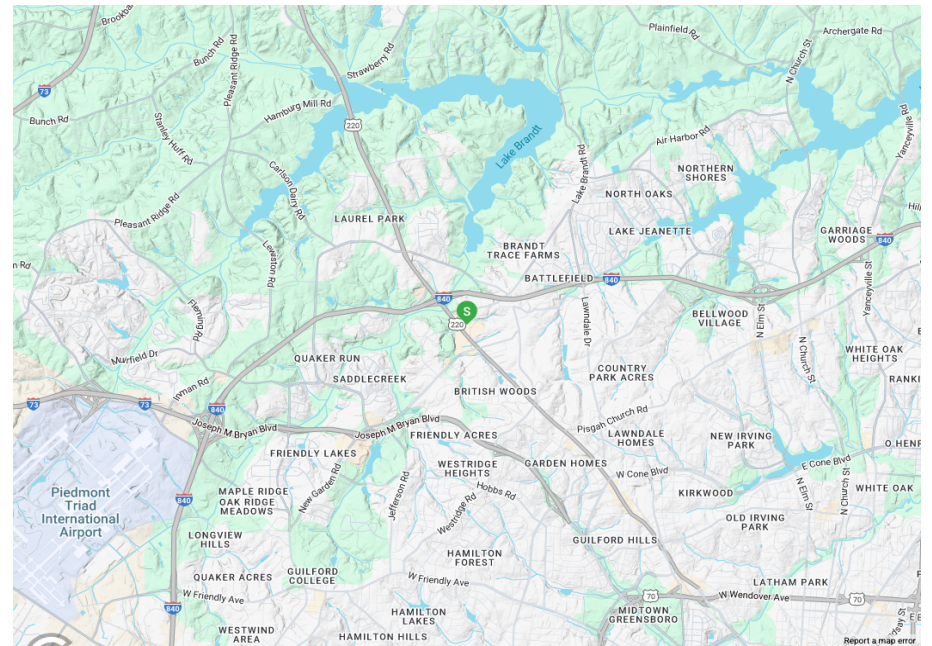
# About Greensboro, NC

- Greensboro is a key transportation hub in North Carolina. It is located at the intersection of major highways like Interstate 40 and Interstate 85, and it also has a significant Amtrak train station.
- The city is home to several higher education institutions, including the University of North Carolina at Greensboro (UNCG), North Carolina A&T State University, and Greensboro College.
- The city boasts a range of cultural venues, including the Greensboro Science Center, which combines an aquarium, a zoo, and a museum; the Greensboro Coliseum Complex, which hosts concerts, sports events, and conventions; and the Weatherspoon Art Museum, which features contemporary art.
- Greensboro is known for its beautiful parks and green spaces. Notable ones include the Greensboro Arboretum, the Greensboro Country Park, and the Tanger Family Bicentennial Garden.
- The city has a diverse economy, with significant sectors including manufacturing, finance, and education. Greensboro is also home to major companies such as the Volvo Trucks North America headquarters.
- Greensboro is a city with a strong sports culture. It hosts the Greensboro Grasshoppers, a minor league baseball team, and has been a site for various college basketball tournaments.
- Greensboro is actively working on sustainability and green initiatives, including expanding green spaces, promoting energy efficiency, and supporting environmental education.

Local Map



Regional Map







[Report a map error](#)

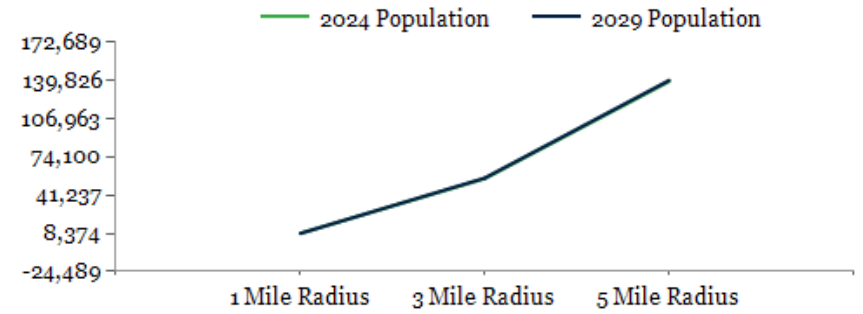




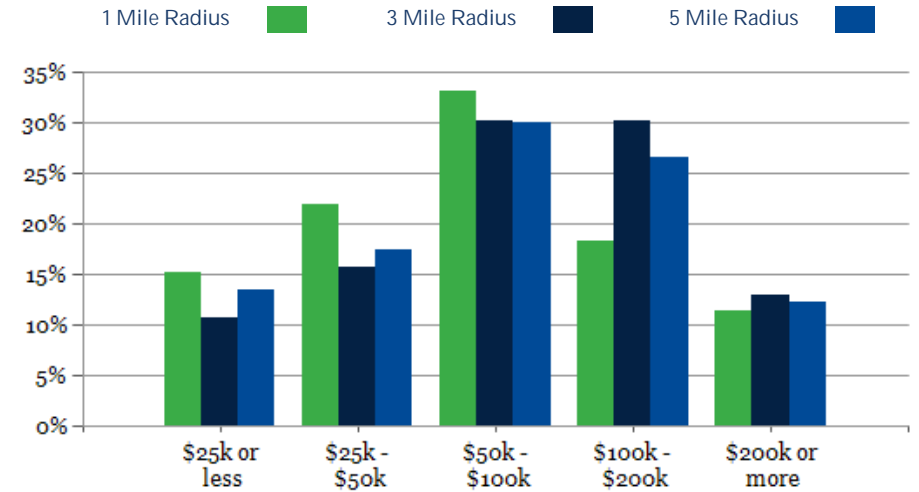
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,872	46,473	112,984
2010 Population	7,898	51,963	129,729
2024 Population	8,402	55,398	138,994
2029 Population	8,374	55,918	139,826
2024-2029: Population: Growth Rate	-0.35%	0.95%	0.60%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	487	1,736	5,452
\$15,000-\$24,999	219	1,001	2,894
\$25,000-\$34,999	348	1,441	4,206
\$35,000-\$49,999	672	2,567	6,609
\$50,000-\$74,999	1,012	4,217	10,402
\$75,000-\$99,999	525	3,463	8,228
\$100,000-\$149,999	569	4,643	10,228
\$150,000-\$199,999	285	3,035	6,229
\$200,000 or greater	528	3,312	7,582
Median HH Income	\$62,162	\$85,856	\$78,204
Average HH Income	\$98,753	\$117,974	\$111,811

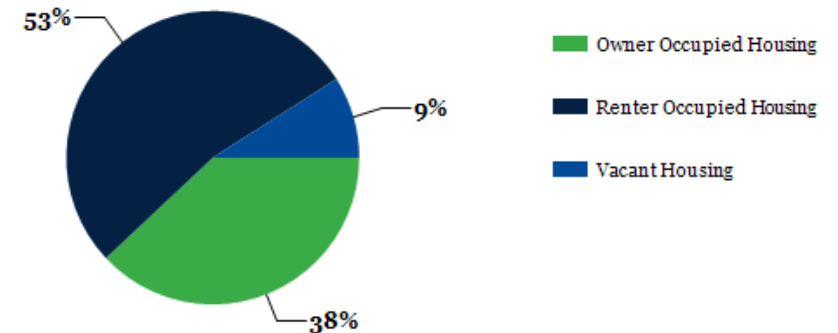
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,014	21,364	52,224
2010 Total Households	4,348	23,302	57,034
2024 Total Households	4,646	25,415	61,830
2029 Total Households	4,664	25,892	62,764
2024 Average Household Size	1.79	2.14	2.20
2024-2029: Households: Growth Rate	0.40%	1.85%	1.50%



2024 Household Income



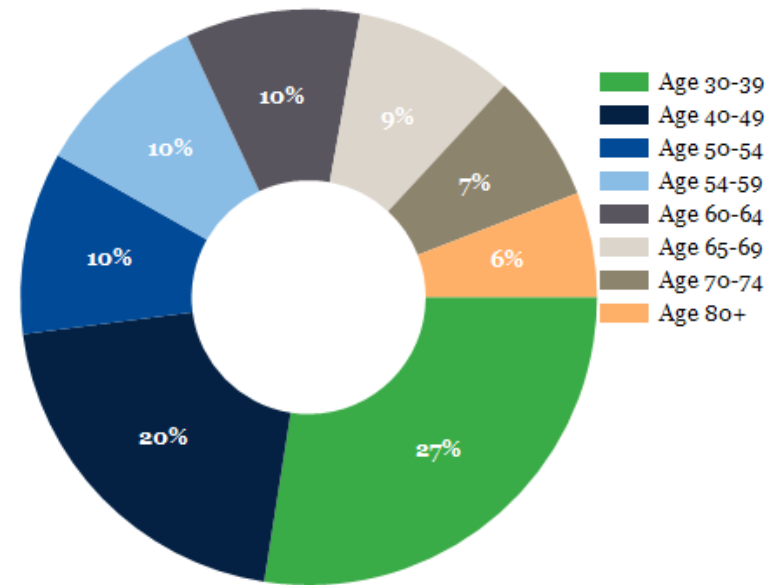
2024 Own vs. Rent - 1 Mile Radius



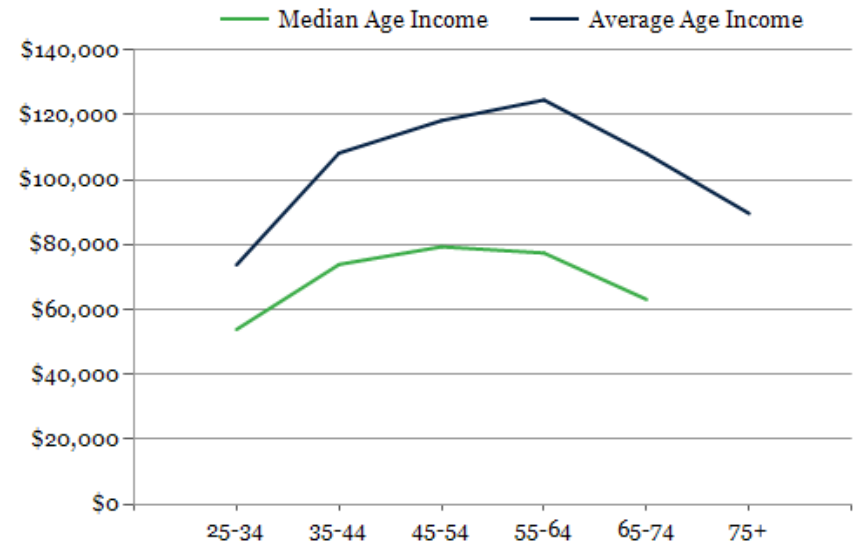
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2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	782	3,918	9,575
2024 Population Age 35-39	603	3,609	8,890
2024 Population Age 40-44	539	3,502	8,770
2024 Population Age 45-49	493	3,274	8,210
2024 Population Age 50-54	517	3,479	8,781
2024 Population Age 55-59	498	3,478	8,571
2024 Population Age 60-64	493	3,566	8,616
2024 Population Age 65-69	454	3,509	8,100
2024 Population Age 70-74	365	3,158	7,110
2024 Population Age 75-79	297	2,525	5,595
2024 Population Age 80-84	197	1,718	3,572
2024 Population Age 85+	243	1,659	3,738
2024 Population Age 18+	7,065	45,523	112,378
2024 Median Age	39	43	41
2029 Median Age	41	44	42



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,872	\$68,838	\$62,458
Average Household Income 25-34	\$73,772	\$94,355	\$88,537
Median Household Income 35-44	\$73,912	\$103,997	\$91,467
Average Household Income 35-44	\$108,254	\$130,815	\$122,419
Median Household Income 45-54	\$79,369	\$111,494	\$103,650
Average Household Income 45-54	\$118,264	\$141,706	\$138,100
Median Household Income 55-64	\$77,430	\$110,690	\$101,004
Average Household Income 55-64	\$124,627	\$143,171	\$136,634
Median Household Income 65-74	\$63,123	\$83,133	\$79,042
Average Household Income 65-74	\$108,074	\$119,164	\$112,744
Average Household Income 75+	\$89,638	\$88,338	\$84,044



# Battleground Plaza

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*Exclusively Listed By*



### **Cindy Rosasco**

One Alliance Companies  
Broker  
(336) 954-7582  
(704) 765-4620  
[cindy@onealliancecompanies.com](mailto:cindy@onealliancecompanies.com)

