



3741 BATTLEGROUND AVE

+/- 2,494 SF RETAIL SPACE FOR LEASE  
3741 BATTLEGROUND AVE, GREENSBORO NC 27410



# THE SPACE

Location	3741-F Battleground Ave Greensboro, NC 27410
County	Guilford
APN	7846-69-0262
Traffic Count	26,500
Square Feet	2,494
Annual Rent PSF	\$21.50
Lease Type	NNN

Notes: Sublease through May 2023 or a new direct lease. \$5.37/SF NNN

## POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	9,106	53,549	132,568

## AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$102,704	\$117,984	\$113,187

## NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	5,026	24,467	59,328

# HIGHLIGHTS

- Retail space available on Battleground Avenue in Greensboro!
- Space features large windows which allows for lots of natural light
- End corner unit with excellent signage opportunity
- Highly sought after NW Greensboro location near national and local retailers and businesses
- Established retail corridor located across from Super Walmart
- Located near the Cone Health Medical Center at Drawbridge Parkway and the Greensboro Urban Loop Interchange
- High visibility traffic light area - Battleground Avenue and Cotswold Avenue
- Average daily traffic volume: 39,000 Battleground Ave; 11,000 Cotswold Ave



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## PROPERTY FEATURES

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GLA (SF)	10,501
LAND SF	70,567
LAND ACRES	1.62
YEAR BUILT	2000
ZONING TYPE	CD-C-M
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

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## CONSTRUCTION

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EXTERIOR	Brick
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## TENANT INFORMATION

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MAJOR TENANT/S	<b>Matt's Game Exchange, Thai Corner Kitchen, Merle Norman, Hemp XR, Tobacco and Vape</b>
LEASE TYPE	NNN

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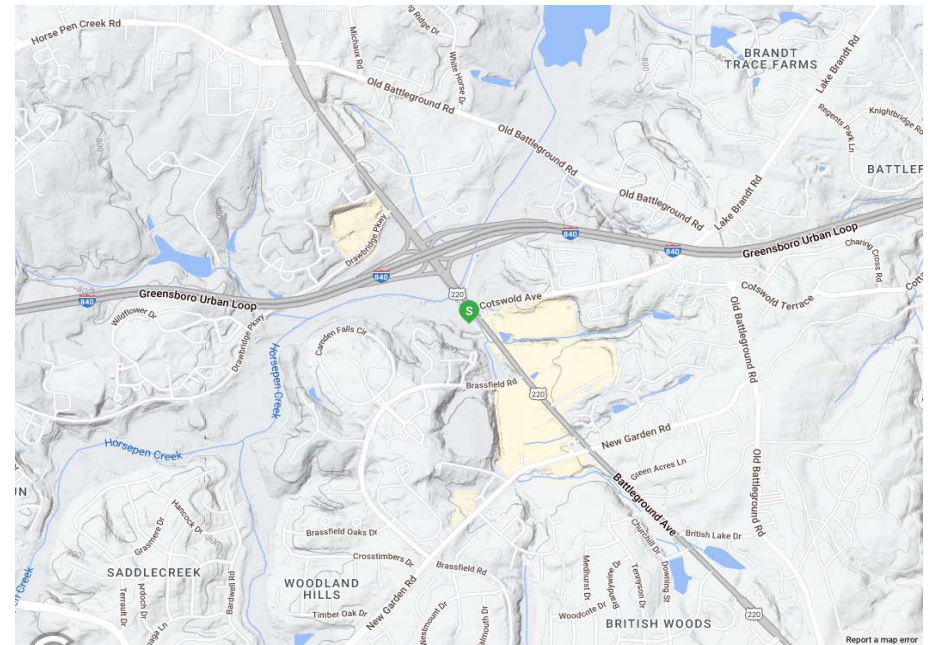




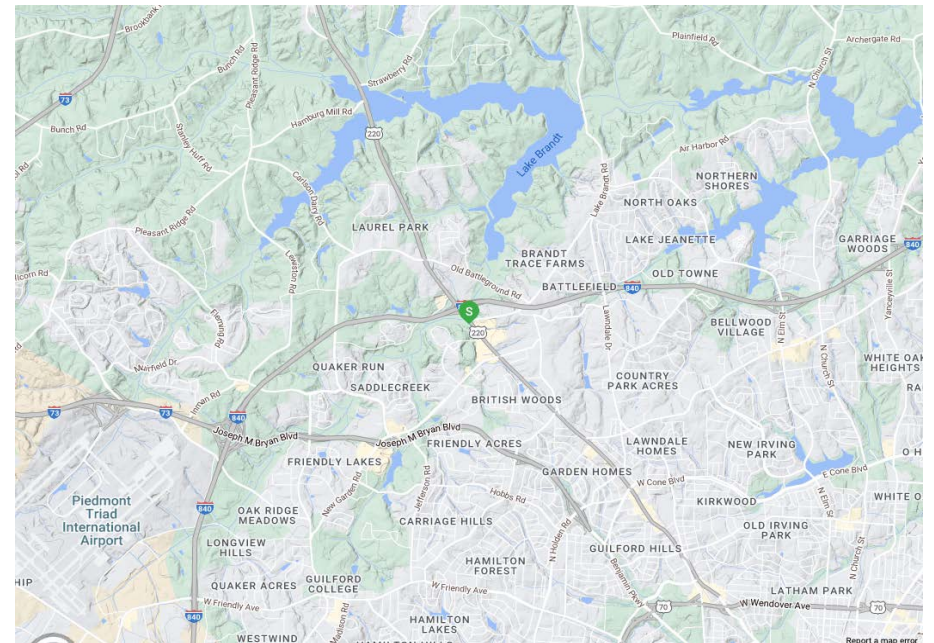
## About Greensboro, NC

- 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.

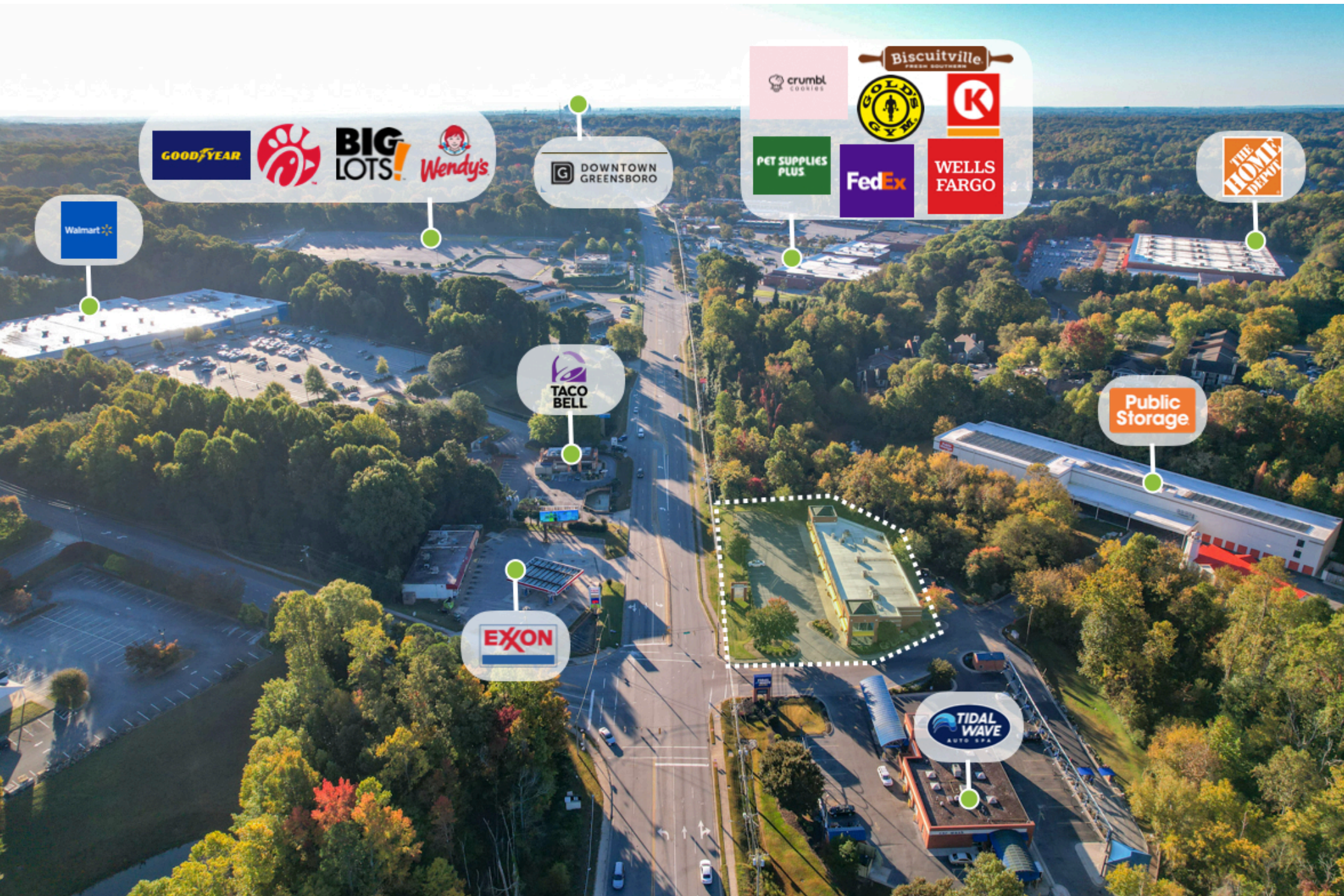
Locator Map



Regional Map







GOODYEAR

**BIG LOTS!**

Wendy's

DOWNTOWN GREENSBORO

crumbl COOKIES

Biscuitville FRESH SOUTHERN

GOLDS GYM

K

PET SUPPLIES PLUS

FedEx

WELLS FARGO

THE HOME DEPOT

Walmart

TACO BELL

Public Storage

EXXON

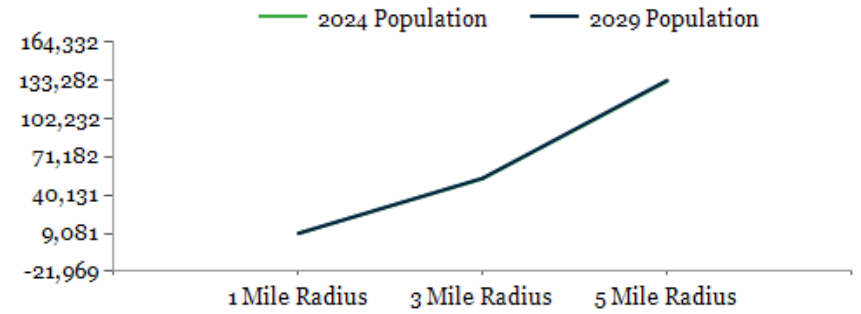
TIDAL WAVE AUTO SPA



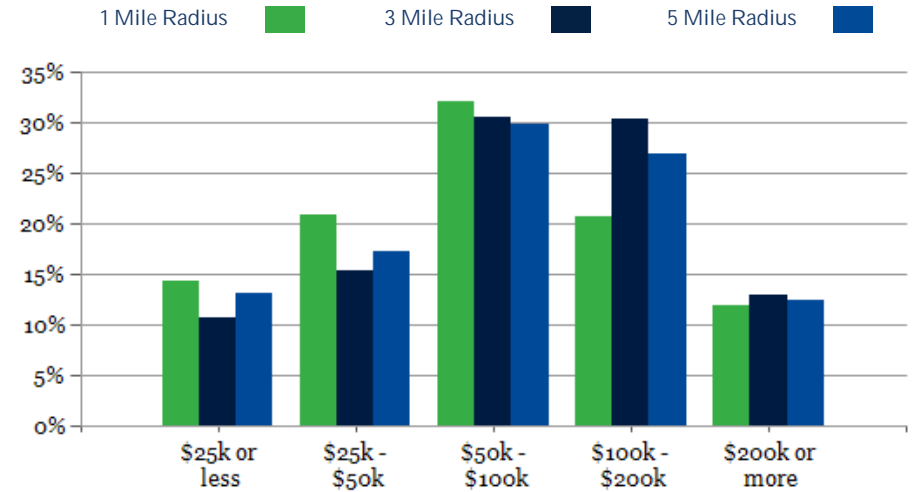
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,017	44,729	107,978
2010 Population	8,367	50,403	123,951
2024 Population	9,106	53,549	132,568
2029 Population	9,081	53,929	133,282
2024-2029: Population: Growth Rate	-0.25%	0.70%	0.55%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	514	1,681	5,136
\$15,000-\$24,999	209	933	2,701
\$25,000-\$34,999	353	1,309	4,028
\$35,000-\$49,999	701	2,470	6,283
\$50,000-\$74,999	1,023	4,116	9,814
\$75,000-\$99,999	590	3,347	7,910
\$100,000-\$149,999	678	4,531	9,906
\$150,000-\$199,999	361	2,904	6,099
\$200,000 or greater	597	3,175	7,450
Median HH Income	\$65,855	\$86,127	\$79,257
Average HH Income	\$102,704	\$117,984	\$113,187

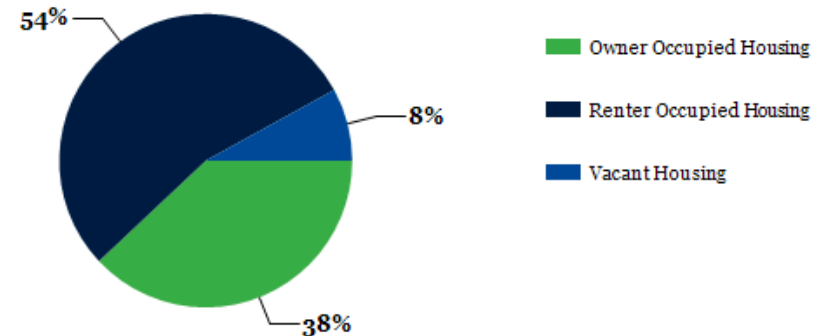
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,073	20,517	49,854
2010 Total Households	4,592	22,525	54,632
2024 Total Households	5,026	24,467	59,328
2029 Total Households	5,047	24,872	60,179
2024 Average Household Size	1.80	2.15	2.20
2024-2029: Households: Growth Rate	0.40%	1.65%	1.45%



2024 Household Income

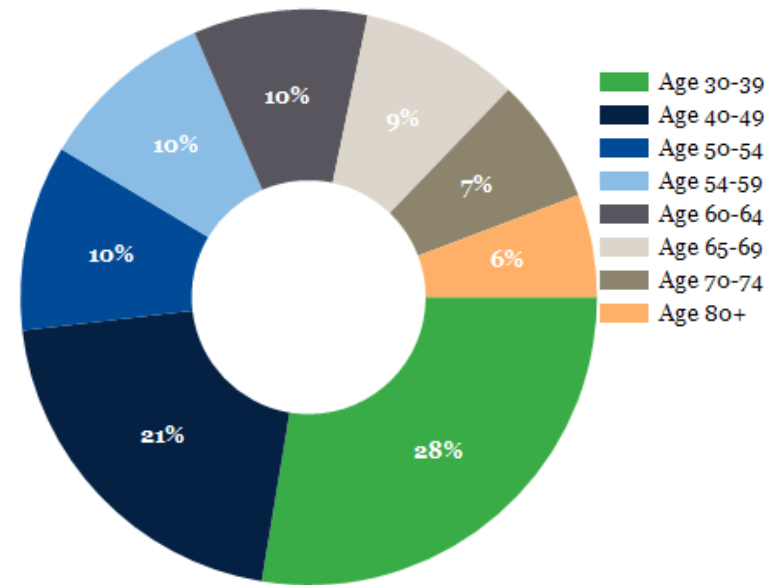


2024 Own vs. Rent - 1 Mile Radius

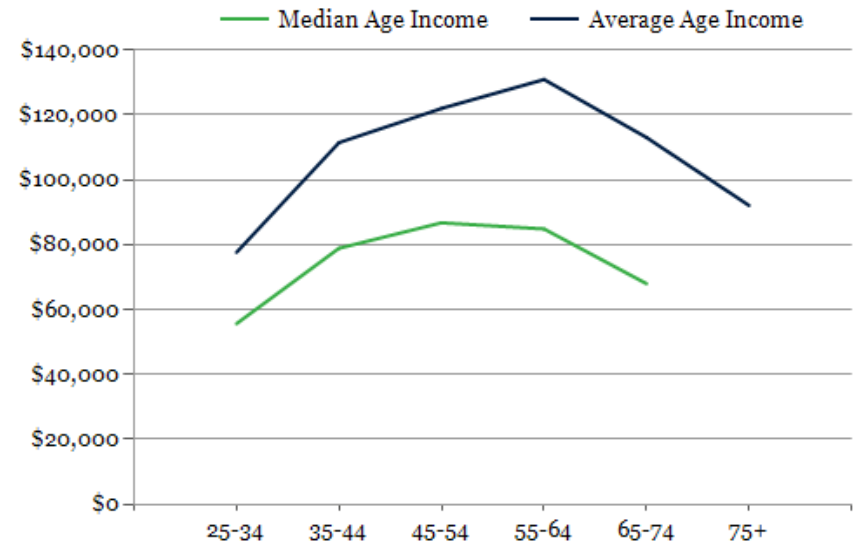


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	846	3,749	9,149
2024 Population Age 35-39	648	3,455	8,534
2024 Population Age 40-44	583	3,386	8,447
2024 Population Age 45-49	528	3,175	7,918
2024 Population Age 50-54	565	3,378	8,478
2024 Population Age 55-59	537	3,376	8,270
2024 Population Age 60-64	528	3,466	8,320
2024 Population Age 65-69	482	3,390	7,834
2024 Population Age 70-74	381	3,045	6,924
2024 Population Age 75-79	312	2,424	5,464
2024 Population Age 80-84	209	1,660	3,482
2024 Population Age 85+	291	1,601	3,639
2024 Population Age 18+	7,620	44,016	106,937
2024 Median Age	39	43	42
2029 Median Age	40	44	43



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,654	\$68,883	\$62,616
Average Household Income 25-34	\$77,640	\$94,545	\$89,022
Median Household Income 35-44	\$78,913	\$104,218	\$92,969
Average Household Income 35-44	\$111,492	\$130,944	\$123,763
Median Household Income 45-54	\$86,770	\$111,653	\$105,007
Average Household Income 45-54	\$122,025	\$141,707	\$139,701
Median Household Income 55-64	\$84,875	\$110,464	\$102,412
Average Household Income 55-64	\$130,959	\$142,817	\$138,253
Median Household Income 65-74	\$67,985	\$83,532	\$79,825
Average Household Income 65-74	\$113,072	\$119,341	\$113,843
Average Household Income 75+	\$92,108	\$87,744	\$84,565





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*Exclusively Listed By*



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