



HIGH GROUND

3521 Battleground Avenue Greensboro, NC 27410

PROPERTY HIGHLIGHTS

- 10 acre retail development site
- Located on the Battleground Corridor (35,000 ADT) at the intersection with New Garden Road (20,000 ADT)
- Build to suit out-parcels and inline development spaces available
- Will have highly visible signage on both buildings & monument
- Nearby retail includes Sprouts, Trader Joe's, Planet Fitness, Pet Supermarket, Walmart, Pet Supplies Plus, The Village Tavern, Kohl's and Lowe's Hardware.
- Lat 36.129233 Long -79.853785

KICK ASS CONCEPTS

336.601.0000 | kickassconcepts.com

PENN PROPERTIES

336.580.5977 | pennres.com



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OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	10 Acres

PROPERTY OVERVIEW

Located at the corner of Battleground Avenue and New Garden Road, just south of the intersection with the I-840 ring road this retail development offers the opportunity for great visibility on one of Greensboro's main and busiest retail corridors.

With a population just shy of 300,000 Greensboro is the third largest city in North Carolina and the 68th largest in USA. Along with Winston Salem and High Point it forms part of a greater metropolitan area referred to as the Triad with a population over 700,000.

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**EXECUTIVE
SUMMARY**



LANCE WOOD
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3221 Battleground Avenue Greensboro, NC 27410



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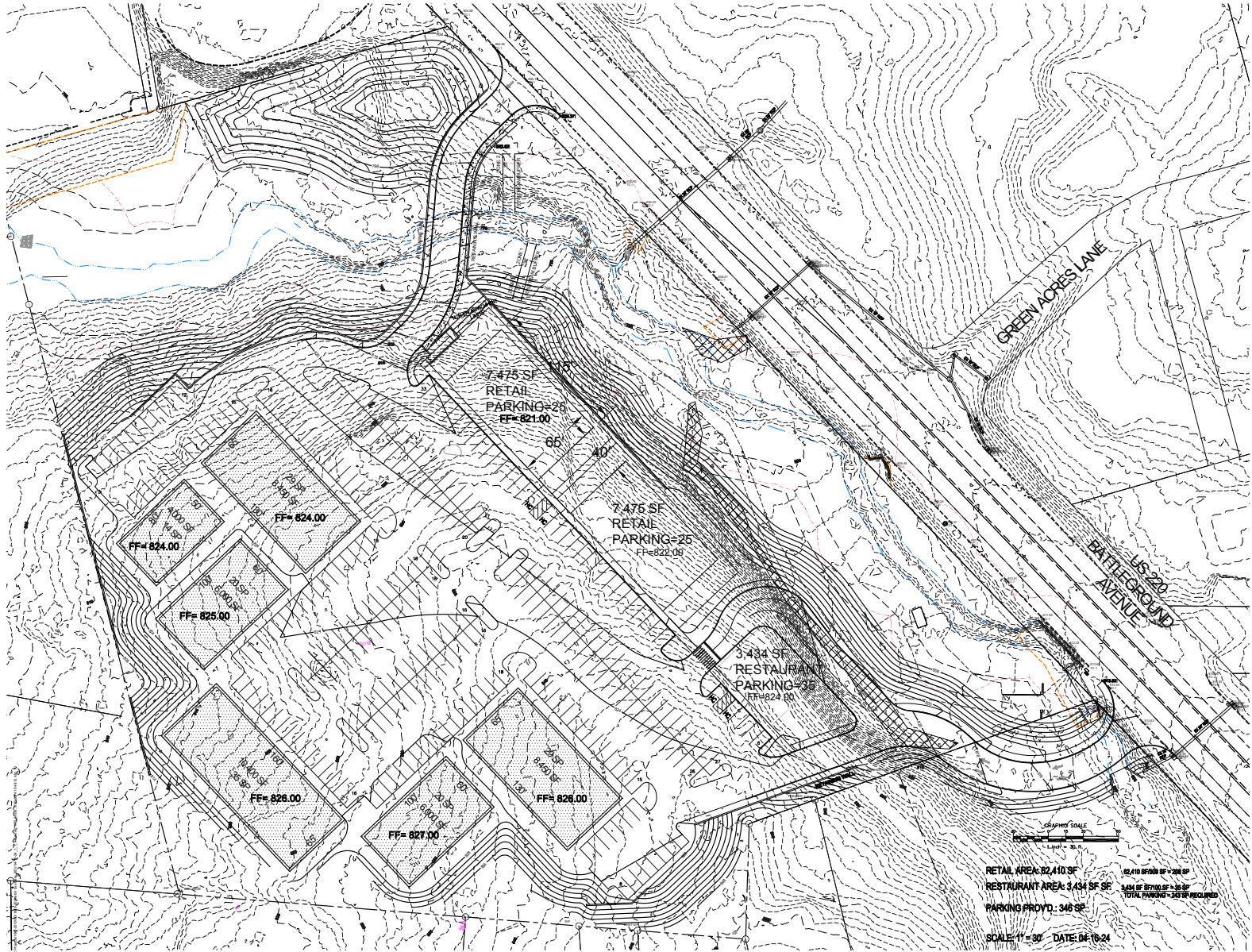
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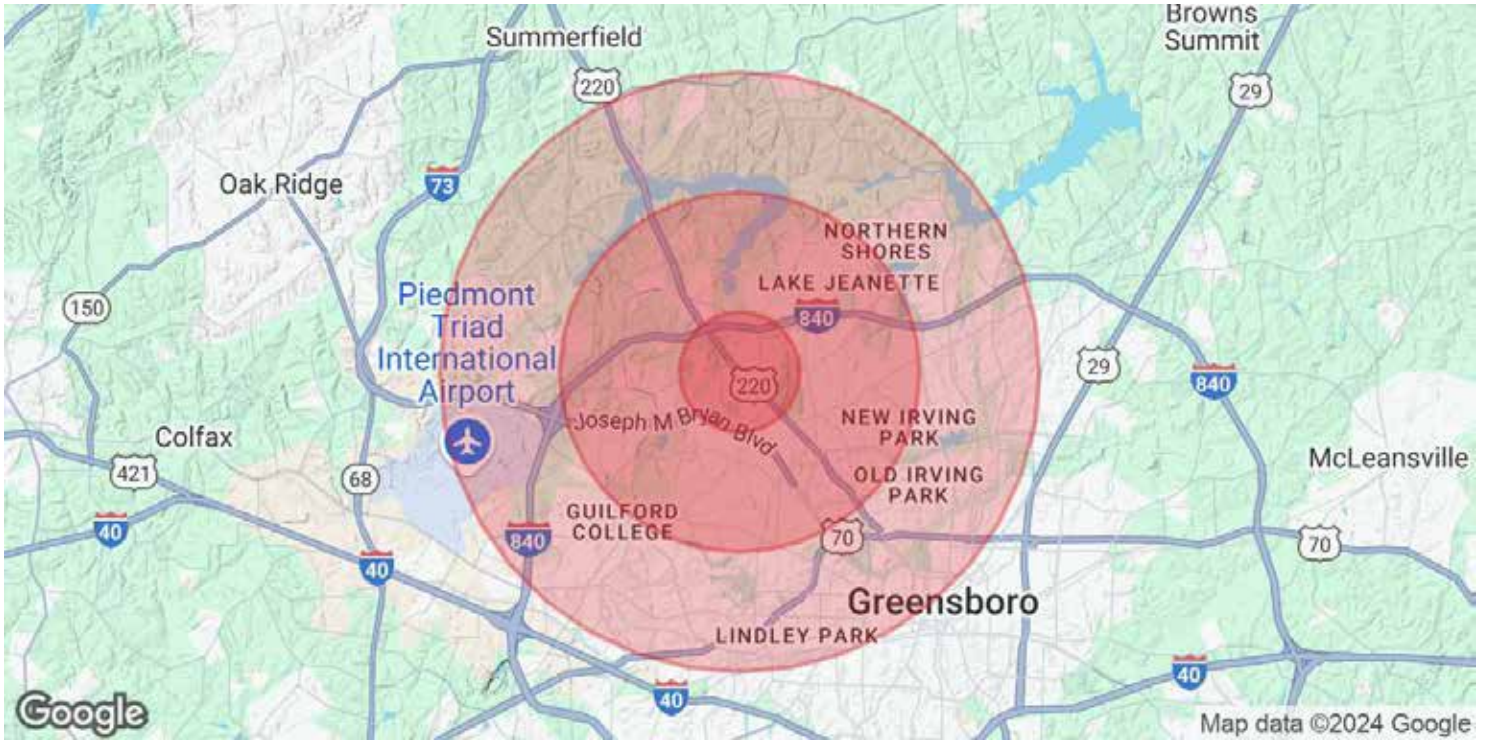
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,310	54,795	149,943
Average Age	42.6	42.3	39.2
Average Age (Male)	43.7	39.4	37.5
Average Age (Female)	42.4	43.9	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,470	25,626	68,521
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$92,544	\$94,252	\$84,410
Average House Value	\$251,708	\$245,569	\$221,196

* Demographic data derived from 2020 ACS - US Census

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