

4016 Battleground Avenue

Greensboro, North Carolina | 10,429 square feet



This multi-tenant outparcel building is situated in the North Battleground submarket in northwestern Greensboro on Battleground Avenue, one of the city's major retail corridors. The site is adjacent to The Shoppes at Battleground North, anchored by a high volume Harris Teeter which serves as the dominant grocery-anchored center for the surrounding affluent neighborhoods. Road improvements on Battleground Avenue and surrounding thoroughfares, including the planned expansion of Interstate 840, will improve accessibility and traffic flow to the site.

Leasing Contact

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Key Tenants



Key Demographics

	5-Mile Radius	Median Age	41 years
Population		Daytime Demographics	
Current Estimated Population	115,889	Number of Businesses	5,030
Projected Population (5 Years)	121,094	Number of Employees	51,343
2010 Census Population	108,119	Total Daytime Population	90,269
Households		Consumer Expenditures	
Current Estimated Households	50,841	Total Retail Expenditures	\$1.75 B
Projected Households (5 Years)	52,915	Per Household per Month	\$2,871
2010 Census Households	46,430		
Income			
Average Household Income	\$106,899		
Household Income \$50,000+	66.6%		

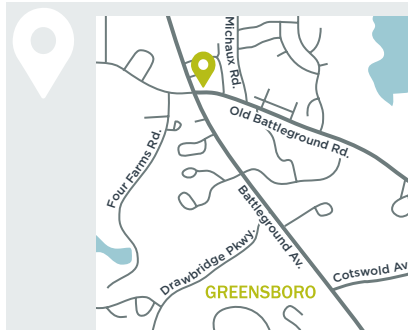
Location

Battleground Avenue & Old Battleground Road, Greensboro, North Carolina (36.1463, -79.8676)

[Click to navigate to Google Maps](#)

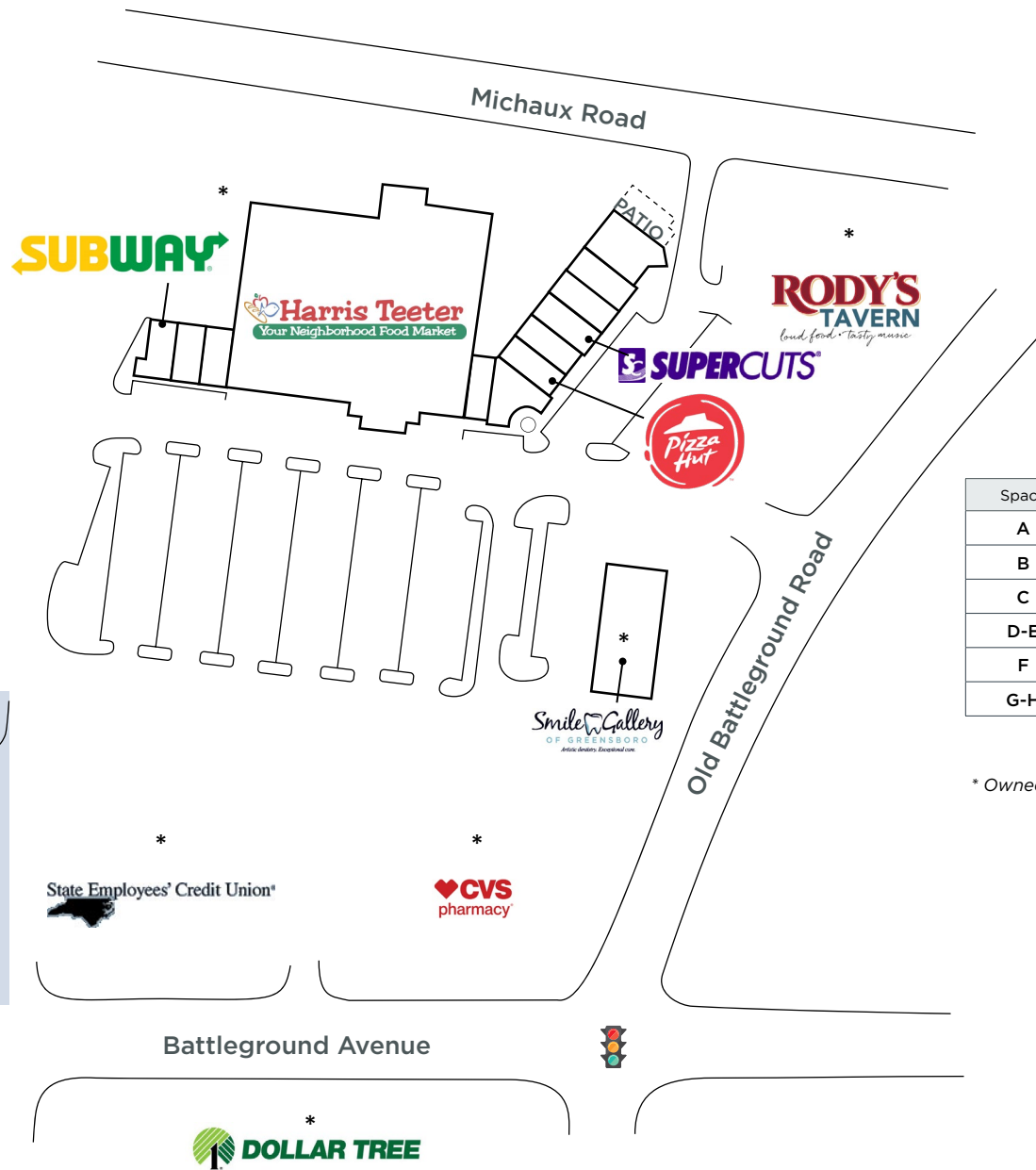
Traffic Counts

Battleground Avenue: 25,704
Old Battleground Road: 4,540



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Space	Tenant	Size
A	Starbucks	1,850 s.f.
B	Papa Murphy's Pizza	1,430 s.f.
C	Jersey Mike's	1,201 s.f.
D-E	Di'Lishi Frozen Yogurt	2,310 s.f.
F	Polished Nail Spa	1,201 s.f.
G-H	Grinz Orthodontics	2,437 s.f.

* Owned by others

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