

3420 Battleground Ave

3420 Battleground Ave
Greensboro, NC 27410
www.cbre.com/triad

Commercial Development Site Adjacent to Westridge Square | 1.81± Acres for Lease or Sale



Property Overview

Prime Battleground Development Opportunity

CBRE is pleased to offer 3420 Battleground Avenue, a premier commercial development opportunity located in the heart of northwest Greensboro's established retail corridor. Positioned adjacent to Westridge Square Shopping Center and surrounded by major national retailers, restaurants, medical providers, and affluent residential neighborhoods, the site offers exceptional visibility and access along Battleground Avenue. The property is available for ground lease or sale and is suitable for retail, restaurant, medical, office, financial institution, or service-commercial development.

Property Address	3420 Battleground Ave, Greensboro, NC 27410
Total Acreage	±1.81 Acres
Zoning	CD-C-M
PIN	7846-95-8397
Frontage	±272.7' on Battleground Avenue/US-220
Utilities	Available to Site*
Pricing	Call for Pricing
Comments	• Prominent Battleground Avenue frontage • Established retail corridor • Strong surrounding demographics • Dense residential population nearby • Excellent redevelopment opportunity

**To be verified by buyer.*

Contact Us

Matt King

Vice President

+1 336 544 2724

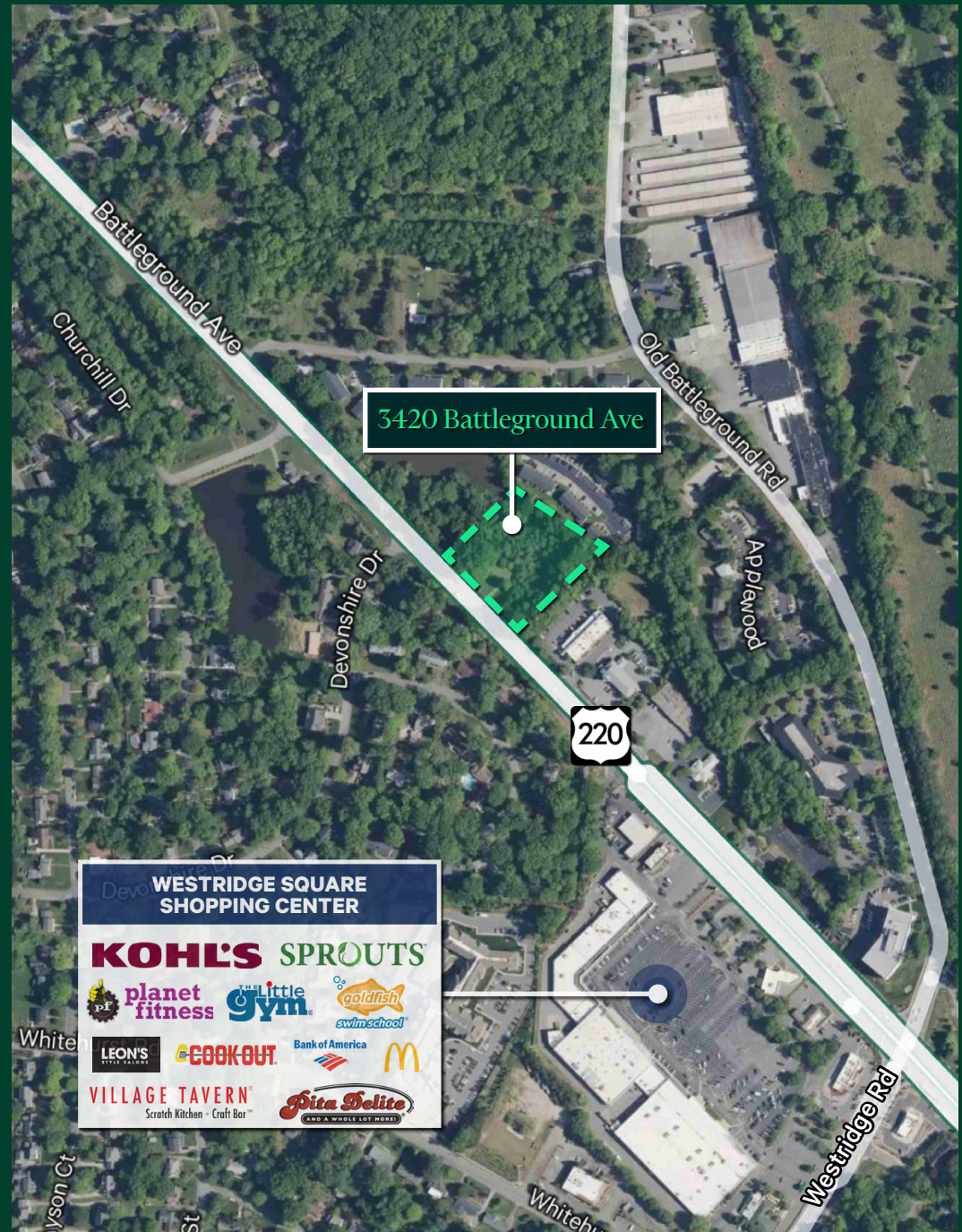
matt.king@cbre.com

Christy Crouch Smith

Senior Associate

+1 336 544 2726

christy.smith@cbre.com



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For Lease/Sale

Aerial Overview

CBRE



Demographics & Traffic Counts

2026 Demographics	1 Mile	3 Miles	5 Miles
Population	5,807	62,605	169,259
Employees	4,023	29,806	113,994
Median Age	45.40	43.50	37.50
Households	2,991	29,504	74,086
Average Household Income	\$121,691	\$141,330	\$116,927
Average Value of Owner Occupied Housing Units	\$384,321	\$413,944	\$405,225
Daytime Workers	4,747	37,213	117,341
Daytime Residents	2,758	32,197	85,051

*Source: CBRE Fast Reports

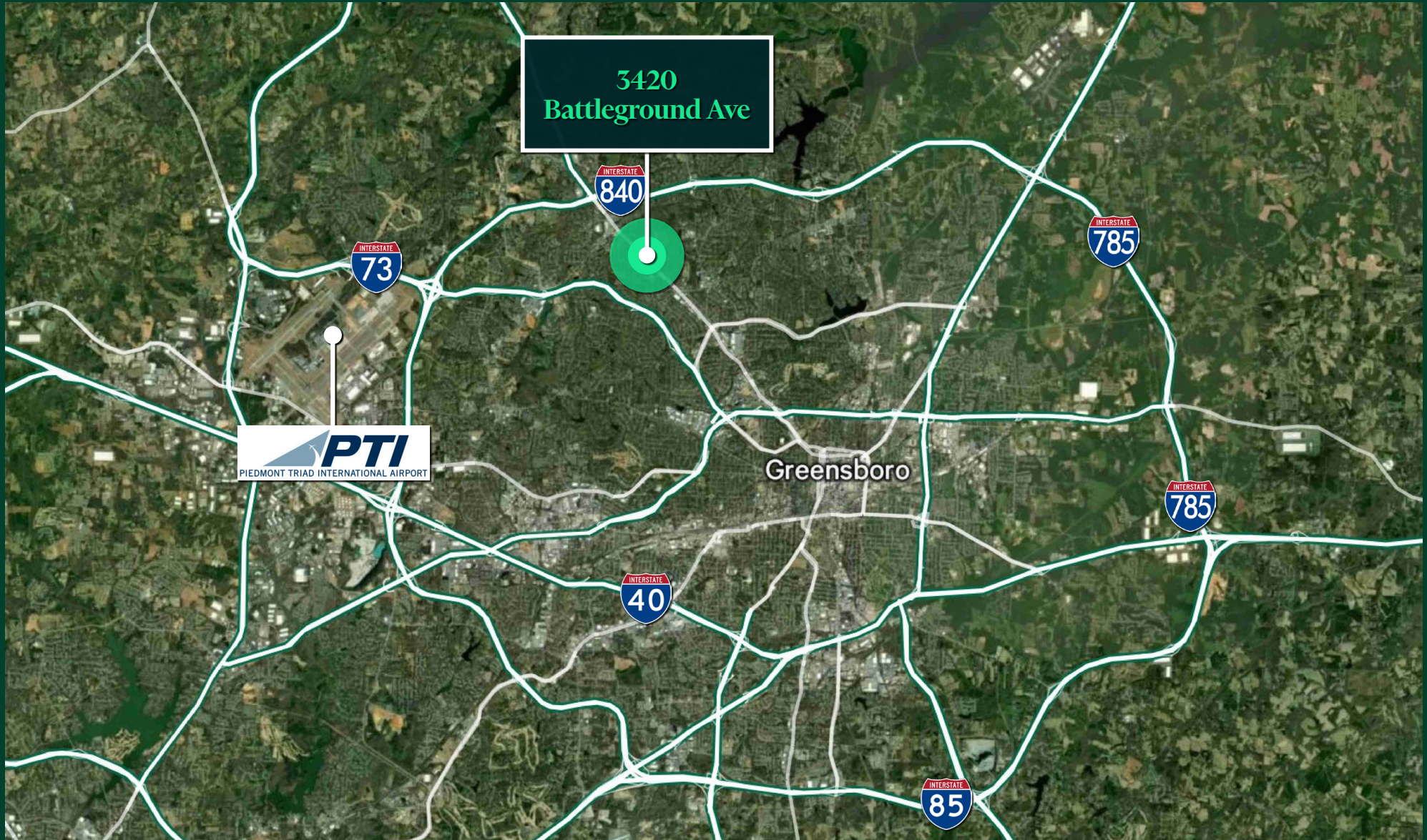
Traffic Counts (2025)	
Battleground Ave/US-220	25,735 VPD
Westridge Rd	16,656 VPD
New Garden Rd	12,402 VPD

*Source: NCDOT

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Location Overview



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