

Full-Access Along
Battleground Ave

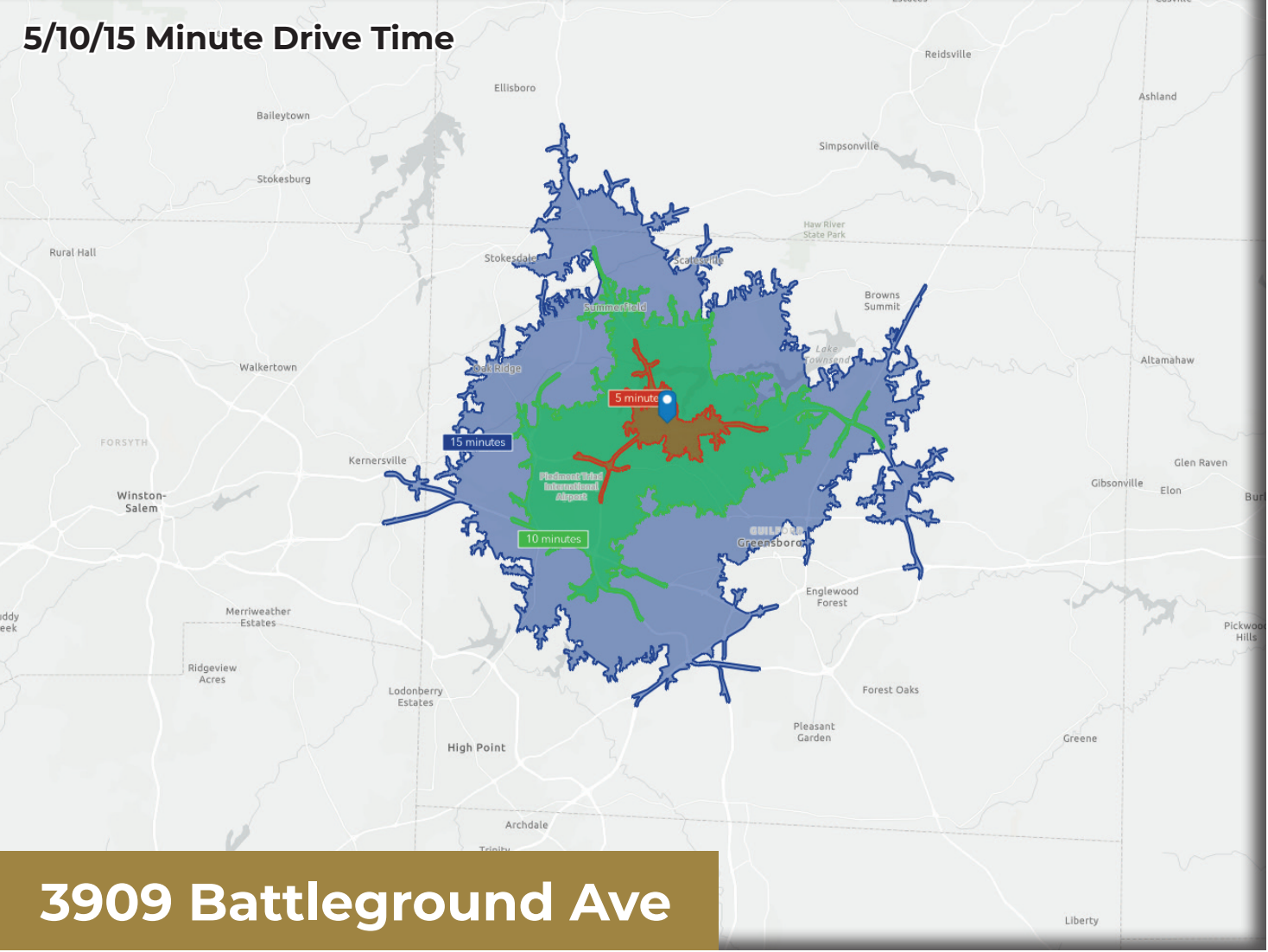
Less Than 1/4 Mile
From Cone Health
Medical Center

±3,928 SF AVAILABLE FOR LEASE



3909 BATTLEGROUND AVE
GREENSBORO, NC 27410
AVAILABLE - CALL FOR PRICING

5/10/15 Minute Drive Time



3909 Battleground Ave

PROPERTY INFO

ADDRESS
3909 Battleground Ave
Greensboro, NC 27410

SIZE
±3,928 SF

PROPERTY TYPE
In-Line Strip - Retail For Lease

CURRENT ZONING
C-M: Commercial Medium

NEARBY RETAIL
AutoZone, Mythos Grill, Mavis
Tires & Brakes, Harris Teeter,
O'Reilly Auto Parts, The UPS
Store, Casa Vallarta Mexican

Demographics

3909 Battleground Ave	1-Mile	3-Mile	5-Mile
2026 Total Population	8,320	46,124	46,124
2026 Total Daytime Population	7,918	40,605	120,845
2026 Total Households	4,373	21,520	53,978
2026 Median Household Income	\$83,649	\$95,234	\$89,379

- Located on One of Greensboro's Premiere Commercial Corridors
- 1/4 Mile Away From Cone Health Medical Center
- Conveniently Located Just Minutes Away From I-840 Urban Loop
- Strong Highway Frontage and Visibility
- Abundant Parking



MARKET OVERVIEW

THE GREATER GREENSBORO MARKET

As the geographic center of the dynamic Piedmont Triad, **Greensboro, North Carolina**, serves as a premier logistical, educational, and corporate anchor. The city supports a diversified regional economy fueled by historic institutional capital investment—highlighted by the massive expansions at the **Toyota Battery Manufacturing megasite** and the **Boom Supersonic facility**. This industrial momentum feeds a continuous pipeline of tier-one academic talent from surrounding universities, generating a consistent, market-wide demand for high-quality professional and administrative services.

THE CENTRAL BUSINESS DISTRICT (CBD)

Within this expanding regional footprint, downtown Greensboro operates as the premier corporate and civic core. Anchored directly by the **Guilford County Courthouse** complex, the immediate courthouse vicinity commands a dense daytime workforce of legal, financial, and governmental professionals — further enriched by the nearby campus of **Elon University School of Law**. This low-vacancy, high-barrier-to-entry micro-market makes standalone, turnkey office assets exceptionally competitive and highly secure long-term investments.

MARKET COMPARISON

MARKET LEVEL	KEY ECONOMIC INDICATOR	METRIC / CAPITAL IMPACT
City-Wide	Total Annual Construction Investment	\$1.185B (Historic High)
City-Wide	Macro County Labor Force	287,996 Active Workers
Downtown Core	Corporate Daytime Workforce	17,000+ Employees
Downtown Core	Professional & Admin. Ratio	82.1% White-Collar Base

Source: Guilford County Economic Development Alliance

Greensboro's robust white-collar workforce and historic capital investments make downtown core assets uniquely positioned for long-term equity growth.

THE PIEDMONT TRIAD

1.85M+

Residents driving the economic expansion of the Piedmont Triad.

97.5K

Top-tier students currently enrolled in area colleges and universities.

20

Higher education institutions, including 11 traditional 4-year universities and 9 technical colleges.

8th

National rank for corporate facility investments (Greensboro–High Point MSA).

920K+

Active regional labor force supporting rapid corporate growth.

2nd

County ranking for manufacturing in NC (Guilford) — Top 10 in the Southeast U.S.



SITE

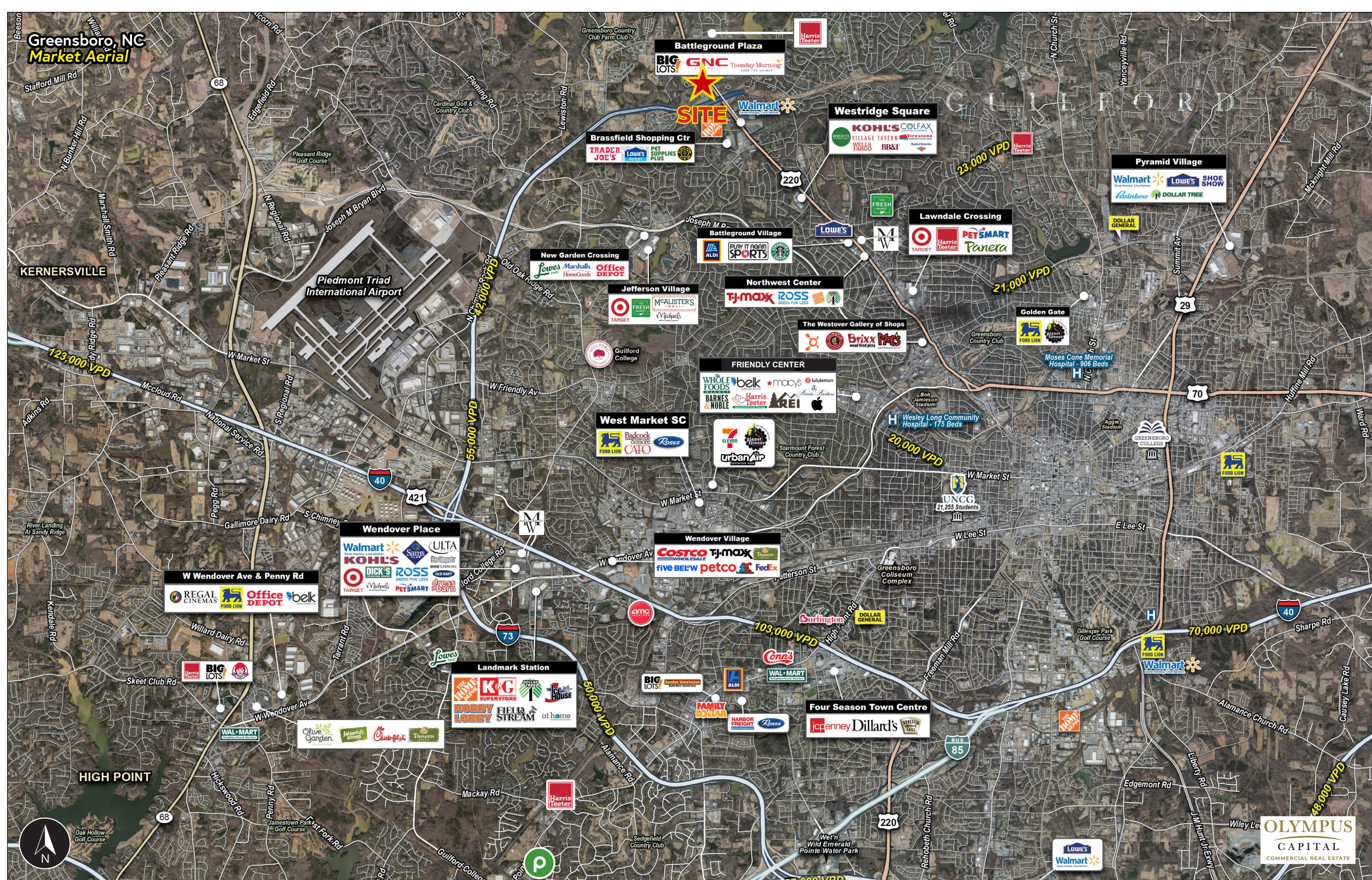
CVS

**Harris
Teeter**

32,000 VPD

Battleground Ave

Greensboro, NC
Market Aerial



Greensboro, NC

Market Aerial



3909 Battleground Ave

Site Aerial



Shores Fine
Dry Cleaning



The UPS Store 

A Shade Better
Viva La Tan & Sunless
Revive Nails & Spa

MYTHOS GRILL
WALK-UP CATERING

Glass City Smoke Shop
A Cleaner

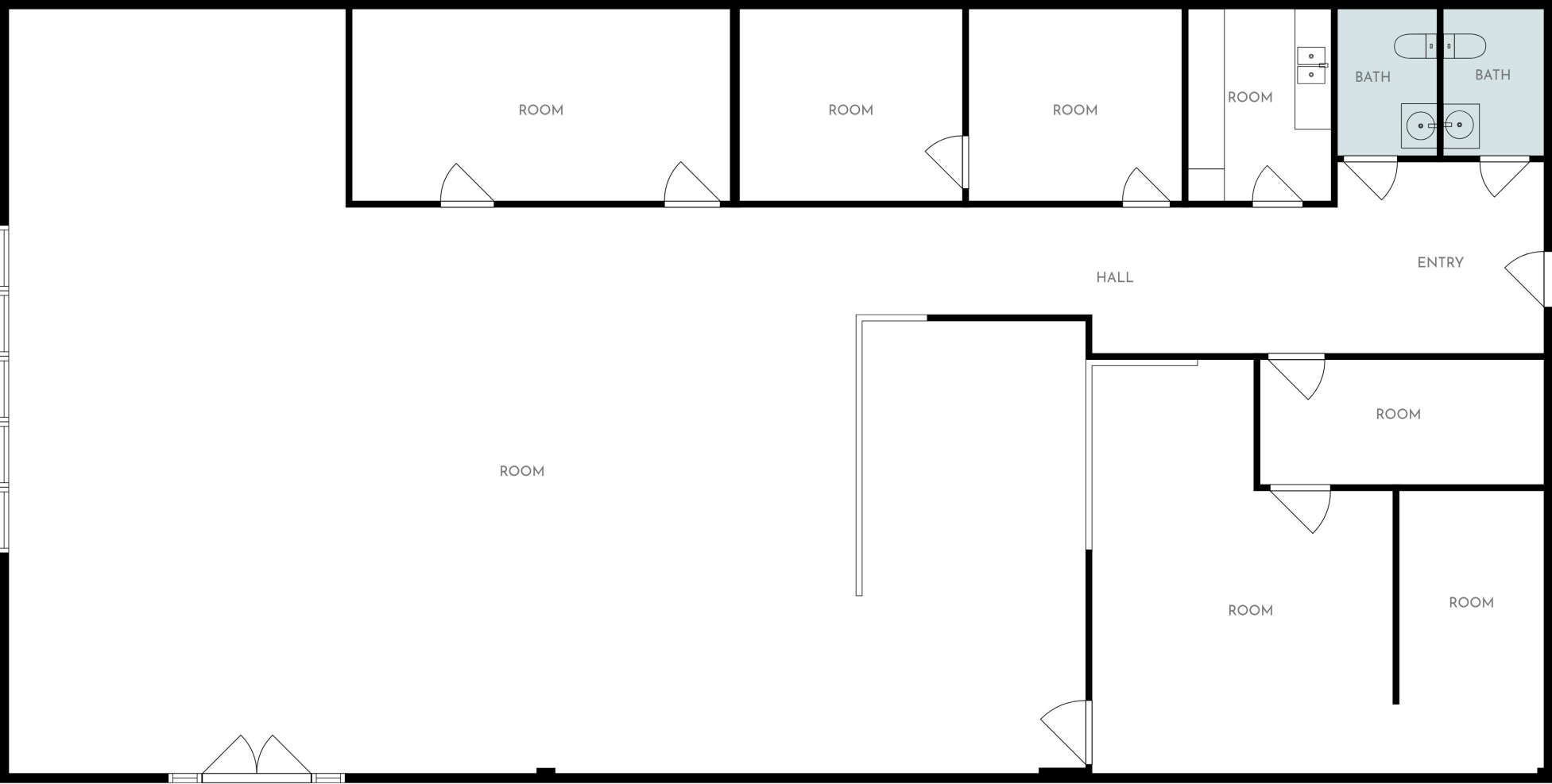


R3 Dance Studio

SITE

32,000 VPD

3909 Battleground Ave
LOD





SITE PHOTOS



SITE PHOTOS