

**+/-3,928 Sq. Ft. for Lease - Immediate Availability**  
**Retail, Medical, or Service Use**  
**3909 Battleground Avenue Greensboro, NC**



**Trade Area/  
Market Profile:**

Located on one of Greensboro's premiere commercial corridors. Two blocks north of new I-840 Urban Loop. Two blocks north of newly opened Cone Health MedCenter Greensboro at Draw Bridge Parkway Hospital. Upper middle to high income residential support. Broad regional access via Battleground Ave, I-840 Urban Loop. Close to retail and restaurant supporting services.

**Site Amenities:**

Outstanding street front visibility; Multi-tenant Hi-Rise Pylon Sign; Abundant Parking; Two (2) full movement Curb Cuts.

**Demographics:**  
(2025 Est.)

|                       | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|-----------------------|---------------|---------------|---------------|
| <b>Population:</b>    | 8,548         | 46,390        | 119,766       |
| <b>Avg HH Income:</b> | \$121,246     | \$129,554     | \$129,480     |
| <b>Daytime Pop:</b>   | 5,610         | 26,644        | 84,819        |

**Traffic Counts:**  
(NCDOT 2023)

|                          |            |
|--------------------------|------------|
| <b>Battleground Ave:</b> | 31,000 ADT |
| <b>I-840:</b>            | 18,500 ADT |

**Reduced: \$20.00 PSF NNN plus \$5.00 PSF TICAM**

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