



FOR LEASE

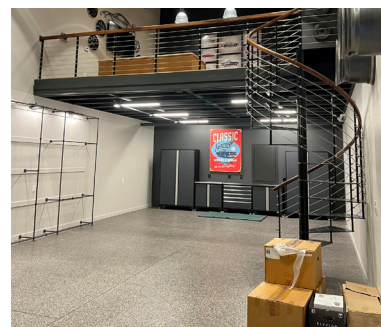
**NOW AVAILABLE:
PREMIER
COMMERCIAL
SPACE!**

\$3,000
MONTHLY

PROPERTY OVERVIEW

The Car Caves on Battleground offer a unique opportunity for light industrial, trades, and e-commerce users seeking affordable, climate-controlled, small-scale workspace in Greensboro. Originally designed for vehicle storage, these units have been repurposed to accommodate businesses needing private, heated/cooled, and drive-in accessible spaces.

- **TYPE:** Flex Space
- **AVAILABILITY:** Suite 5
- **SIZE:** ±1,249 SF
- **OPPORTUNITY:** Lease



FOR MORE INFORMATION, CONTACT:



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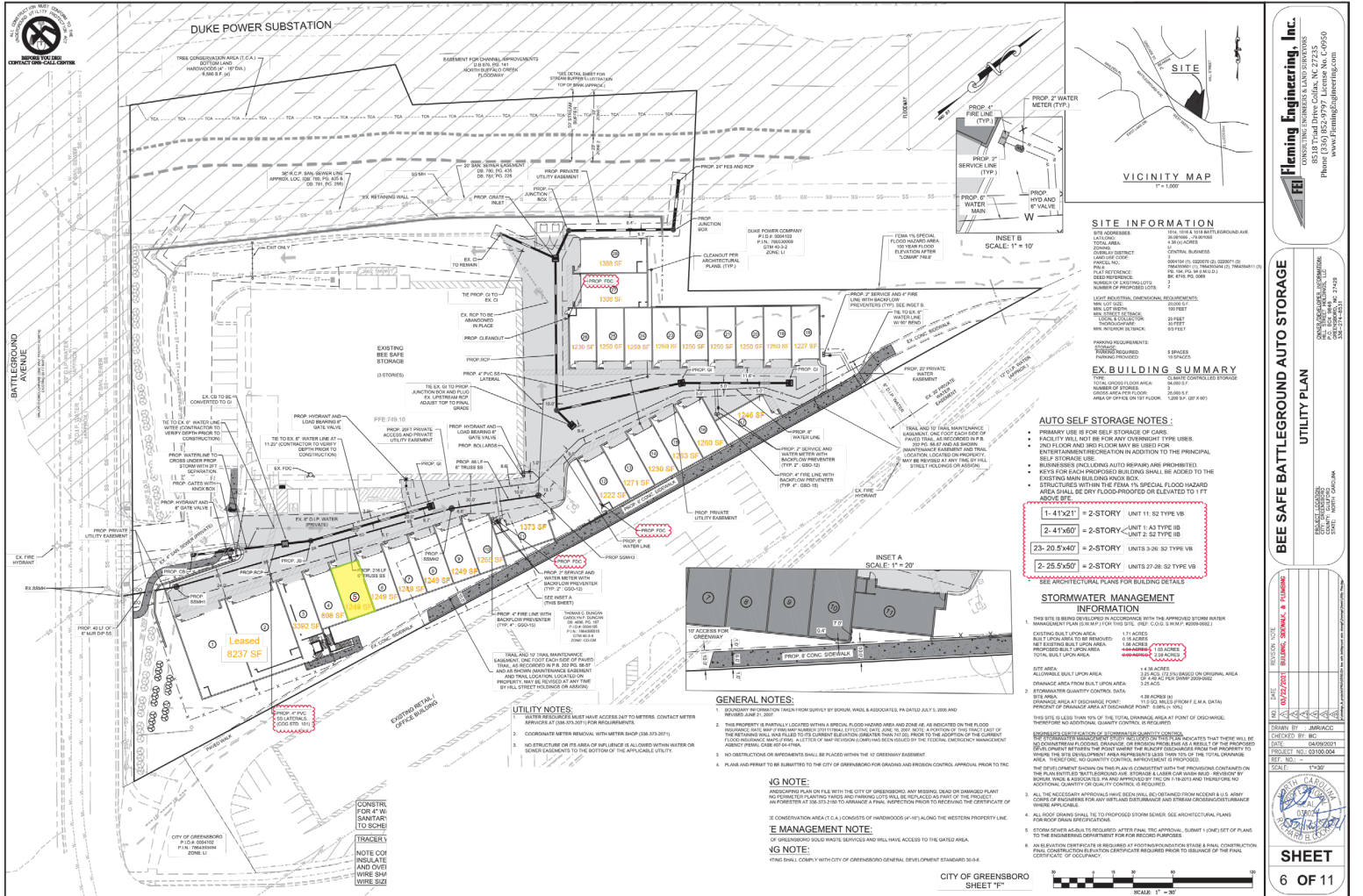


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SITE PLAN



Fleming Engineering, Inc.
CONSULTING ENGINEERS & LAND SURVEYORS
15518 Triad Drive, Greensboro, NC 27415
Phone: 336.275.1500
www.flemingengineering.com

BEE SAFE BATTLEGROUND AUTO STORAGE
UTILITY PLAN

STORMWATER MANAGEMENT INFORMATION

SHEET 6 OF 11

PROPERTY HIGHLIGHTS

- **GROUND FLOOR:** 849 SF with a large drive-in door
- **MEZZANINE:** 400 SF for office space
- **CLIMATE CONTROL:** Fully heated and cooled
- **PARKING:** 1 dedicated space per unit (must park inside the suite; no additional parking for customers or employees)
- **ZONING:** Light industrial
- **MOVE-IN READY:** Turnkey with fixtures and furniture included
- **LOCATION HIGHLIGHTS:**
 - Prominent location on Battleground Ave with 19,500 VPD (2023)
 - Minutes from Downtown Greensboro

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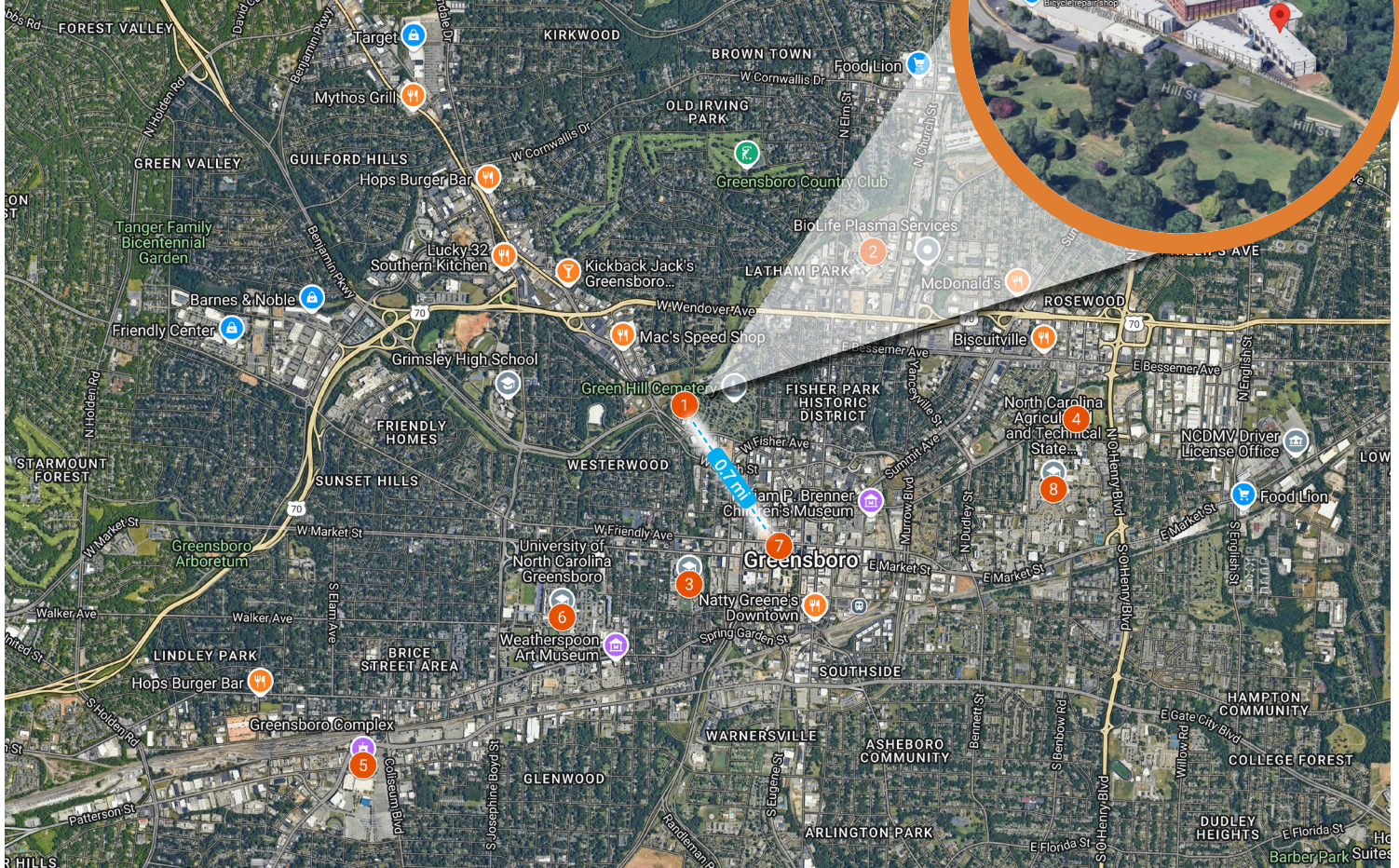


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LOCATION DISTANCES & NEARBY RETAIL SERVICES



- 1 1018 Battleground Ave
- 2 Cone Health Moses Cone Hospital
- 3 Greensboro College
- 4 Truist Stadium
- 5 Greensboro Complex
- 6 University of North Carolina Greensboro
- 7 Downtown Greensboro
- 8 North Carolina A&T State University

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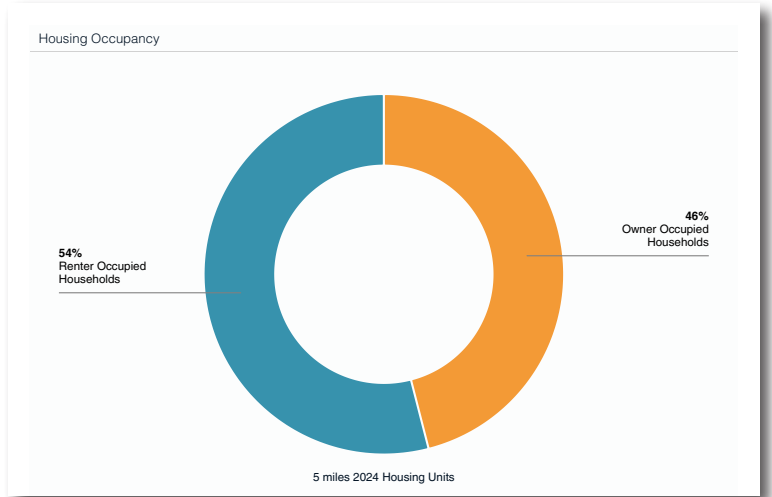
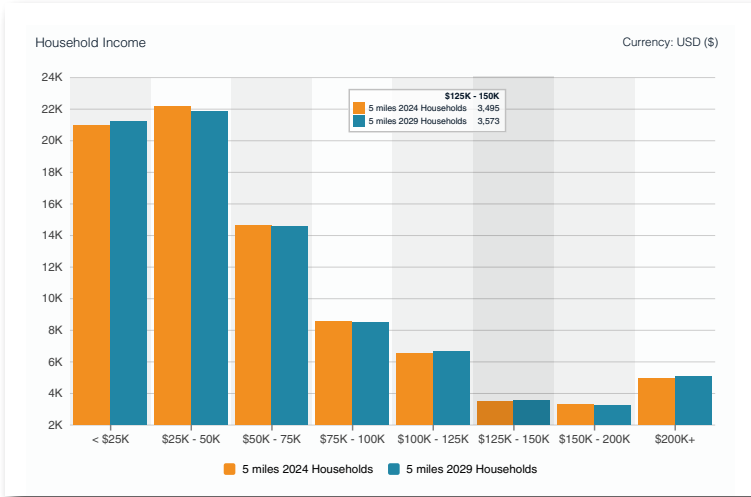
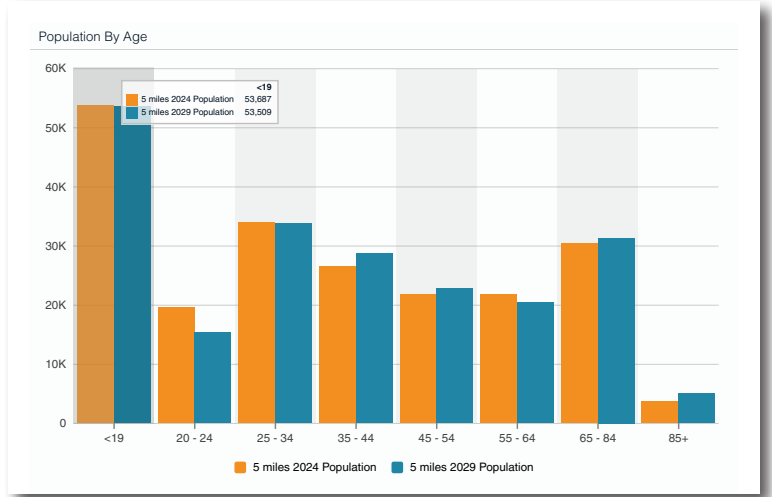
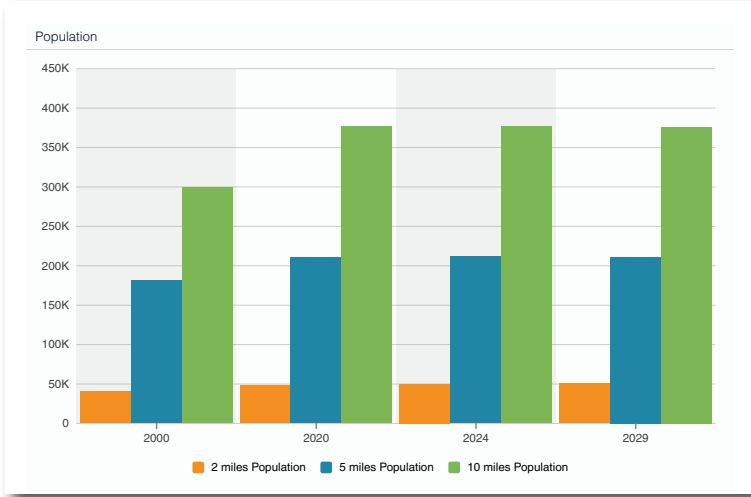


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DEMOGRAPHICS



POPULATION	2 miles	5 miles	10 miles
2024 Population	49,689	211,059	376,599
2029 Population Projection	50,022	210,694	375,457

INCOME	2 miles	5 miles	10 miles
Avg Household Income	\$77,234	\$72,004	\$82,031
Median Household Income	\$50,510	\$49,042	\$59,492

HOUSING	2 miles	5 miles	10 miles
Median Home Value	261,708	181,009	202,673

HOUSEHOLDS	2 miles	5 miles	10 miles
2024 Households	17,259	84,614	153,189
2029 Households	17,492	84,570	152,792

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