

# 3718 Old Battleground Rd

Greensboro, NC 27410

Flex | Office | Retail for Sale or Lease - Seller Financing Available!



**OLA VAN ZYL**

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# 3718 Old Battleground Rd

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## PROPERTY SUMMARY

<b>ADDRESS</b>	<b>3718 OLD BATTLEGROUND RD GREENSBORO, NC 27410</b>
<b>ZONING</b>	<b>LI</b>
<b>LOT SIZE</b>	<b>1.15 ACRES</b>
<b>PRICE</b>	<b>Sell: \$1,690,000 Lesse: \$13 pSF NNN</b>
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"><li>• <b>BUY OR LEASE</b></li><li>• <b>SELLER FINANCING AVAILABLE</b></li><li>• <b>TURN KEY!</b></li><li>• <b>GREAT LOGISTICS</b></li><li>• <b>FAST-GROWING MARKET</b></li><li>• <b>VERSATILE USES ALLOWED</b></li></ul>



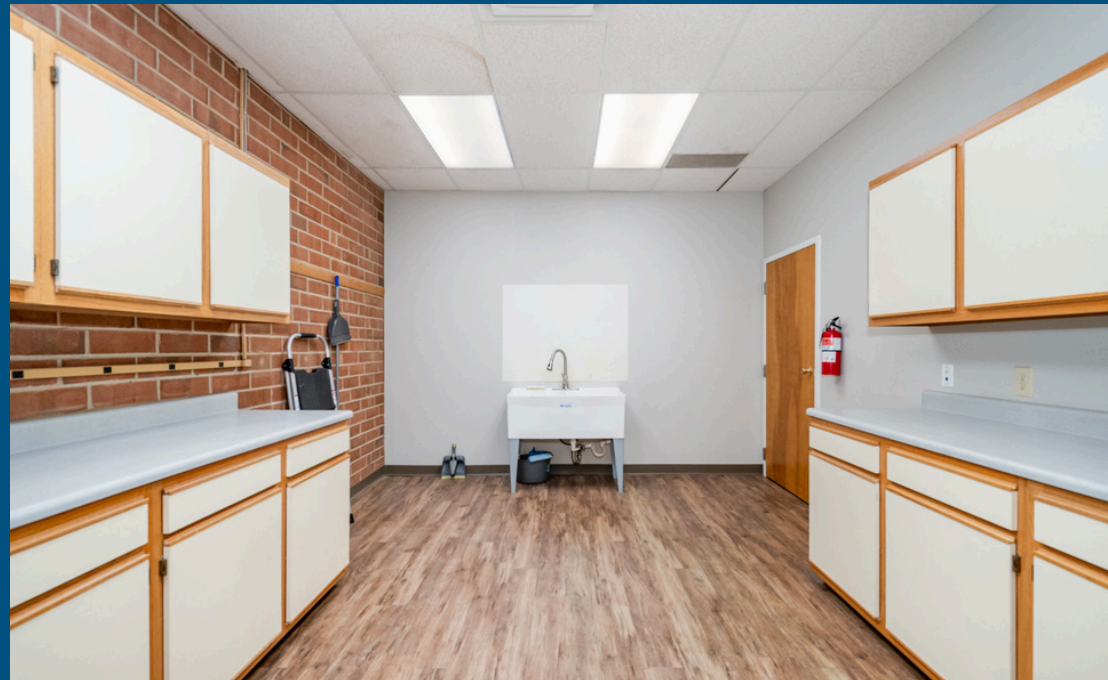
**GREAT  
LOCATION**



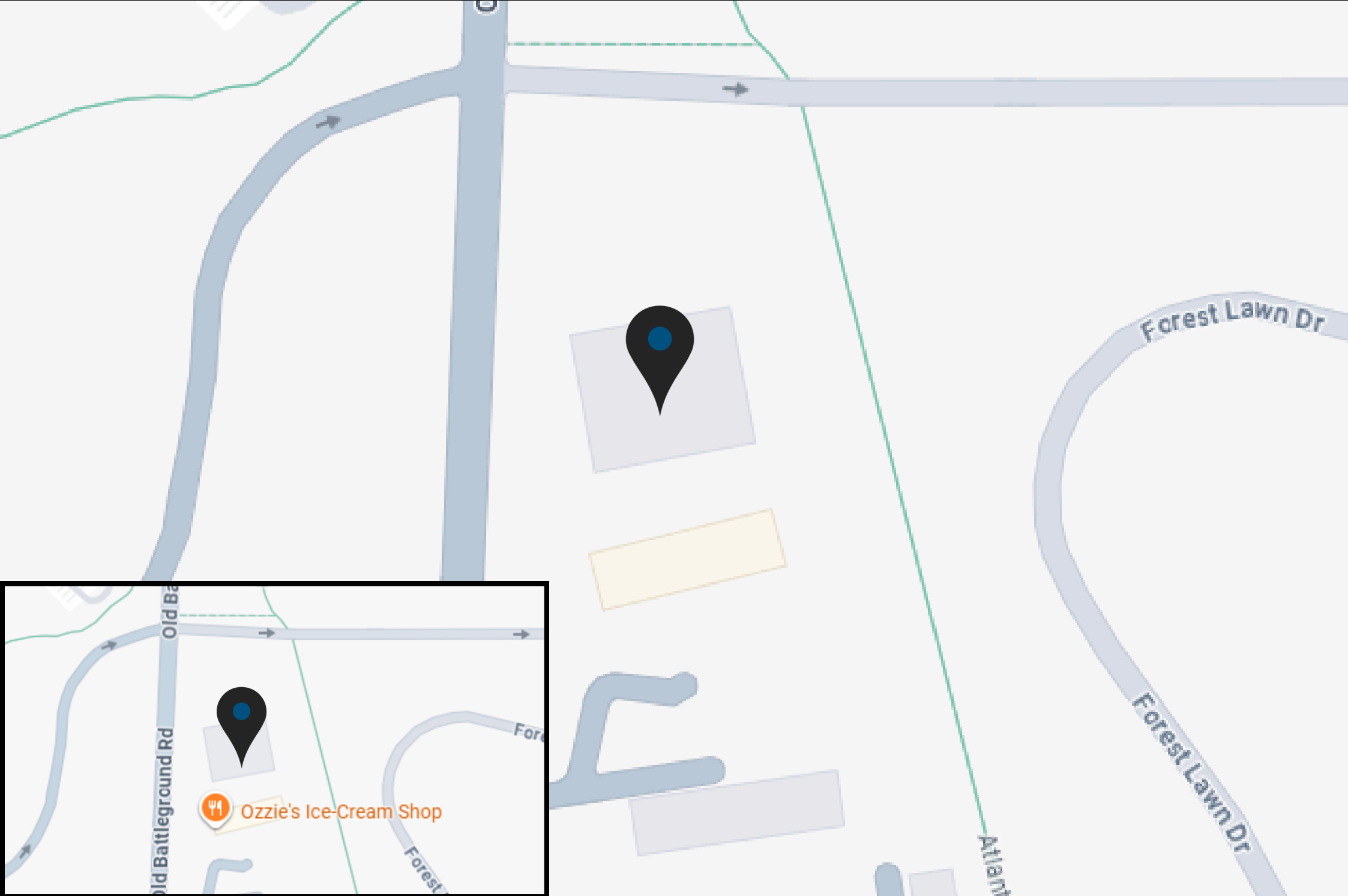
**TURNKEY  
INVESTMENT**



**FAST-  
GROWING  
MARKET**







Ozzie's Ice-Cream Shop

BOUNDARIES ARE APPROXIMATE



LAKE JEANETTE

840

3718 Old Battleground Rd, Greensboro



Cheapskate  
Greensboro



Marshalls  
Brand-name  
apparel & decor



Men's Warehouse  
Men's suits  
& casual wear



GUILFORD HILLS



OLD IRVING  
PARK

OAK RIDGE  
MEADOWS



GUILFORD  
COLLEGE

REI

Gear & apparel for  
outdoor recreation



Express

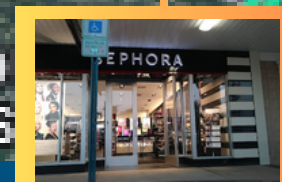
Standby  
apparel & accessories



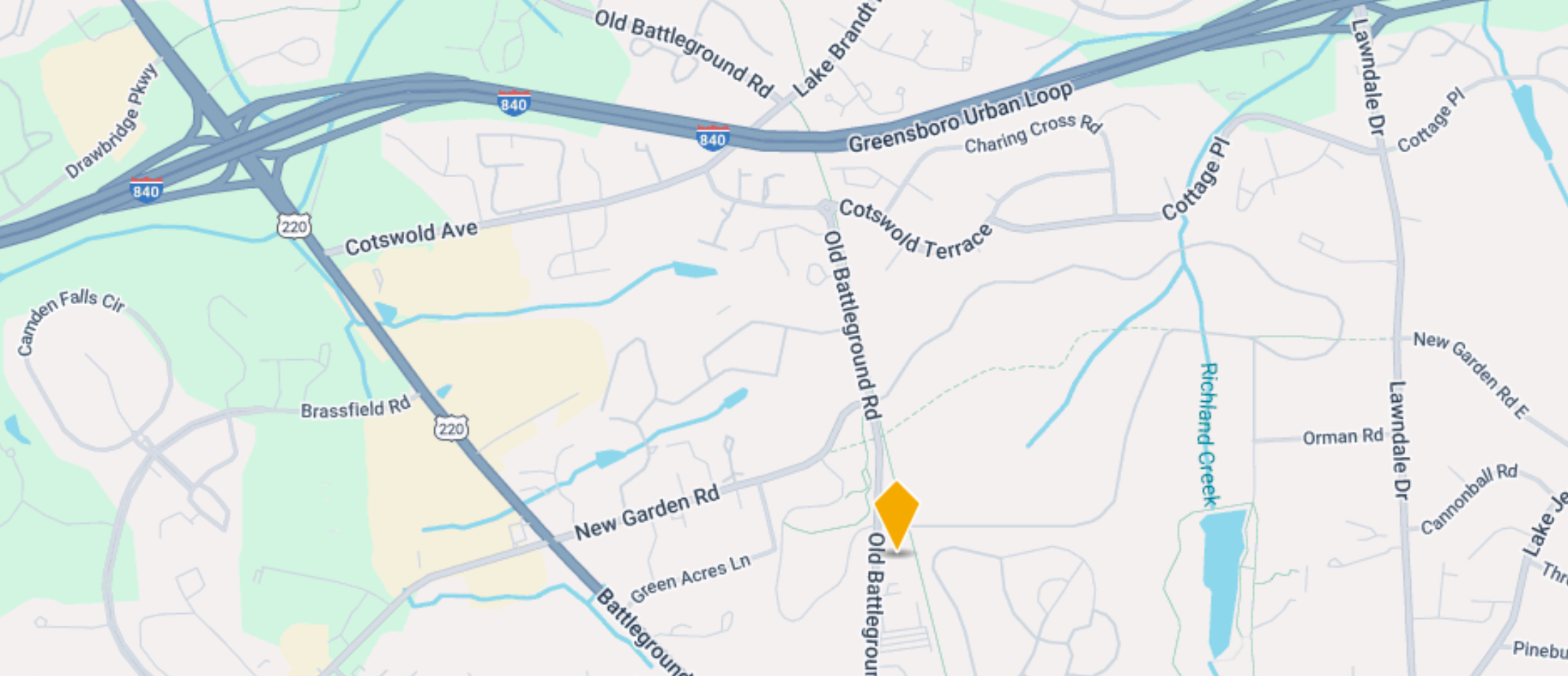
3718 Old  
Battleground Rd



STARBUCK'S  
FOREST



T HILLS



Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Guilford Courthouse National	New Garden Rd SW	105	2018	0.32 mi
New Garden Road	New Garden Cmns E	5,862	2025	0.44 mi
New Garden Rd	New Garden Cmns E	5,924	2023	0.44 mi
Old Battleground Rd	Brighton Pl N	14,358	2018	0.46 mi
Cotswold Ter	Charing Cross Rd SE	6,453	2018	0.51 mi
Battleground Avenue	Devonshire Dr NW	31,040	2025	0.55 mi
Battleground Ave	Devonshire Dr NW	30,872	2023	0.55 mi
Old Battleground Rd	Cotswold Ter S	15,777	2018	0.56 mi
Battleground Ave	New Garden Rd SE	26,035	2023	0.58 mi
US 220	New Garden Rd SE	26,463	2024	0.58 mi



## Population

	2 miles	5 miles	10 miles
2020 Population	31,043	154,970	375,737
2024 Population	30,193	152,645	378,477
2029 Population Projection	29,967	151,882	378,269
Annual Growth 2020-2024	-0.7%	-0.4%	0.2%
Annual Growth 2024-2029	-0.2%	-0.1%	0%
Median Age	42.7	37.8	36.8
Bachelor's Degree or Higher	51%	48%	38%
U.S. Armed Forces	9	58	291

## Households

	2 miles	5 miles	10 miles
2020 Households	14,700	65,768	151,604
2024 Households	14,282	64,944	152,881
2029 Household Projection	14,171	64,643	152,804
Annual Growth 2020-2024	0.6%	0.4%	0.8%
Annual Growth 2024-2029	-0.2%	-0.1%	0%
Owner Occupied Households	8,096	35,140	82,424
Renter Occupied Households	6,075	29,503	70,380
Avg Household Size	2.1	2.2	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spendin...	\$445.7M	\$2B	\$4.4B

## Income

	2 miles	5 miles	10 miles
Avg Household Income	\$102,882	\$94,416	\$84,549
Median Household Income	\$73,335	\$68,778	\$60,186
< \$25,000	1,764	10,965	29,716
\$25,000 - 50,000	2,965	13,265	35,248
\$50,000 - 75,000	2,607	11,048	26,581
\$75,000 - 100,000	1,698	8,017	18,138
\$100,000 - 125,000	1,560	6,629	14,059
\$125,000 - 150,000	796	4,319	8,888
\$150,000 - 200,000	1,203	4,153	8,259
\$200,000+	1,688	6,548	11,990

An aerial photograph of a property in Greensboro, NC. The image shows a large, light-colored building with a grey roof, surrounded by trees and other structures. A white outline highlights the main building and its immediate surroundings. In the background, there is a cemetery with many small, white headstones. The trees are mostly bare, suggesting a late autumn or winter setting. The sky is a clear, deep blue.

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