

BATTLEGROUND VILLAGE

2965 BATTLEGROUND AVENUE | GREENSBORO, NC 27408



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Joseph M Bryan Blvd

Battleground Ave 46,500 VPD

SITE

Map showing various businesses and landmarks in Battleground Village:

- ALDI
- LOWE'S
- BALANCE DAY SPA
- EXPRESS OIL CHANGE
- TIRE ENGINEERS
- Starbucks
- CVS/pharmacy
- Total Wine & MORE
- HAPPY TAILS EMERGENCY
- KIA
- LONGHORN BIKES
- INTREX
- at&t
- PAPA JOHN'S
- FINS CAR WASH
- GREEN JOE'S COFFEE CO.
- LOADED GRAPE
- ELIZABELLA'S
- CARPETS By DIRECT
- Bojangles
- TJ-maxx
- ROSS DRESS FOR LESS
- DOLLAR TREE
- cricket
- MEN'S WEARHOUSE
- STAMEY'S BARBECUE
- Mt. Pisgah Church
- Lewis Recreation Center

Traffic Volume Indicators:

- 34,000 VPD
- 46,500 VPD

CONTACT

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300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203
www.PROVIDENCEGROUP.COM

AVAILABLE FOR LEASE **PROUD PARTNER XTEAM RETAIL ADVISORS**

LOCATION OVERVIEW

Recently updated 74,000 square foot Aldi anchored shopping center located on the prominent Battleground Avenue Corridor in Greensboro, North Carolina.

PROPERTY HIGHLIGHTS

- Excellent visibility, access and located at signalized intersection
- Brand new Aldi anchor and recently completed free-standing Starbucks drive-thru.
- First class tenant mix including Jersey Mike's, Play it again Sports, Style Encore and Sola Salons.
- 1,200 SF – 2,400 SF retail & restaurant space available
- Area retailers include: Harris Teeter, Target, Lowe's Foods, The Fresh Market, Traders Joe's, Lowe's, Walmart, PetSmart, Bed, Bath & Beyond, TJ Maxx, Kohls, Marshalls and HomeGoods.

TRAFFIC COUNTS

34,000 VPD on Battleground Ave (NCDOT 2021)

DEMOGRAPHICS (2024)	1 MILE	3 MILE	5 MILE
POPULATION	7,361	67,932	197,723
AVERAGE HH INCOME	\$110,299	\$133,582	\$100,827
MEDIAN HH INCOME	\$79,064	\$93,608	\$70,732
BUSINESS ESTABLISHMENTS	596	4,539	11,889
DAYTIME EMPLOYMENT	4,977	37,786	101,524



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New Garden Crossing
Lowes **Marshalls**
HomeGoods
Office DEPOT

Garden Creek Center
Harris Teeter

THE HOME DEPOT

Brassfield Shopping Center
Stein Mart
CINEMARK
 BRASSFIELD CINEMA 10
TRADER JOE'S

Walmart

Battleground Plaza
BIG LOTS! **Tuesday Morning**

Westridge Square
KOHL'S
RITE AID **SPROUTS**

Crosspoint Shopping Center
THE FRESH MARKET

Total Wine & MORE

Lawndale Crossing
TARGET
PETSMART
Harris Teeter
Party City

LOWE'S

SITE

Northwest Centre
TJ-maxx
ROSS
 DRESS FOR LESS

Office DEPOT

Jefferson Village
ALDI
TARGET
THE FRESH MARKET
BED BATH & BEYOND
Michaels
BOOKS-A-MILLION

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SITE



34,000 VPD

Battleground Ave

46,500 VPD



Mt. Pisgah Church

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SUITE	TENANT	SQUARE FEET
2965A	ALDI	21,777 SF
2965B	Kima Beauty Supply	6,110 SF
2963	Play it Again Sports	6,720 SF
2961	AVAILABLE	2,400 SF
2959	Hendrix Martial Arts	2,720 SF
2957	Sola Salon	6,000 SF
2955	Style Encore	4,050 SF
2953	Maximized Healthy Living	2,250 SF
2951	Long Life Meal Prep	1,800 SF
2949	AVAILABLE	1,440 SF
2947	Lovely Nails	1,440 SF
2945	AVAILABLE	1,200 SF
2943	\$2.50 Dry Cleaners	1,600 SF
2941	US Post Office	5,200 SF
2939A	Dream Maker Kitchen	1,500 SF
2939B	Jersey Mike's	1,500 SF
2939C	Sapporo Japanese Steakhouse	5,500 SF
2969	Starbucks	1,494 SF

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