

# BATTLEGROUND VILLAGE

2965 BATTLEGROUND AVENUE | GREENSBORO, NC 27408



## CONTACT

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Joseph M Bryan Blvd

Battleground Ave 46,500 VPD

34,000 VPD

Pisgah Church Rd

**SITE**

Logos shown on the map include: BALANCE DAY SPA, EXPRESS OIL CHANGE, TIRE ENGINEERS, LOWE'S, ALDI, Starbucks, CVS/pharmacy, Total Wine & More, HAPPY TAILS EMERGENCY, KIA, LONGHORN BIKES, INTREX, at&t, PAPA JOHN'S, FINS CARWASH, CARPETS By DIRECT, BOJANGLES, DOLLAR TREE, TJ-MAXX, ROSS, CRICKET, STAMEY'S BARBECUE, GREEN JOE'S COFFEE CO., LOADED GRAPE, ELIZABELLA'S, CLEAN KATS, and MAD SPLATTER. A red outline highlights the 'SITE' location.

Mt. Pisgah Church

Lewis Recreation Center

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## 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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**SITE**

ALDI  
 PLAY IT AGAIN SPORTS  
 HUNTINGTON  
 Sola  
 UNITED STATES POSTAL SERVICE  
 STARBUCKS COFFEE  
 Jersey Mike's SUBS  
 SAVOR FANTASY JAPANESE STEAK AND SEAFOOD HOUSE

MAD SPLATTER  
 Golden Dragon  
 GREEN JOE'S COFFEE CO.  
 LOADED GRAPE  
 Clean Latz  
 Calla Lily QUILTS  
 ELIZABELLA'S

LONGHORN  
 INTREX  
 SELECT BIKES

KIA

LOWE'S

BALANCE DAY SPA

EXPRESS OIL CHANGE  
 TIRE ENGINEERS

FINS CARWASH

at&t  
 PAPA JOHN'S

34,000 VPD

Battleground Ave

46,500 VPD

HAPPY TAILS EMERGENCY VETERINARY CLINIC &

Total Wine & MORE

CVS/pharmacy

Pro's Auto Wash

Dino's Audio Video

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
<b>2961</b>	<b>AVAILABLE</b>	<b>2,400 SF</b>
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
<b>2949</b>	<b>AVAILABLE</b>	<b>1,440 SF</b>
2947	Lovely Nails	1,440 SF
<b>2945</b>	<b>AVAILABLE</b>	<b>1,200 SF</b>
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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