

FORMER BANK BRANCH FOR LEASE

1310 BATTLEGROUND AVE, GREENSBORO, NC 27408



Friendly Center



CONTACT

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PROPERTY INFORMATION

- Available for lease, ground lease, build to suit
- Acres: ±1.62
- Square Feet: ±4,527
- Drive Thru
- Dedicated pylon sign
- 41 Parking Spaces

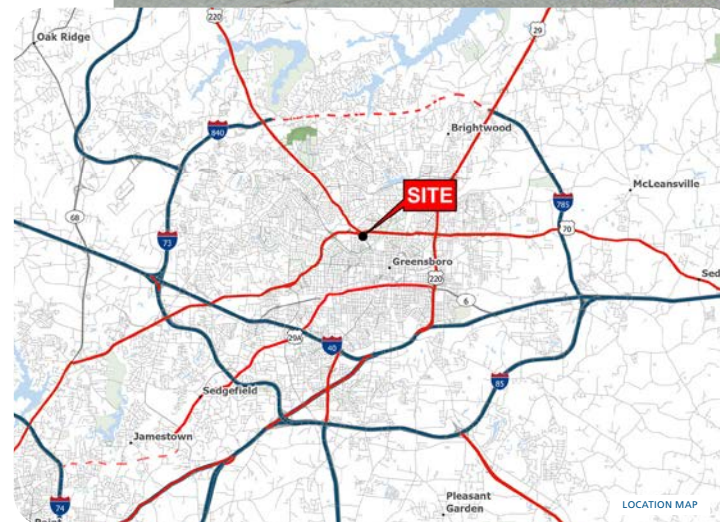
PROPERTY HIGHLIGHTS

- High profile former bank branch available for lease or redevelopment within the Battleground Avenue retail corridor in Greensboro
- Very well located close to the high income Irving Park neighborhood and the Green Valley Office Park
- Great visibility and access from Battleground Avenue (17,500 VPD).
- Secondary Access on Grecale St
- Cross access with Sheetz
- Less than 1 mi from proposed Publix development
- Rare in-fill location with drive-thru in place
- Most financial institutions allowed

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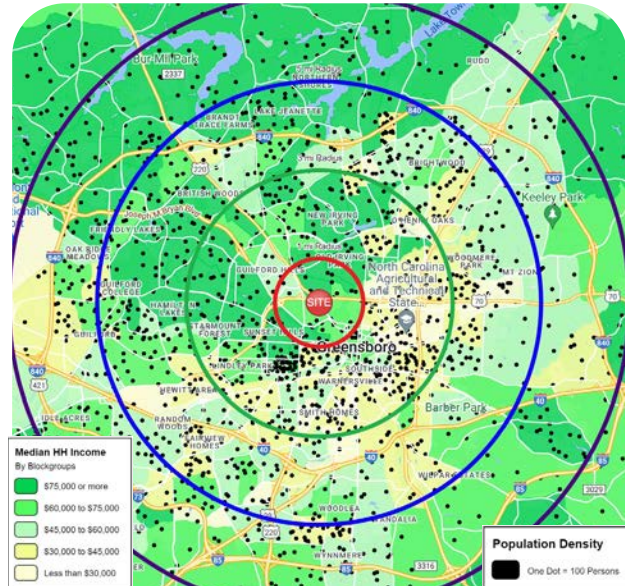
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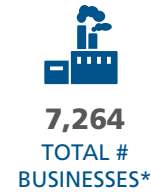
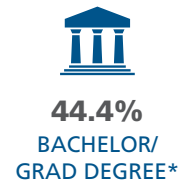


TRADITIONAL DEMOGRAPHICS

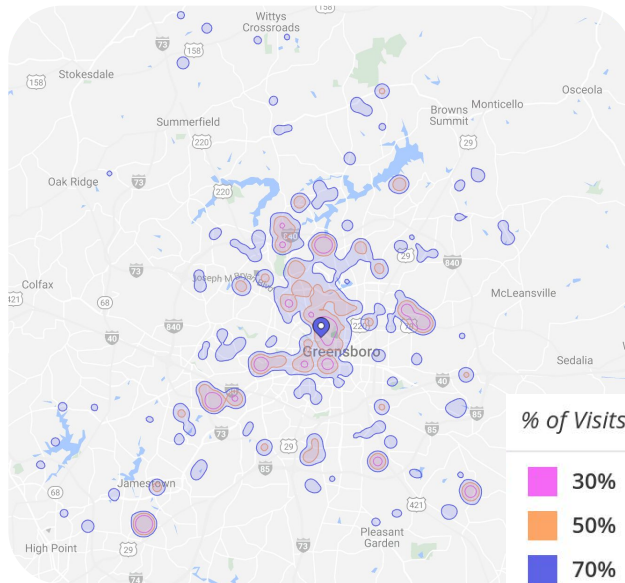
2023

DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE | 7 MILE |
|--------------------|-----------|----------|----------|----------|
| POPULATION | 7,283 | 94,750 | 218,019 | 298,911 |
| AVERAGE HH INCOME | \$143,398 | \$96,650 | \$92,030 | \$95,182 |
| DAYTIME EMPLOYMENT | 14,299 | 66,940 | 113,858 | 143,912 |



* WITHIN A THREE-MILE RADIUS



TRADE AREA DEMOGRAPHICS

2023

DEMOGRAPHICS

| | 30% of Visits | 50% of Visits | 70% of Visits |
|--------------------------|---------------|---------------|---------------|
| POPULATION | 16,807 | 40,030 | 100,092 |
| HOUSEHOLDS | 6,264 | 15,663 | 39,540 |
| AREA (IN SQUARE MILES) | 6.38 | 13.73 | 42.64 |
| AVERAGE HOUSEHOLD INCOME | \$77,131 | \$77,034 | \$72,486 |

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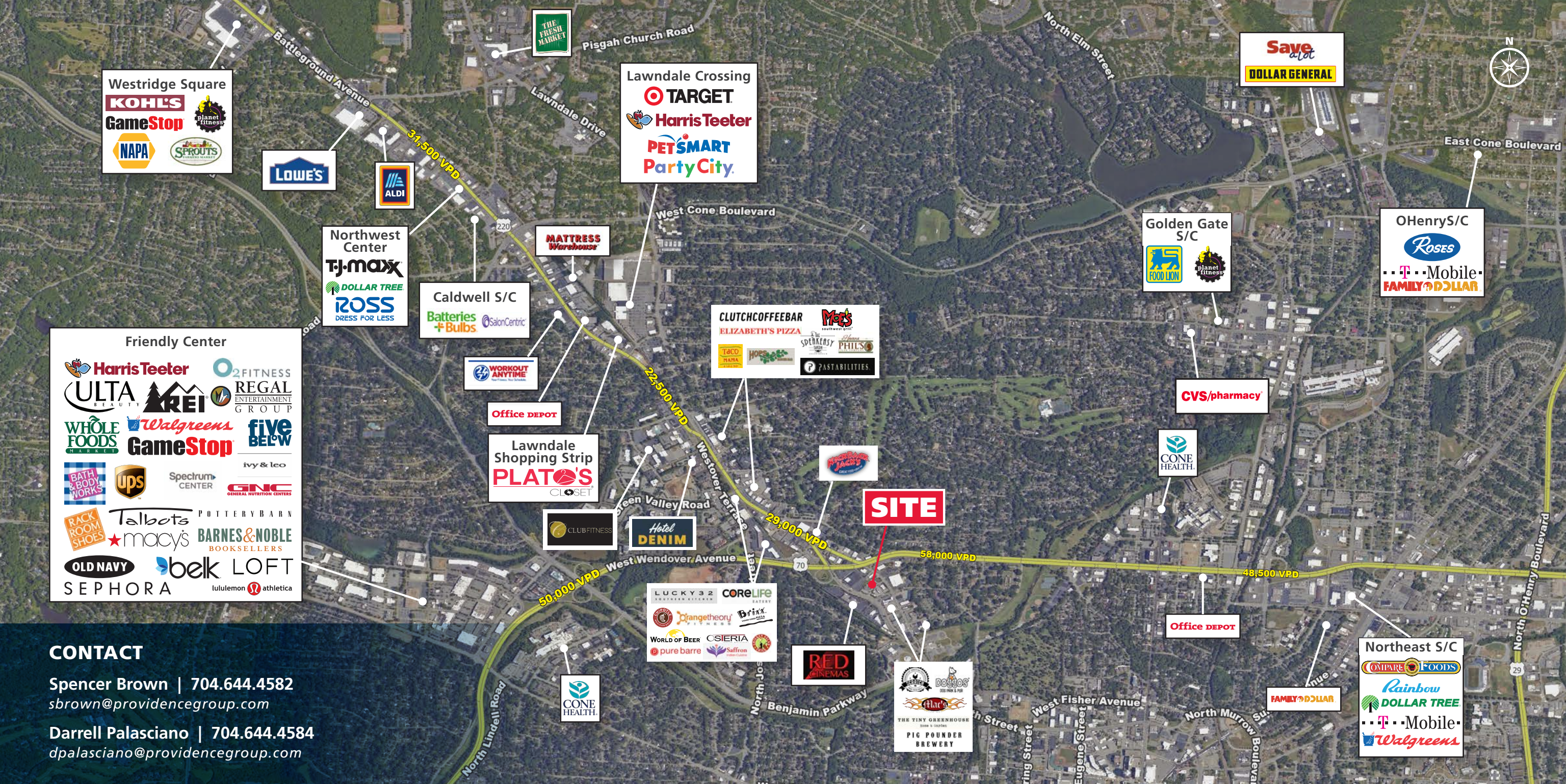
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PROUD PARTNER
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RETAIL ADVISORS

 **THE PROVIDENCE GROUP**
EXCELLENCE IN RETAIL REAL ESTATE



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