

FOR LEASE

1013 Battleground Avenue
Greensboro, NC 27408



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
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Excellent location featuring two freestanding buildings situated next to the junction of the Atlantic & Yadkin Greenway and the Downtown Greenway. Great access to many surrounding neighborhoods, businesses and retailers.

Potential uses include restaurant, brewery, ice cream shop, coffee shop, bakery, butchery, wine bar, juice bar.



Property Details

| | | |
|------------|--|----------------|
| Building A | 2,970 +/- SF with mirror floorplan in basement Lease rate - \$20.00 PSF NNN | |
| Building B | 1,022 +/- SF with two bay doors Lease rate - \$22.00 PSF NNN | |
| Zoning | LI | |
| Parking | 49 Spaces | |
| Year Built | 1990 | Renovated 2015 |

POPULATION



| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 10,674 | 92,687 | 210,793 |

AVERAGE HH INCOME



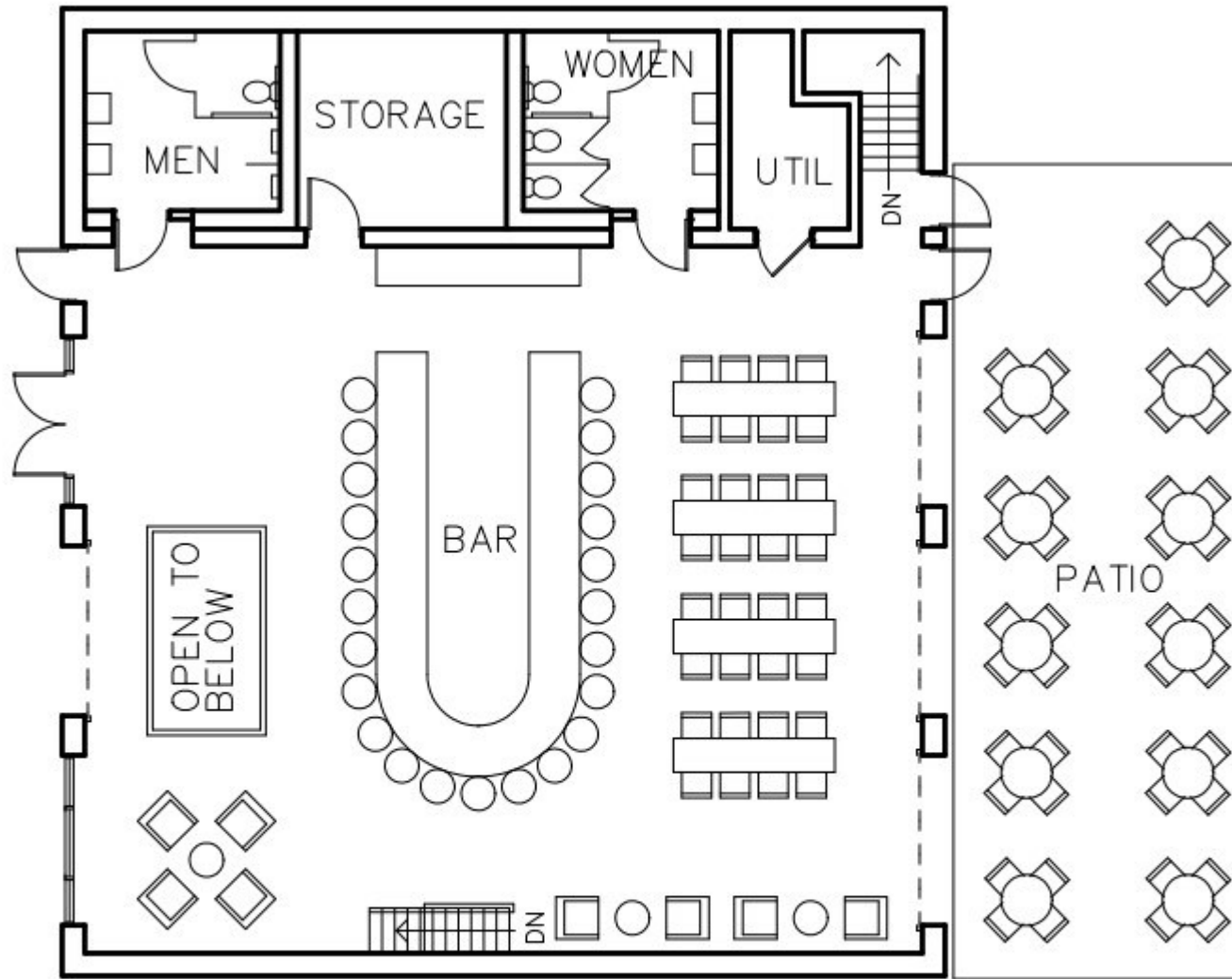
| 1 Mile | 3 Miles | 5 Miles |
|----------|----------|----------|
| \$61,302 | \$43,762 | \$67,044 |

TRAFFIC

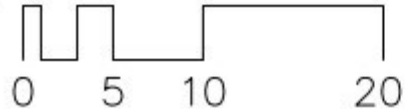


| |
|-----------------------------------|
| Battleground Avenue & Hill Street |
| 19,936 Vehicles Per Day |

Proposed Floor Plan for Building A



FLOOR PLAN



Drawing is not to scale and used for illustrative purposes only.

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