

*Commercial Building | For Lease*

# *1702 Battleground Avenue*

Greensboro, NC 27408



## *Contact Us*

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## For Lease \$14.50/SF NNN

Discover an exceptional opportunity to lease a high-visibility commercial space in one of Greensboro's most sought-after retail corridors. Located adjacent to the affluent Irving Park neighborhood, this versatile property offers outstanding exposure in a high-traffic area, ideal for retail, office, or service-oriented business.

### Key Features

- **Strategic Location:** Situated along Battleground Avenue, just minutes from downtown Greensboro, with excellent frontage and signage potential.
- **Flexible Layout:** Ideal for a variety of uses including professional services, boutique retail, medical, restaurant, or office space.
- **Ample Parking:** Convenient on-site parking ensures ease of access for both customers and staff.
- **High Traffic Counts:** Benefit from consistent daily traffic with close proximity to established retail, dining, and residential communities.
- **Build-Out:** Landlord open to tenant improvements for the right user.
- **Visibility:** Highly visible end-cap unit with signage along Battleground Avenue.

### Property Information

**Address:** 1702 Battleground Avenue, Greensboro, NC 27408

**Square Footage:** 7,292,+/- SF

**Two Stories:** 3,646 +/- SF per floor, Lower level is conditioned and finished

**Construction:** Brick/Masonry

**Parking:** Shared in front, 14 parking spaces in rear

**Year Built:** 1954 (Renovated 2008)

**Lease Rate:** \$14.50/SF NNN

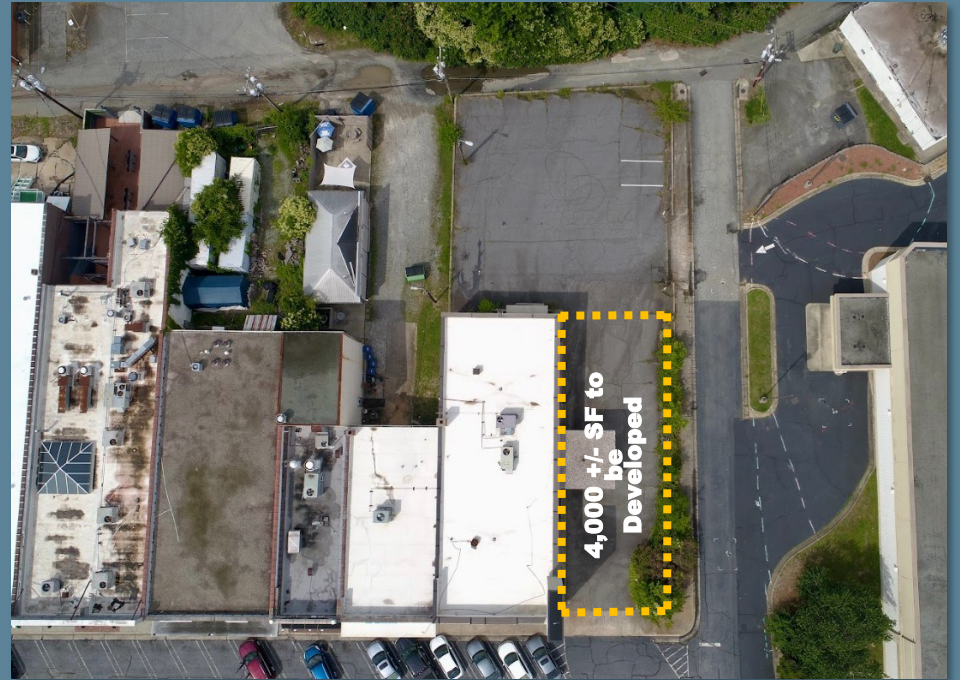
**TICAM:** \$4.17/SF (estimate 2025)

The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.







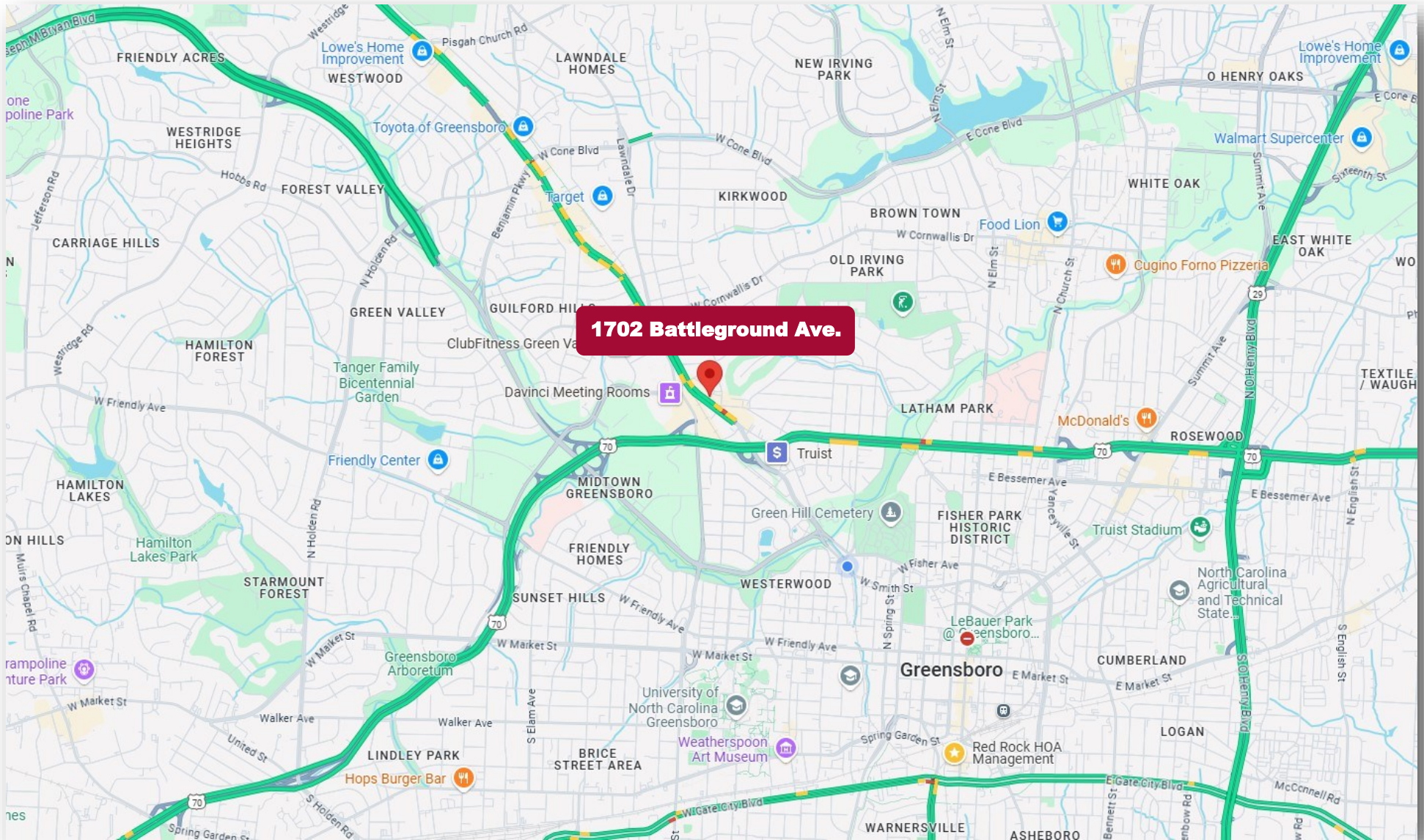




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