

B
BROWN INVESTMENT
PROPERTIES

EST. 1960

(336) 379-8771 | www.bipinc.com

2130 New Garden Road
Suite K
Greensboro, NC 27410



Contact: Brian Burnham, Broker
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FOR LEASE - Retail
1,420 +/- SF
\$22 PSF

2130 New Garden Road Suite K Greensboro, NC 27410

Dominant retail strip center located at a high- traffic intersection in a busy retail corridor just off Battleground Avenue. Property offers pylon and building signage. Full ingress and egress access, Ample parking, Fantastic tenant mix!

- Size: 1,420 +/- SF
- Rate: \$22.00 PSF NNN
TICAM \$3.36
- Parking: 168 spaces with full ingress/egress
- Sign visible from Battleground Avenue
- Covered walkway
- Open floor plan currently available for quick startup
- New apartment complex coming soon behind this property
- Greensboro Urban Loop access within one mile

NO RESTAURANT USE



POPULATION



| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 8,202 | 59,061 | 151,309 |

AVERAGE HH INCOME

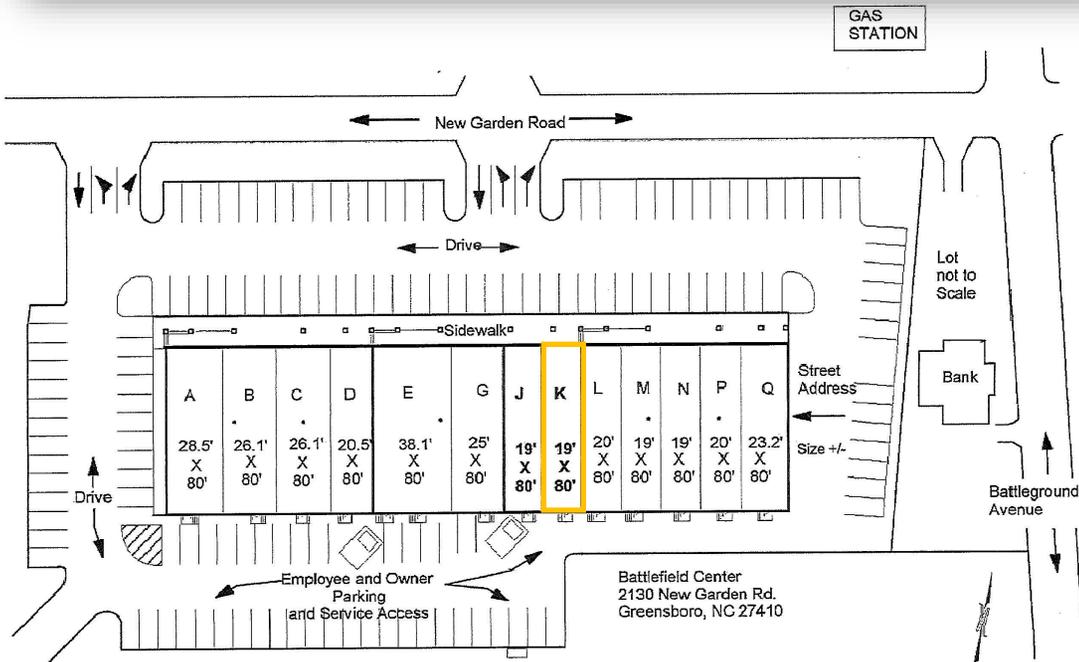


| 1 Mile | 3 Miles | 5 Miles |
|----------|----------|-----------|
| \$60,081 | \$88,173 | \$103,212 |

TRAFFIC



| |
|---------------------------------------|
| New Garden Road & Battleground Avenue |
| 26,044 VPD |





Walmart

STRIVE
PERFORMANCE & FITNESS CENTER

Tuesday Morning

Monterey

Big
BIG LOTS!

Animal Ark
Veterinary Hospital...

FedEx Office
Ship Center

Stein Mart
SAVING is a beautiful thing™

Wendy's

Biscuitville
FRESH SOUTHERN

TRADER JOE'S

WELLS
FARGO

THE HOME
DEPOT

GOLD'S
GYM

Chick-fil-A

CHILDTIME
LEARNING CENTERS

Allstate

Gourmet
China

GIACOMO'S
ITALIAN MARKET

K

Tannenbaum Historic Park

CINEMARK

2130 New Garden Road
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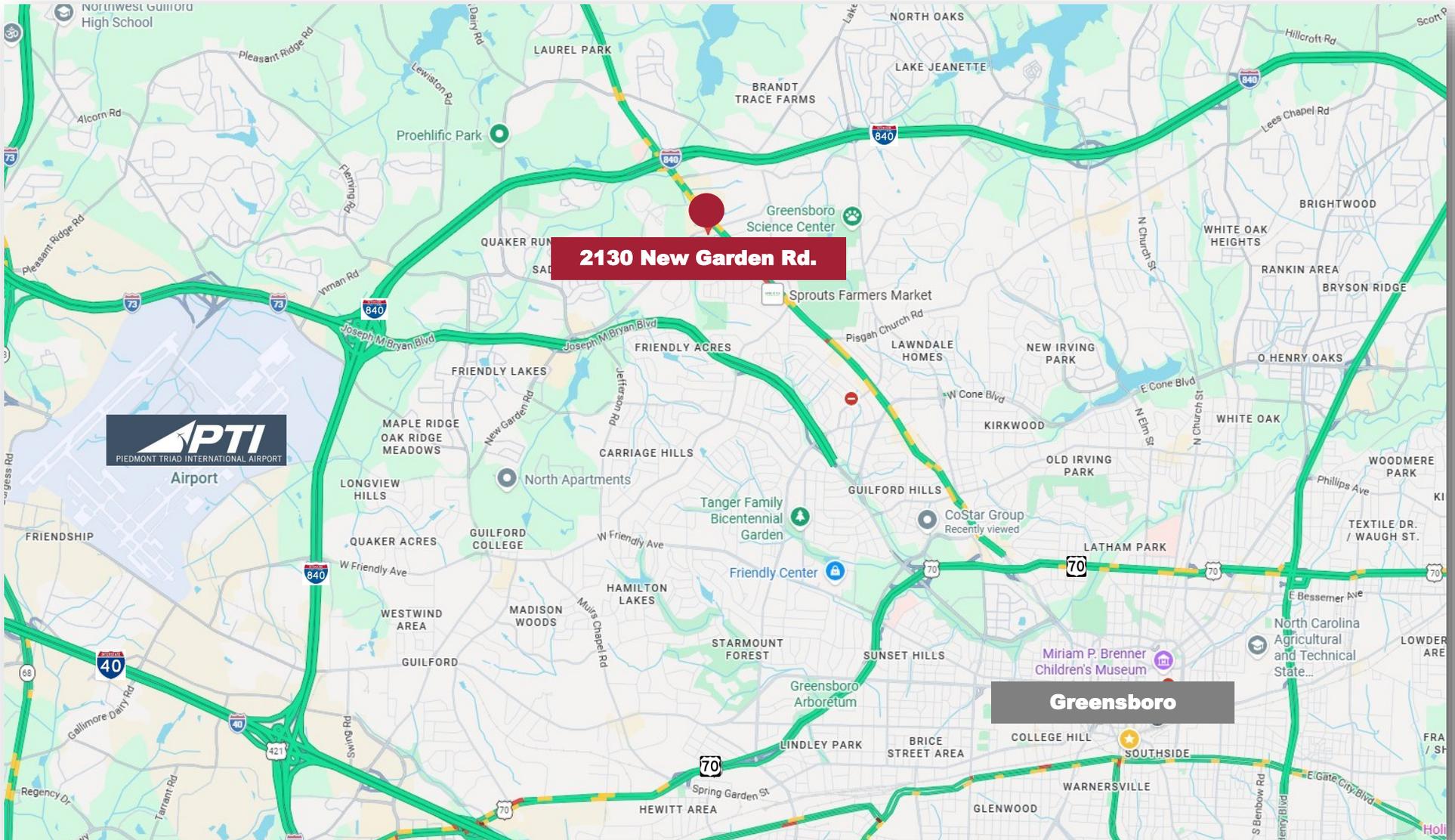
First National Bank

NATIONAL
PARK SERVICE

MELT
KITCHEN & BAR

REEL

Imperial Koi



1007 Battleground Avenue, Suite 401, Greensboro NC 27408

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