



2500 Battleground Center
2500 Battleground Avenue, Greensboro, NC 27408

For Lease

1,750 - 3,790 +/- SF



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Property Features

- Conveniently located retail shopping center at the busy intersection of Battleground and Oakcrest Avenue
- Great signage visibility from Battleground Avenue
- Ample parking
- Zaxby's Fast Food outparcel is located within the center
- Directly behind the center is the Atlantic & Yadkin Greenway which has moderate amount of pedestrian and bicycle commuters
- Suitable for Office or Retail users
- Current Tenants include: Zaxby's, TriBeCa, BizKidz, Alterations Express
- **Zoning:** CM
- **Lease Rate:** \$14.50 - \$18.50/SF (NNN)
- **TICAM:** \$3.00/SF
- **Suite B** +/- 2,040 SF
- **Suite C** +/- 1,750 SF
- **Suite E** +/- 1,750 SF
- **Suite G** +/- 2,040 SF



	2 Miles	5 Miles	10 Miles
Population	29,007	210,802	383,395
Avg HH Income	\$108,511	\$71,646	\$77,360
Traffic: Battleground and Oakcrest Ave. - 55,920 VPD			

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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