



2500 Battleground Center

2500 Battleground Avenue, Greensboro, NC 27408

Office/Retail Space
For Lease
1,750 +/- SF



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Property Features

- Office/Retail space conveniently located in shopping center at the busy intersection of Battleground and Oakcrest Avenue
- Great signage visibility from Battleground Avenue
- Anchor tenant Zaxby's Restaurant
- Suitable for Office/Retail users
- Current Tenants include: Zaxby's, TriBeCa Salon, BiziKidz, Alterations Express, Pupcakes Dog Grooming, Jazzercise and The Hendrixx Bar & Lounge
- **Zoning:** CM
- **TICAM:** \$3.00/SF
- **Suite E +/- 1,750 SF Base rent - \$17.50/SF**
- New bar and lounge opening soon!
- Ample parking



	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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