



## Battle Crossing

3741 Battleground Avenue, Greensboro, NC 27410

For Lease  
1,884 +/- SF



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# Property Features

- Established retail corridor, located across from Super Walmart
- Near the Greensboro Urban Loop Interchange
- High visibility traffic light intersection - Battleground Avenue and Cotswold Avenue
- Average daily traffic volume:  
39,000 Battleground Avenue  
11,000 Cotswold Avenue

3741-A	<b>For Lease</b>	+/-1,884 sf
3741-B	Thai Corner Kitchen	+/-1,563 sf
3741-C	Hemp XR	+/-1,563 sf
3741-D	Tobacco & Vape	+/-1,563 sf
3741-E	Merle Norman	+/-1,434 sf
3741-F	Matt's Game Exchange	+/-2,494 sf

<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>
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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.



440 West Market Street, Greensboro, NC 27401  
336-379-8771 [www.bipinc.com](http://www.bipinc.com)



Lease Rate \$18.50 PSF NNN  
TICAM Estimated at \$4.80 PSF