

**GROUND LEASE OUTPARCEL**  
**Brassfield Station**  
**2000 New Garden Road**  
**Greensboro, NC 27410**



1007 Battleground Avenue, Suite 401  
Greensboro, NC 27408  
336-379-8771

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## HIGHLIGHTS

- Excellent Ground Lease opportunity in well established retail shopping center on New Garden Road
- Anchored by Reel Seafood Grill, Kumon Math and Reading Center, ASAP Labs and Care, Tiger Kim's Tae Kwon Do and 9 ROUND
- Great visibility and street frontage with an average of 32,000 vehicles per day
- Plenty of parking



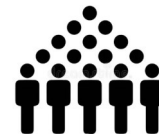


## PROPERTY FEATURES

- Ground Lease
- \$45,000 per year NNN - TICAM \$6.61 PSF
- Zoned - PUD
- .21 +/- acres
- Pad ready site for development
- Frontage—*New Garden Road*
- Drive-through opportunity
- Pylon signage available
- Suitable for 5,000 SF building
- Greensboro Urban Loop less than 1 mile away
- Close to businesses, residential, restaurants and other retail centers
- Approximately 6 miles from Piedmont Triad International Airport



## POPULATION



2 Mile	5 Miles	10 Miles
30,218	147,469	382,836

## AVERAGE HH INCOME



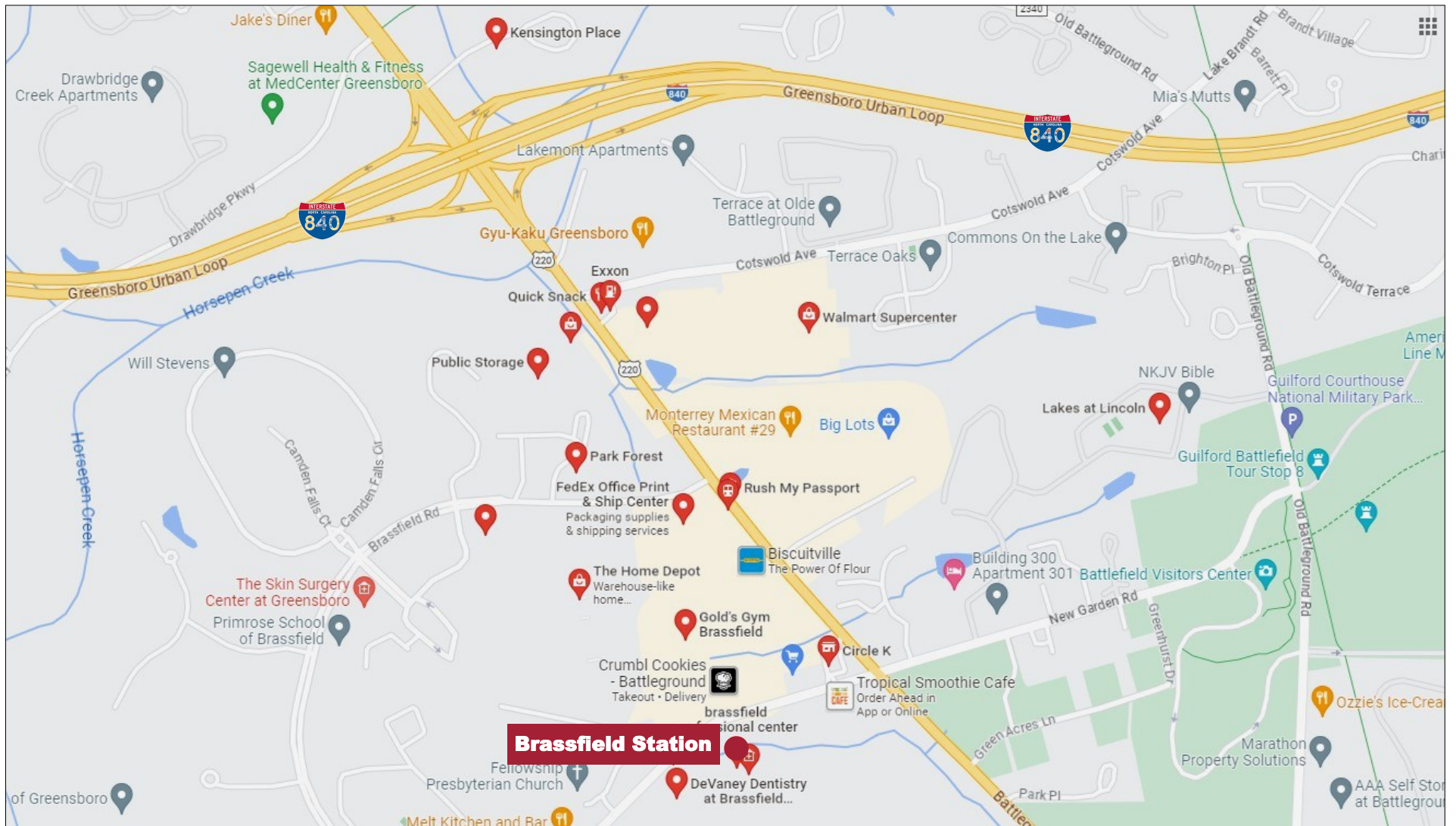
2 Mile	5 Miles	10 Miles
\$98,154	\$87,572	\$80,029

## TRAFFIC



Battleground Avenue & New Garden Road
32,244 vehicles per day





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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.