



1,488 +/- SF Retail, Medical or  
General Office Space

## The Shoppes at Brassfield Station

2002 New Garden Road, Greensboro NC 27410

For Lease  
Suite 205



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# Property Features

New Garden Road Retail Corridor!

Conveniently located in a thriving retail center with access to the Greensboro Urban Loop less than One Mile Away! Close to residential, restaurants and other office and retail centers.

- Suite 205 - 1,488 +/- SF Available
- Medical, General Office or Retail
- Zoning: PUD
- Ample parking available
- Neighboring retailers include Reel Seafood Grill, Kumon Math and Reading Center, Tiger Kim's TaekwonDo and 9Round.
- Traffic Volume at Battleground and Brassfield: 19,515 VPD

Lease Rate \$16.00 PSF  
TICAM Estimated at \$6.61  
PSF NNN



1007 Battleground Avenue, Suite 401  
Greensboro, NC 27408  
336-379-8771 www.bipinc.com



Demographic Summary	1 Mile	3 Miles	5 Miles
Total Population	7,586	56,941	146,509
Avg HH Income	\$67,626	\$79,478	\$95,214

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