

# 4016 Battleground Avenue

Greensboro, North Carolina | 10,429 square feet



This multi-tenant outparcel building is situated in the North Battleground submarket in northwestern Greensboro on Battleground Avenue, one of the city's major retail corridors. The site is adjacent to The Shoppes at Battleground North, anchored by a high volume Harris Teeter which serves as the dominant grocery-anchored center for the surrounding affluent neighborhoods. Road improvements on Battleground Avenue and surrounding thoroughfares, including the planned expansion of Interstate 840, will improve accessibility and traffic flow to the site.

## Leasing Contact

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## Key Tenants



## Key Demographics

	5-Mile Radius	Median Age	41 years
<b>Population</b>		<b>Daytime Demographics</b>	
Current Estimated Population	108,618	Number of Businesses	2,760
Projected Population (5 Years)	111,998	Number of Employees	48,811
<b>Households</b>		Total Daytime Population	111,346
Current Estimated Households	46,839	<b>Consumer Expenditures</b>	
Projected Households (5 Years)	48,336	Total Retail Expenditures	\$1.64 B
<b>Income</b>			
Average Household Income	\$109,442		
Household Income \$50,000+	68.1%		

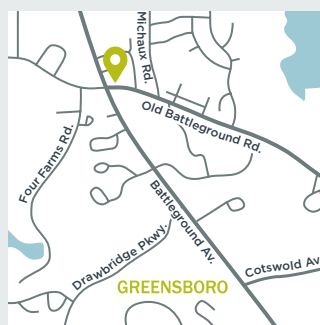
## Location

Battleground Avenue & Old Battleground Road, Greensboro, North Carolina (36.1463, -79.8676)

[Click to navigate to Google Maps](#)

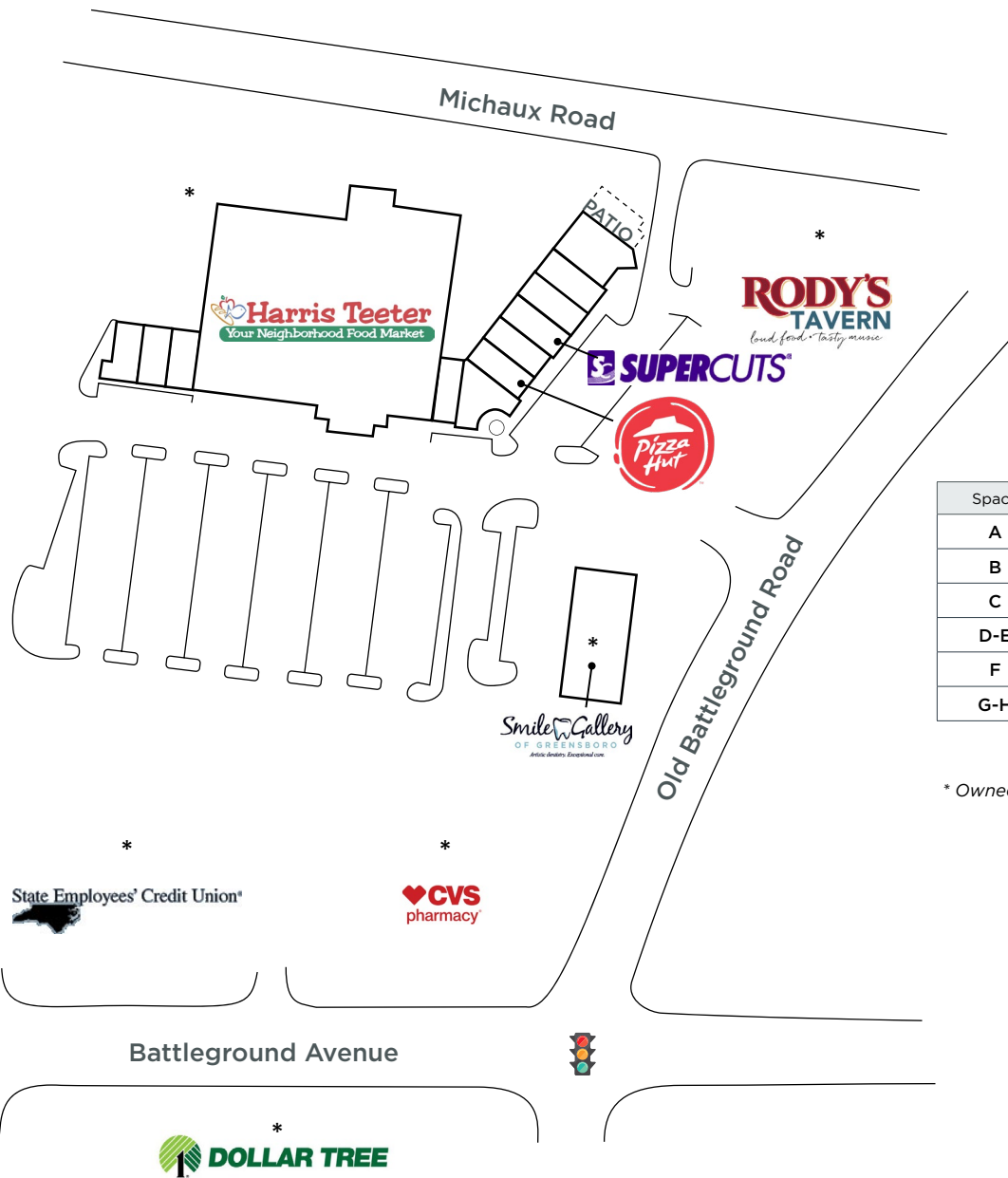
## Traffic Counts

Battleground Avenue: 30,163  
Old Battleground Road: 10,533  
I-840: 36,893



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Space	Tenant	Size
A	Starbucks	1,850 s.f.
B	Papa Murphy's Pizza	1,430 s.f.
C	Jersey Mike's	1,201 s.f.
D-E	Burrito Shak	2,310 s.f.
F	Polished Nail Spa	1,201 s.f.
G-H	Grinz Orthodontics	2,437 s.f.

\* Owned by others



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