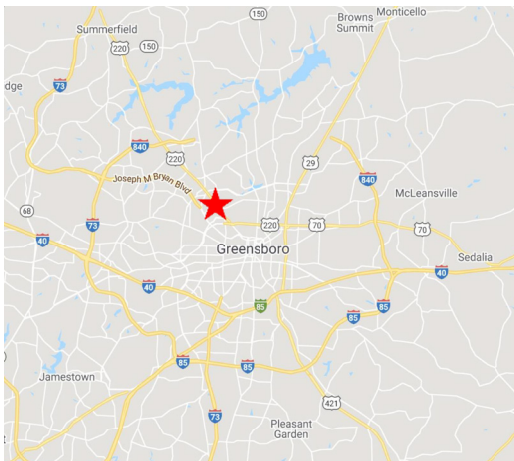




BATTLEGROUND STATION

2310 Battleground Avenue
Greensboro, NC 27408

LEASING | Phil Neari
direct: 704.206.8339
pneari@collettre.com



DEMOGRAPHIC SNAPSHOT (2023)

	1 mile	3 mile	5 mile
Population	7,613	85,828	218,508
Projected Pop. (2028)	7,855	87,655	223,387
Avg. Household Income	\$113,590	\$109,262	\$90,944

TRAFFIC COUNT

Battleground Avenue	29,481
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PROPERTY DETAILS

- Battleground Station is a 17,795 sf neighborhood shopping center conveniently located just minutes from downtown Greensboro.
- Available: 1,470 SF and 1,735 SF
- Tenants include: Plato's Closet, \$2.25 Cleaners, Ivy Nails, Greensboro Discount Medical Supply, Fyzical Therapy & Balance Centers, Tee It Up Golf.

1111 METROPOLITAN AVE, STE 700, CHARLOTTE, NC 28204
Mailing: P.O. BOX 36799, CHARLOTTE, NC 28236-6799
704.206.8300 | WWW.COLLETTRE.COM

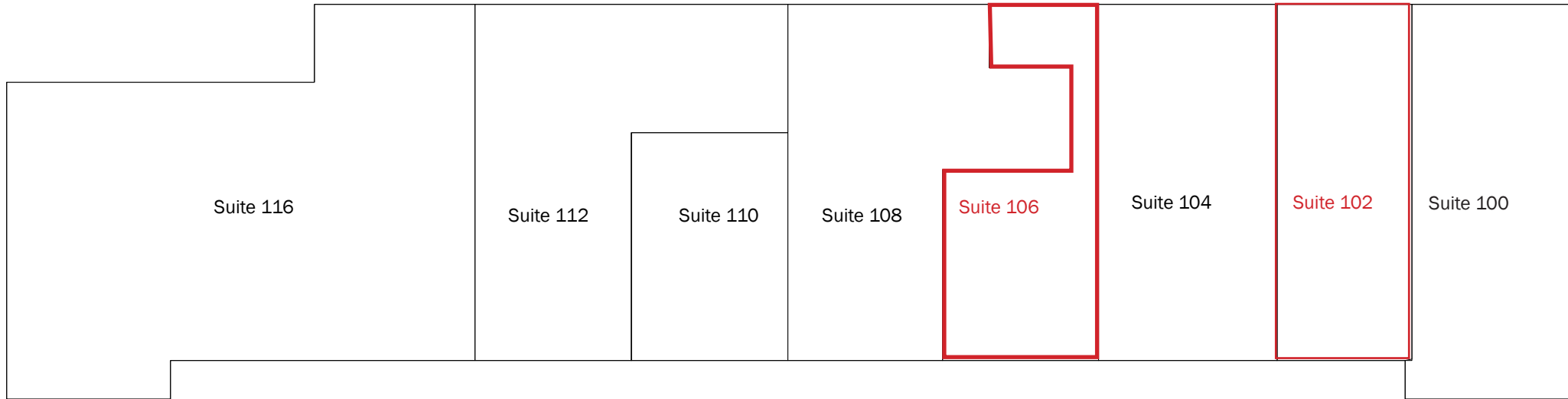




BATTLEGROUND STATION

SITE PLAN

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Suite No.	Tenant	SF
116	Plato's Closet	5,490
112	\$2.25 Cleaners	2,780
110	Ivy Nails	1,320
108	Greensboro Discount Medical Supply	2,650
106	AVAILABLE	1,470
104	Tee It Up Golf	2,060
102	AVAILABLE	1,735
100	Fyzical Therapy & Balance Centers	2,290



BATTLEGROUND STATION

AERIAL

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