# 3857 BATTLEGROUND AVENUE

LAND FOR SALE



#### PROPERTY DESCRIPTION

±1.41 acre developable site in Battleground Corporate Park. Located in a desirable area, less than 0.25 miles from I-840, and conveniently located near all Greensboro has to offer. Zoned for office usage, this site would function well for any medical, dental, or professional services user. Neighbors have historically provided similar services. Ask about existing due diligence and site plan!

### **PROPERTY HIGHLIGHTS**

- ±1.41 acre developable site
- Less than 0.25 miles from I-840
- Site would function well for any medical, dental, or professional services user

#### **OFFERING SUMMARY**

Sale Price:	\$450,000
Lot Size:	1.41 Acres

Nick Gonzalez

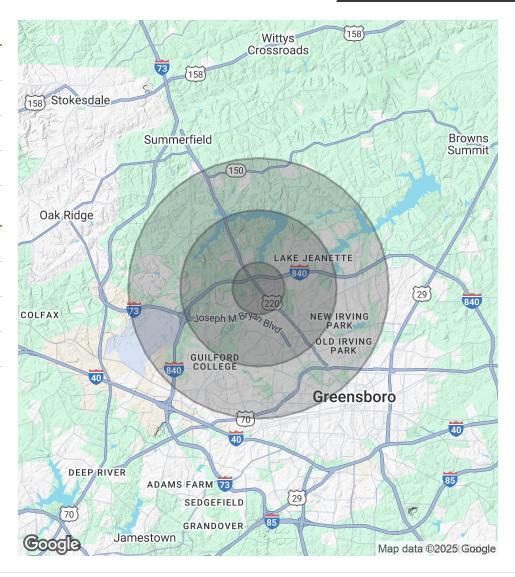
336.724.1715 nick@ltpcommercial.com



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,505	55,144	133,542
Average Age	43	44	42
Average Age (Male)	41	42	41
Average Age (Female)	44	45	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,435	25,065	58,910
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$112,020	\$122,997	\$115,191
Average House Value	\$342,574	\$356,472	\$368,318



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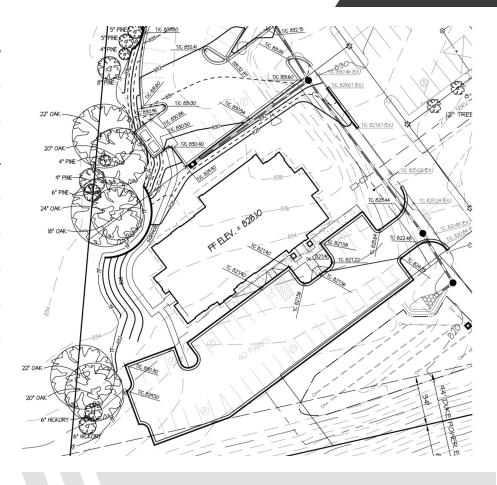
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### **LOCATION INFORMATION**

Street Address	3857 Battleground Avenue
City, State, Zip	Greensboro, NC 27410

#### PROPERTY INFORMATION

PROPERTY INFORMATION	
Property Type	Land
Property Use	Development
Zoning	O - Office
Lot Size	1.41 Acres
Tax Pin	7847411134



**SALE PRICE:** \$450,000

### Nick Gonzalez

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COMMERCIAL REAL ESTATE

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