

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

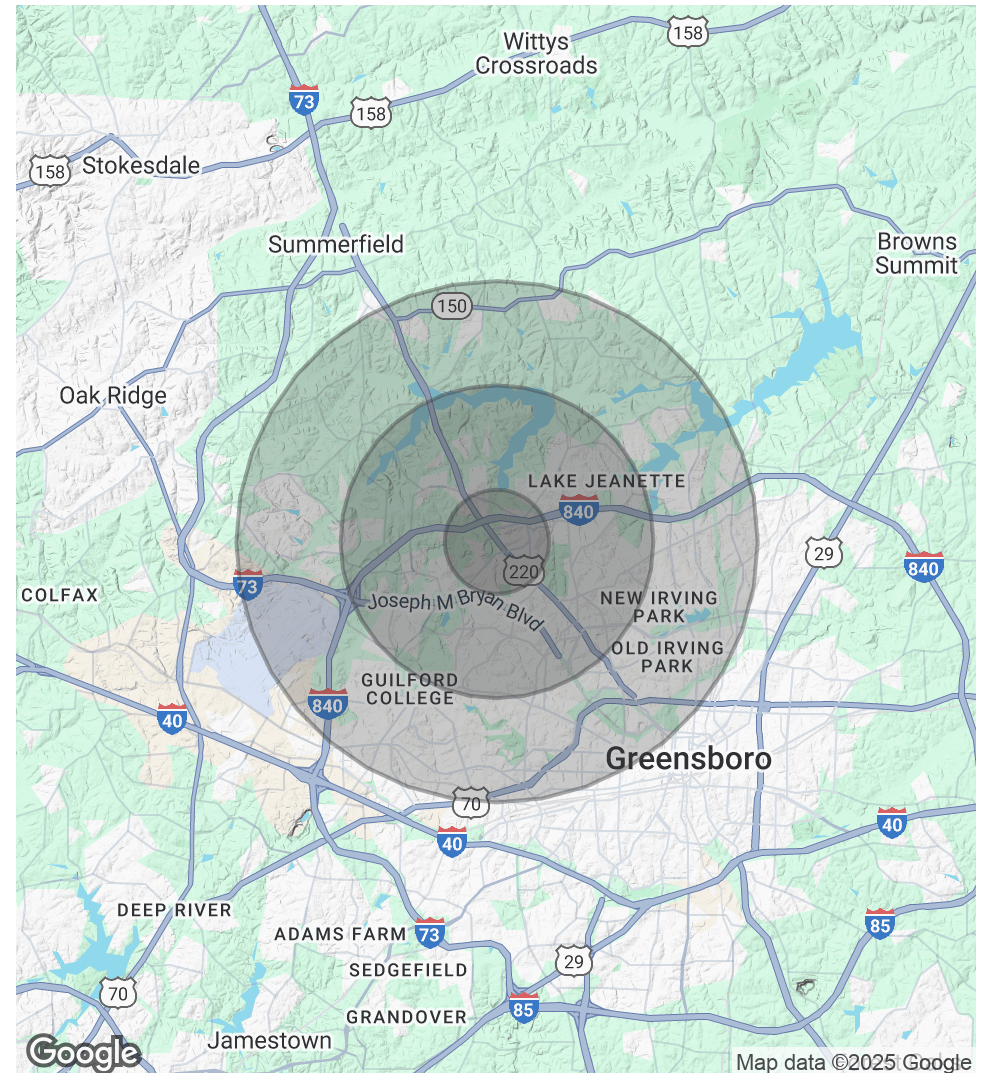
336.724.1715
nick@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

3857 BATTLEGROUND AVENUE

LAND FOR SALE

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



Nick Gonzalez

336.724.1715
nick@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

LAND FOR SALE

SALE PRICE: \$450,000