

3741 BATTLEGROUND AVENUE

FOR LEASE | SUITE F, GREENSBORO, NC 27410

Linville | Team Partners

COMMERCIAL REAL ESTATE



±2,494 SF ON BUSY RETAIL CORRIDOR

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail
AVAILABLE SF ±	2,494
LEASE RATE	\$21.50, NNN

DESCRIPTION

Fantastic retail space available on Battleground Avenue in Greensboro! The space is ±2,494 SF and features great visibility from the street, lots of natural light, 2 entrances, as well as a back door and storage area. Located at the end of a retail strip, closest to the entrance, and less than 0.5 miles from I-840/Greensboro Urban Loop. This section of Battleground Avenue sees 26,500 VPD. Lease assignment through May 21, 2033 or a new direct lease.



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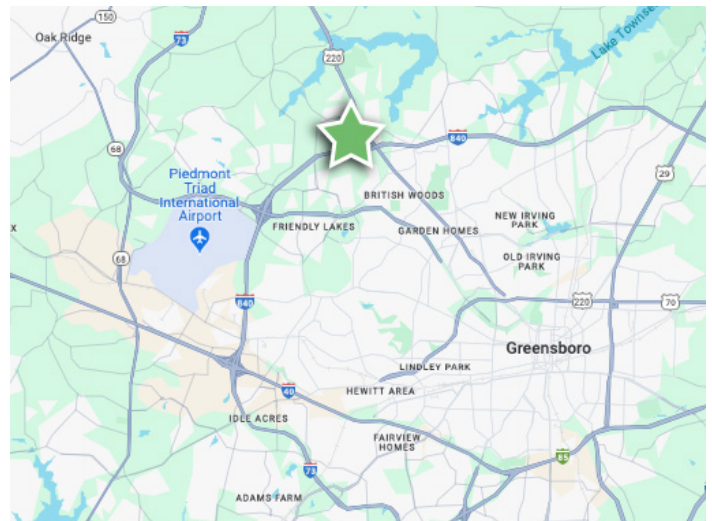
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KEY FEATURES

- ±2,494 SF retail space
- Located at the end of a retail strip, closest to the entrance
- Situated less than 0.5 miles from I-840/ Greensboro Urban Loop
- This section of Battleground Ave sees 26,500 VPD



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PROPERTY INFORMATION

PROPERTY TYPE	Retail	PROPERTY SUBTYPE	Strip Center
AVAILABLE SF ±	2,494	YEAR BUILT	2000
RESTROOMS	1	FLOORS	1
FLOORING	Carpet	BUILDING EXTERIOR	Brick
ZONING	CU-HUB	PIN	7846-69-0262

PRICING & TERMS

LEASE RATE	\$21.50	LEASE TYPE	NNN
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