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# FORMER BANK BRANCH FOR LEASE

## 1310 BATTLEGROUND AVE, GREENSBORO, NC 27408

### PROPERTY INFORMATION

- Available for lease, ground lease, build to suit
- Acres: ±1.62
- Square Feet: ±4,527
- Drive Thru
- Dedicated pylon sign
- 41 Parking Spaces

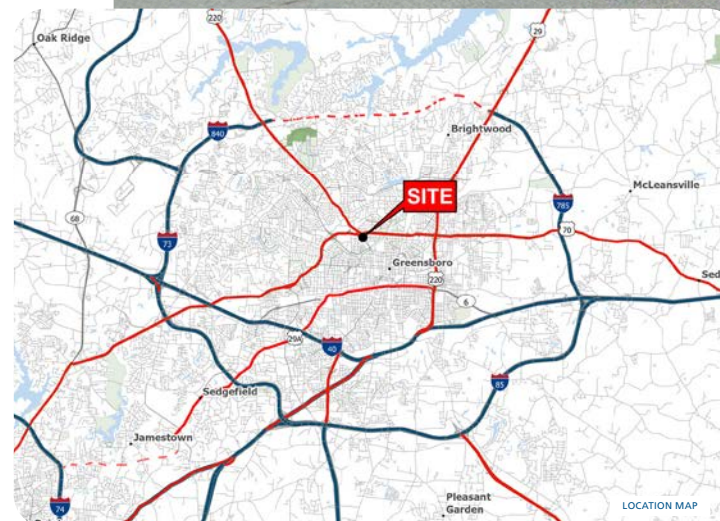
### PROPERTY HIGHLIGHTS

- High profile former bank branch available for lease or redevelopment within the Battleground Avenue retail corridor in Greensboro
- Very well located close to the high income Irving Park neighborhood and the Green Valley Office Park
- Great visibility and access from Battleground Avenue (17,500 VPD).
- Secondary Access on Grecale St
- Cross access with Sheetz
- Less than 1 mi from proposed Publix development
- Rare in-fill location with drive-thru in place

### CONTACT

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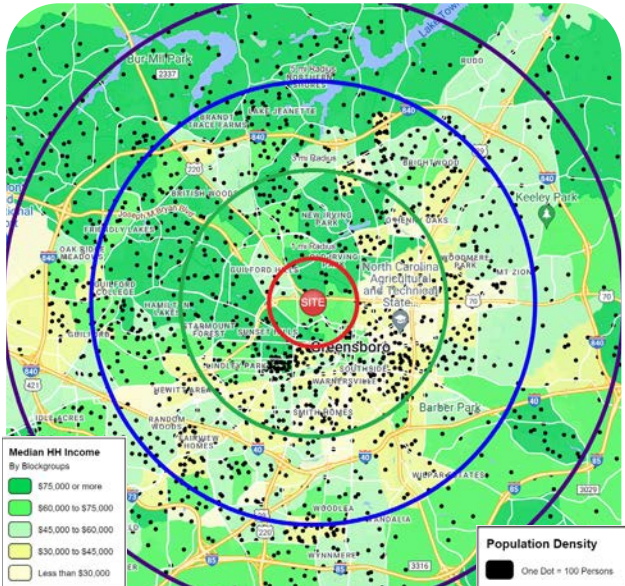


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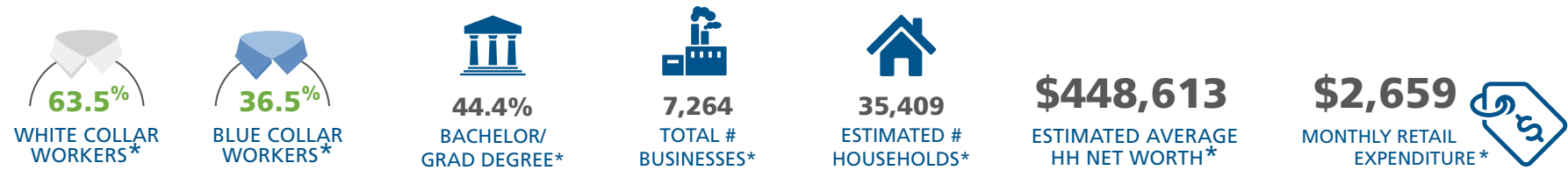


## TRADITIONAL DEMOGRAPHICS

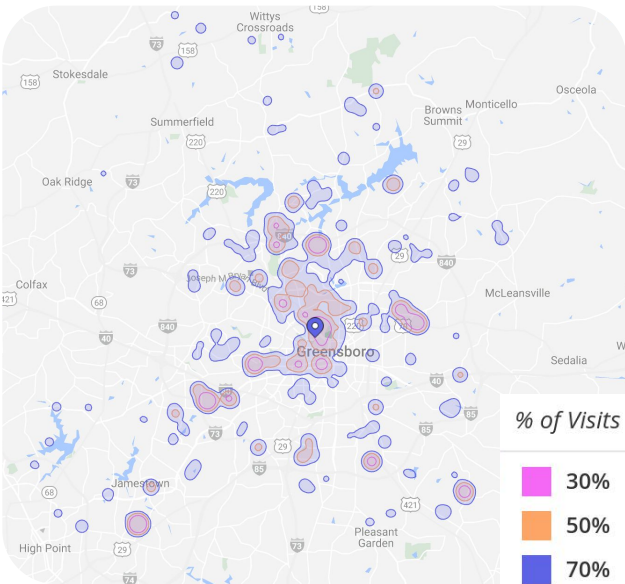
2023

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	7 MILE
POPULATION	7,283	94,750	218,019	298,911
AVERAGE HH INCOME	\$143,398	\$96,650	\$92,030	\$95,182
DAYTIME EMPLOYMENT	14,299	66,940	113,858	143,912



\* WITHIN A THREE-MILE RADIUS



## TRADE AREA DEMOGRAPHICS

2023

### DEMOGRAPHICS

	30% of Visits	50% of Visits	70% of Visits
POPULATION	16,807	40,030	100,092
HOUSEHOLDS	6,264	15,663	39,540
AREA (IN SQUARE MILES)	6.38	13.73	42.64
AVERAGE HOUSEHOLD INCOME	\$77,131	\$77,034	\$72,486

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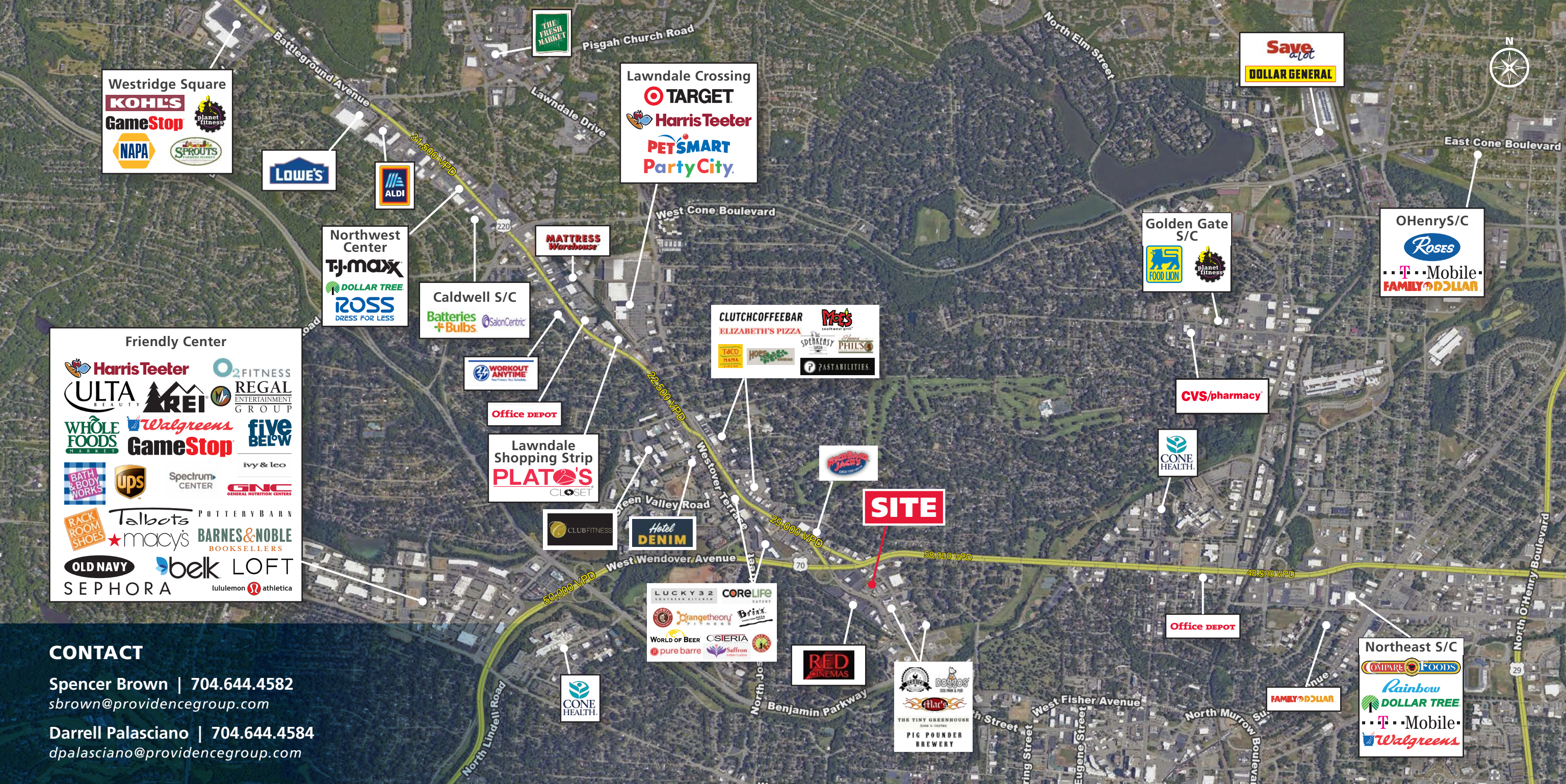
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