



300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203 WWW.PROVIDENCEGROUP.COM







### **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 Grecade St
- Cross access with Sheetz
- Less than 1 mi from proposed Publix development
- Rare in-fill location with drive-thru in place

### CONTACT

**Spencer Brown** | 704.644.4582 sbrown@providencegroup.com

Darrell Palasciano | 704.644.4584 dpalasciano@providencegroup.com

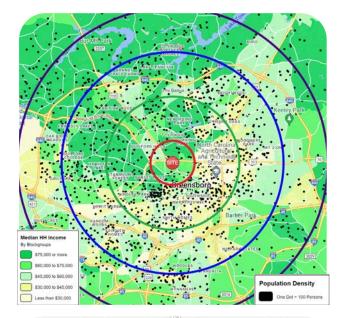
## **FORMER BANK BRANCH FOR LEASE** 1310 BATTLEGROUND AVE, GREENSBORO, NC 27408



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determine to your satisfaction the suitability of the property for your needs.

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### **TRADITIONAL DEMOGRAPHICS**

2023 DEMOGRAPHICS			1 MIL	MILE 3 M		5 M	III F	: <b>7</b> ľ	
POPULATION AVERAGE HH INCOME DAYTIME EMPLOYMENT		7,28	3 94,750		218,0		298,		
		\$143,39			\$92,0		\$95,		
		14,29				58	143,		
63.5% WHITE COLLAR WORKERS*	<b>36.5</b> % BLUE COLLAR WORKERS*	44.4% BACHELOR/ GRAD DEGREE*	<b>7,264</b> TOTAL # BUSINESSES*	35,40 ESTIMAT HOUSEHO	ED # EST	<b>448,613</b> IMATED AVERAGE H NET WORTH*	MONTHL	659 ( Y RETAIL PENDITURE	
	A DEMOGRA	PHICS					* WITHIN A	THREE-MIL	
2023 DEMOGRAP	PHICS			30% of Visits		50% of Visits		70%	
POPULATION				16,807		40,030		100,	
HOUSEHOLDS				6,264		15,663		39,	
AREA (IN SQUAF	RE MILES)			6.38		13.73		42	
AVERAGE HOUS	EHOLD INCOME			\$77,131		\$77,034		\$72,·	

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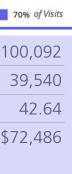
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143,912



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PROUD PARTNER

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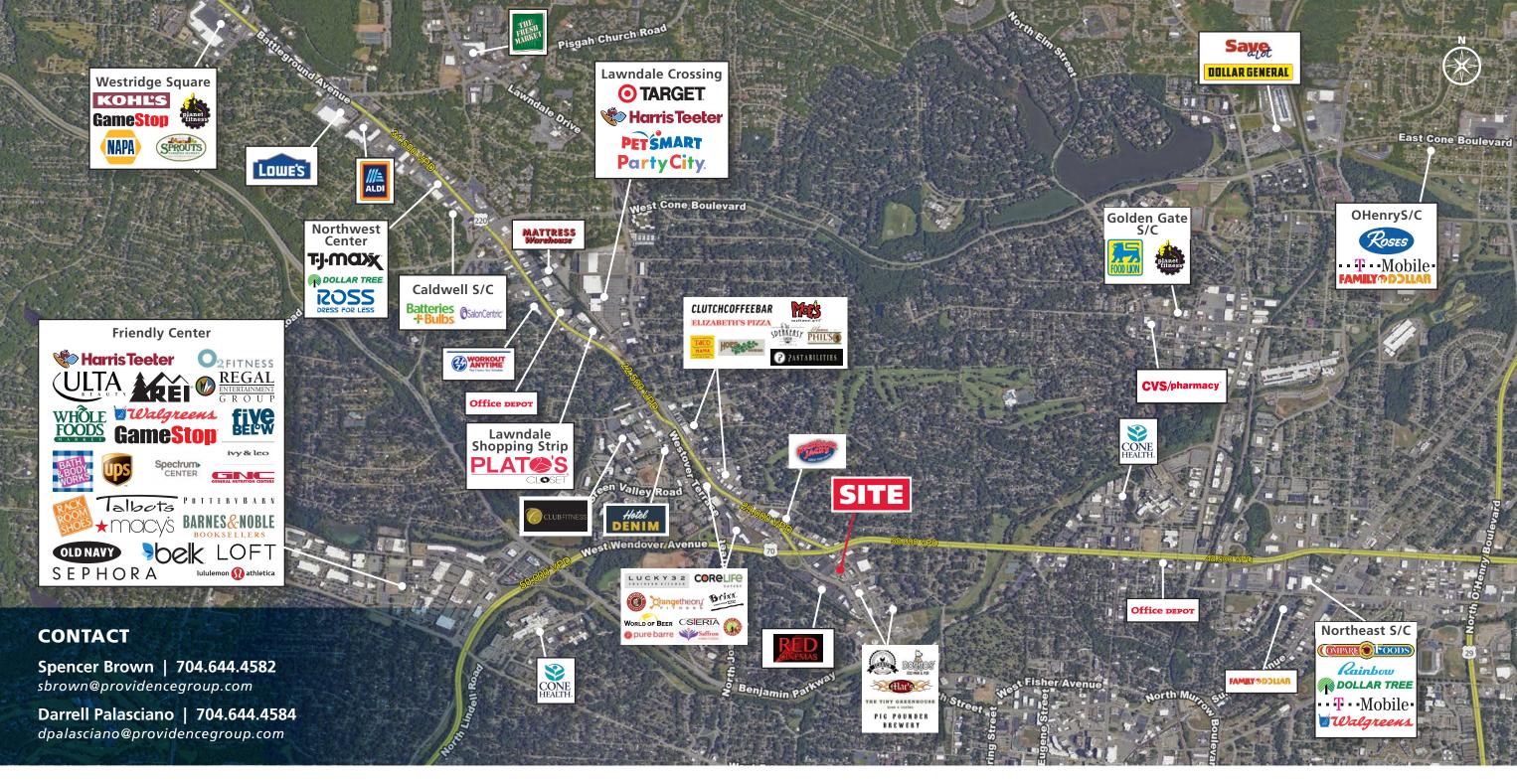
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