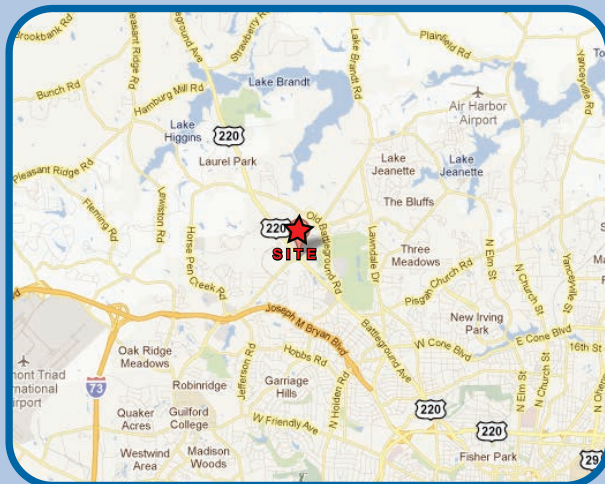


BATTLEGROUND PLAZA

3726 Battleground Avenue, Greensboro, North Carolina

Well Seasoned Center Anchored by Big Lots and Tuesday Morning



Battleground Plaza is a well seasoned shopping center located on high traffic Battleground Avenue (US Highway 220) in the extremely desirable Northwest section of Greensboro, NC. The 146,352 square foot center features national anchors of Big Lots, Tuesday Morning, and introducing Strive Performance & Fitness. The center has consistently been home to a diverse assortment of national/local soft goods users, busy restaurants, and service based tenants and features a Home Depot across the street and a Walmart next door. The traffic light entrance and proximity to the proposed I-785/I-840 urban loop, make this one of the first stops on any customer's journey through Greensboro.

PROPERTY MANAGER:
The Bedrin Organization
201.612.8800

THE BEDRIN
ORGANIZATION
Value Oriented Real Estate Managers
www.bedrin.com

LEASING CONTACT:
Garret Bedrin
The Bedrin Organization
201.612.8800 ext. 3
gsbedrin@bedrin.com

BATTLEGROUND PLAZA

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DEMOGRAPHICS

POPULATION 1 mile 3 miles 5 miles

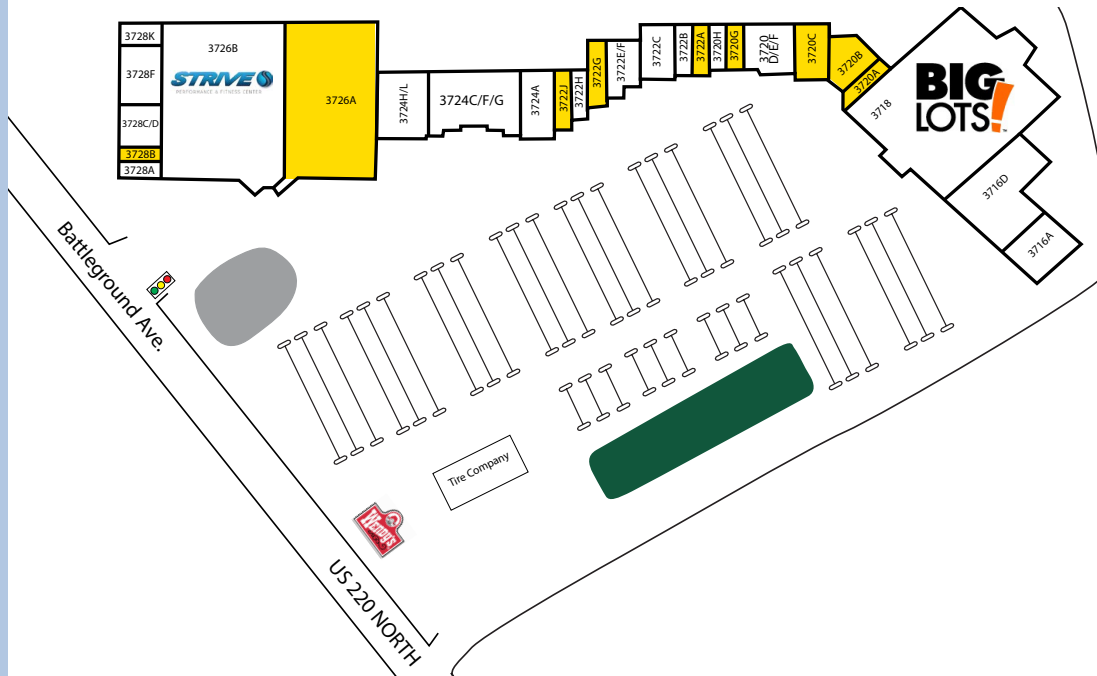
2018 Estimated 8,842 55,935 136,974

2023 Projected 9,216 58,091 142,319

INCOME

2018 Estimated \$87,496 \$108,236 \$102,651

2023 Projected \$101,951 \$127,482 \$120,570



Suite	Tenant	Sq. Footage
3716A	AVAILABLE	4,200
3716D	On Consignment	9,300
3718	Big Lots	29,000
3720A	AVAILABLE	1,260
3720B	AVAILABLE	2,625
3720C	AVAILABLE	2,800
3720D/E/F	AVAILABLE	3,800
3720G	AVAILABLE	1,200
3720H	Charlie's Tobacco Outlet	1,200
3722A	AVAILABLE	1,300
3722B	Diana Nails	1,300
3722C	Central Carolina Hobbies	2,800
3722E	Tokyo Express	2,700
3722G	AVAILABLE	1,700
3722H	Dezign Lounge	1,200
3722J	AVAILABLE	1,500
3724A	Dentalworks	4,067
3724C/F/G	Freedom House Thrift	8,080
3724H/L	Monterrey Mexican Rest	5,320
3726A	AVAILABLE	22,027
3726B	Strive Performance & Fitness	28,973
3728A	Jackson Hewitt	1,000
3728B	AVAILABLE	1,000
3728C/D	AVAILABLE	2,739
3728F	Tailgators	3,761
3728K	K&S Laundry	1,500

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