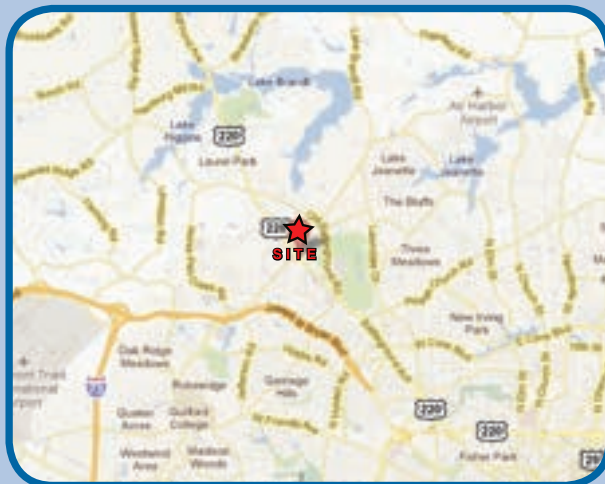


BATTLEGROUND PLAZA

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

3726 Battleground Avenue, Greensboro, North Carolina

Well Seasoned Center Anchored by Big Lots and Tuesday Morning

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	AVAILABLE	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	Diana Nails	1,300
3722B	Diana Nails	1,300
3722C	Central Carolina Hobbies	2,800
3722E	Tokyo Express	2,700
3722G	Nailed it DIY	1,700
3722H	Dezign Lounge	1,200
3722J	AVAILABLE	1,500
3724A	Dentalworks	4,067
3724C/F/G	AVAILABLE	8,080
3724 H/L	Monterrey Mexican Rest.	1,920
3726A	Freedom House Thrift	3,400
3726B	Strive Performance & Fitness	22,027
3728A	Jackson Hewitt	28,973
3728B	AVAILABLE	1,000
3728C/D	AVAILABLE	1,000
3728F	Tailgators	2,739
3728K	K&S Laundry	3,761
3728K	K&S Laundry	1,500

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