

WESTRIDGE SQUARE

3357 Battleground Ave.
Greensboro, NC 27410

AVAILABLE:

1,796 SF | 1,600 SF

Coming Summer 2026



More Information:



PROPERTY FEATURES

- Healthy tenant lineup anchored by: Kohl's, Sprouts and Planet Fitness
- High performing outparcels including: Village Tavern, Bank of America, BB&T, Carter Bank & Trust, Cook Out and Firestone.
- Located on dominant Battleground Corridor near the new I-840 "Urban Loop" extension which will further increase traffic and regional importance.

KEY TENANTS



**Ranked #2
most visited Kohl's
within 50 miles**

(statistics provided by Placer.ai)



VISITOR PROFILE

(prior 12 months)

3.2M

of visits

545.5K

of customers

46

minutes
dwell time

Saturday

busiest day

6pm

busiest hour

(statistics provided by Placer.ai)

DEMOGRAPHICS

(2026 estimates)

	Population	Households	Average HH Income	Daytime Population
1 Mile	5,801	2,721	\$126,887	3,891
3 Miles	64,699	30,048	\$131,002	33,978
5 Miles	175,741	76,071	\$106,063	116,084
Trade Area	288,289	118,783	\$93,804	146,744

TRAFFIC COUNTS

30,000 VPD - on Battleground Avenue directly in front of the site.



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SITE PLAN

Westridge Square

3357 Battleground Ave
Greensboro, North Carolina 27410



RETAIL AERIAL

