

# 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

**KOHL'S**

**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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