

WESTRIDGE SQUARE

3357 Battleground Ave.
Greensboro, NC 27410

AVAILABLE:

Available May 2026

9,123 SF

Coming Summer 2026

1,796 SF | 1,600 SF



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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SITE PLAN

Westridge Square

3357 Battleground Ave
Greensboro, North Carolina 27410



Suite #	Tenant Name	SF
1A	Planet Fitness	26,100
1	Kohl's	60,100
2	Poke Bowl	1,736
3	Available - Summer 2026	1,796
4&5A	Club Pilates	3,889
5B	Iona Health	6,700
5	Sprints	30,500
6	Thai Square	3,100
7A	Dentist - Dr. Shah	3,050
7B	Goldfish Swim School	7,178
8	The Little Gym	4,486
9	Lionis	1,600
10	La Barberia	2,400
11	GameStop	1,600
12	Clk's Pizza	4,800
13	Glamour Nails	1,600
14	Available - Summer 2026	1,600
15	CoFFee	3,016
16	Available	9,123
17	Firestone	OP
18	BB&T	OP
19	Carter Bank & Trust	OP
20	Bank of America	OP
21	McDonalds	OP
22	Village Tavern	OP
Total		173,574



RETAIL AERIAL

