

# WESTRIDGE SQUARE

3357 Battleground Ave.  
Greensboro, NC 27410

## AVAILABLE FOR LEASE

7,178 SF | 1,774 SF  
1,736 SF - 2nd Gen. Restaurant



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, Wells Fargo 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 #1**  
most visited Kohl's  
within 50 miles

*(statistics provided by Placer.ai)*



## VISITOR PROFILE

(May 2022 - prior 12 months)

**2.6M**

# of visits

**484.9K**

# of customers

**59**

minutes  
dwell time

**Saturday**

busiest day

**6pm**

busiest hour

*(statistics provided by Placer.ai)*

## DEMOGRAPHICS

(2022 estimates)

	Population 	Households 	Average HH Income 	Daytime Population 
1 Mile	6,509	3,068	\$106,596	4,162
3 Miles	64,876	29,409	\$113,664	33,418
5 Miles	176,302	74,665	\$94,738	115,427
Trade Area	114,405	51,181	\$103,313	49,978

## TRAFFIC COUNTS

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



**BRIAN JONES**

5770 Hoffner Ave.  
Suite 102  
Orlando, FL 32822  
Direct: 407.516.9405  
bjones@selectstrat.com  
www.selectstrat.com

# SITE PLAN

## Westridge Square

3357 Battleground Ave  
Greensboro, North Carolina 27410



# RETAIL AERIAL

