

WESTRIDGE SQUARE

3357 Battleground Ave.
Greensboro, NC 27410

AVAILABLE FOR LEASE

2,400 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 #1
most visited Kohl's
within 50 miles

(statistics provided by Placer.ai)



VISITOR PROFILE

(March 2023 - prior 12 months)

2.8M

of visits

517.4K

of customers

61

minutes
dwell time

Saturday

busiest day

6pm

busiest hour

(statistics provided by Placer.ai)

DEMOGRAPHICS

(2023 estimates)

	Population 	Households 	Average HH Income 	Daytime Population
1 Mile	6,430	3,039	\$130,967	4,346
3 Miles	64,469	29,339	\$138,483	33,920
5 Miles	174,898	74,348	\$114,718	116,780
Trade Area	113,753	51,125	\$124,020	50,399

TRAFFIC COUNTS

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



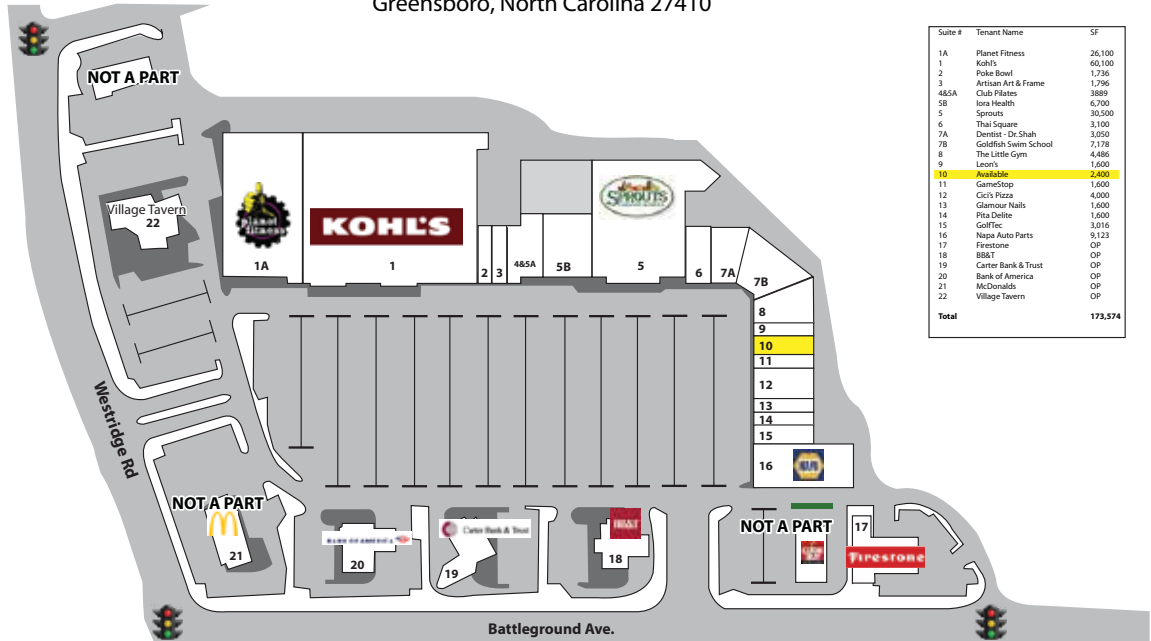
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SITE PLAN

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	Artisan Art & Frame	1,796
4&5A	Club Pilates	3,889
5B	Iora Health	6,700
5	Sprouts	30,500
6	This Square	3,100
7A	Dentist - Dr. Shah	3,050
7B	Goldfish Swim School	7,178
8	The Little Gym	4,486
9	Leor's	1,600
10	Available	2,400
11	GameStop	1,600
12	Cici's Pizza	4,600
13	Glamour Nails	1,600
14	Pita Delite	1,600
15	Golf Rec	3,016
16	Napa Auto Parts	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



Westridge Square
Greensboro, NC
Retail Aerial