WESTRIDGE SQUARE

3357 Battleground Ave. Greensboro, NC 27410

AVAILABU**: 6.700 SF**

MEDICAL SPACE



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







DEMOGRAPHICS

(2024 estimates)

	Population	Households	Average HH Income	Daytime Population
			\$	
1 Mile	5,918	2,743	\$115,577	3,904
3 Miles	64,879	29,597	\$122,510	33,998
5 Miles	175,413	74,752	\$100,213	116,184
Trade Area	113,746	51,155	\$107,847	50,112

TRAFFIC COUNTS

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

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

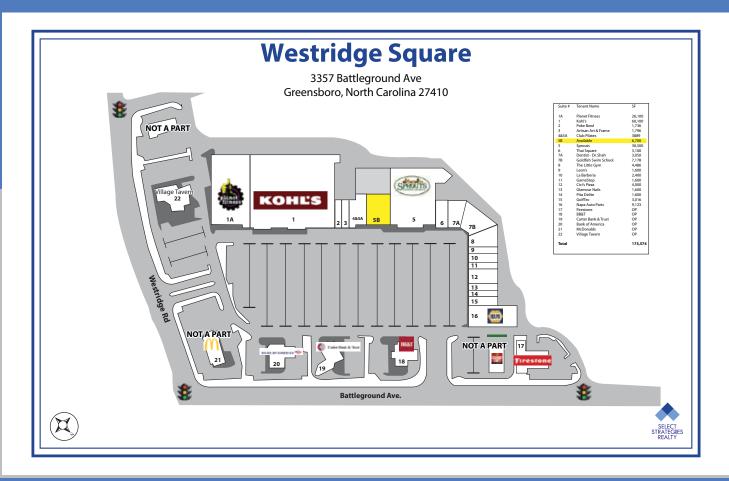
(statistics provided by Placer.ai)



BRIAN JONES

708 E. Colonial Drive Suite 203 Orlando, FL 32803 Direct: 407.516.9405 bjones@selectstrat.com www.selectstrat.com

SITE PLAN



RETAIL AERIAL

