

# WESTRIDGE SQUARE

3357 Battleground Ave.  
Greensboro, NC 27410

**AVAILABLE:**  
**6,700 SF**  
**MEDICAL SPACE**



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

(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.**



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