

WESTRIDGE SQUARE

3357 Battleground Ave.
Greensboro, NC 27410

AVAILABLE FOR LEASE

7,178 SF | 1,773 SF | 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

(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

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

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	Poker Bowl	1,736
3	Artisan Art & Frame	1,796
4	Available	1,774
5A	Club Pilates	2,115
5B	Iora Health	6,700
5	Sprints	30,500
6	Thai Square	3,100
7A	Dentist - Dr. Shah	3,050
7B	Available	7,178
8	The Little Gym	4,486
9	Leoni's	1,600
10	Available	2,400
11	GameStop	1,600
12	Crab's Pizzeria	4,000
13	Glamour Nails	1,600
14	Pita Delle	1,600
15	GolfPro	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	McDonald's	OP
22	Village Tavern	OP
Total		173,574



RETAIL AERIAL



Westridge Square
Greensboro, NC
Retail Aerial