

Retail Site on Battleground Avenue

2420 Battleground Avenue | Greensboro, NC 27408



- ♦ Available For Sale
- ♦ 8,000 SF on 0.44 AC ±
- ♦ Great Visibility with Full Access
- ♦ High Traffic Counts: 26,415 AADT
- ♦ Excellent Demographics
- ♦ Zoned Commercial Medium
- ♦ Permanent Billboard Easement with no income
- ♦ Call For More Details

Conveniently located on one of Greensboro's main retail corridors and surrounded by retailers such as: McDonald's, Verizon, Wendy's, Caliber Collision, Mattress Warehouse, Texas Roadhouse, and Office Depot, etc.

The property was a formerly used as a retail store and will require many improvements for it to be occupied. Future proposed plans include the City of Greensboro building a sidewalk in the front of the property.



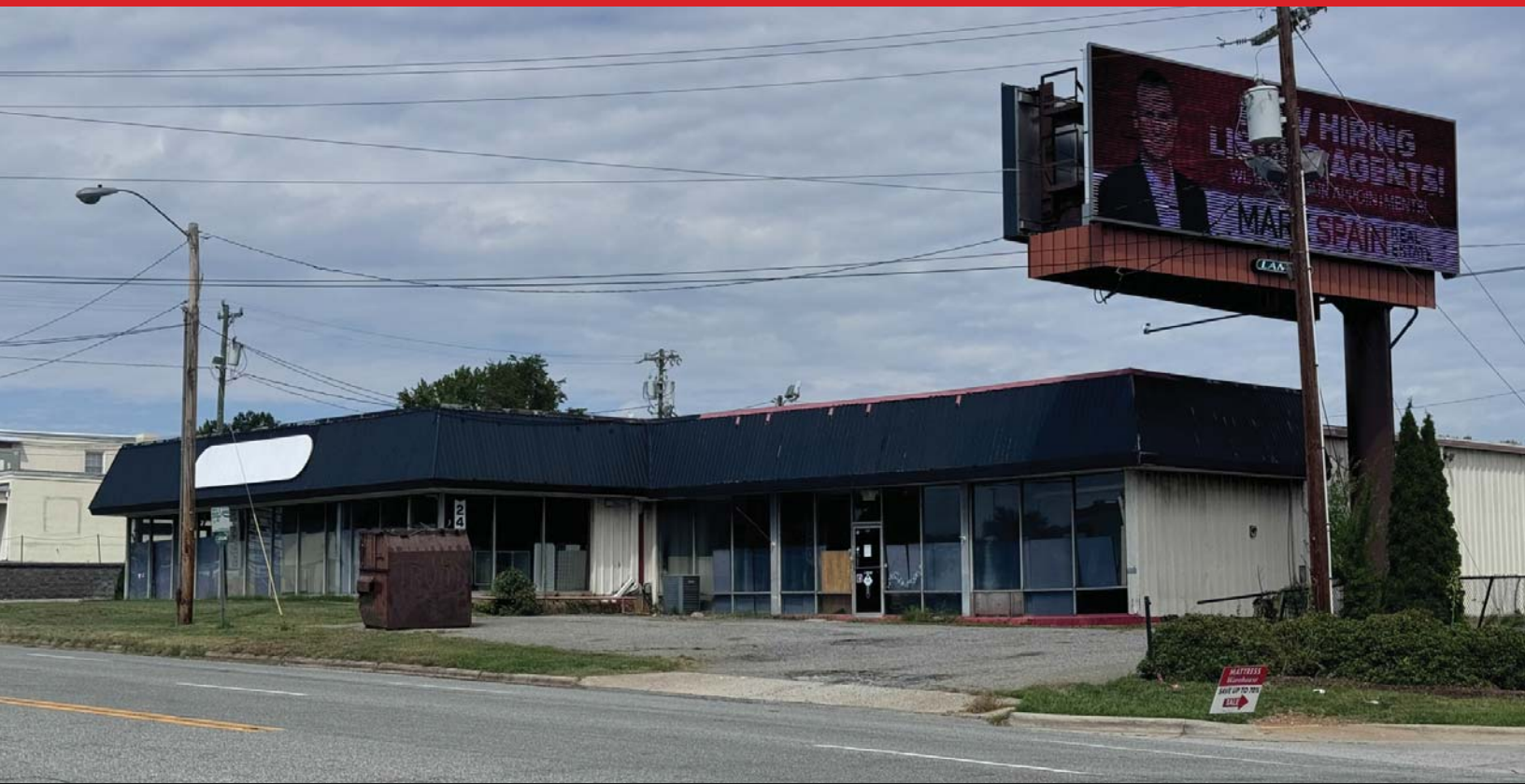
JJ Joubran, CCIM

(336) 270-9775

JJ@JoubranCommercial.com

Retail Site on Battleground Avenue

2420 Battleground Avenue | Greensboro, NC 27408



JJ Joubran, CCIM

(336) 270-9775

JJ@JoubranCommercial.com

Retail Site on Battleground Avenue

2420 Battleground Avenue | Greensboro, NC 27408



JJ Joubran, CCIM

(336) 270-9775

JJ@JoubranCommercial.com

Retail Site on Battleground Avenue

2420 Battleground Avenue | Greensboro, NC 27408



JJ Joubran, CCIM

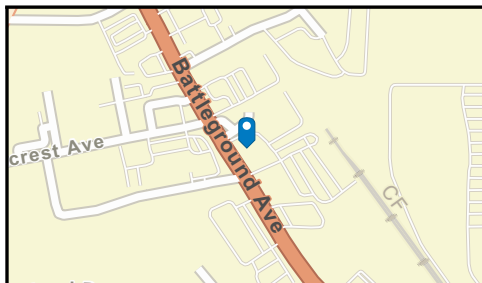
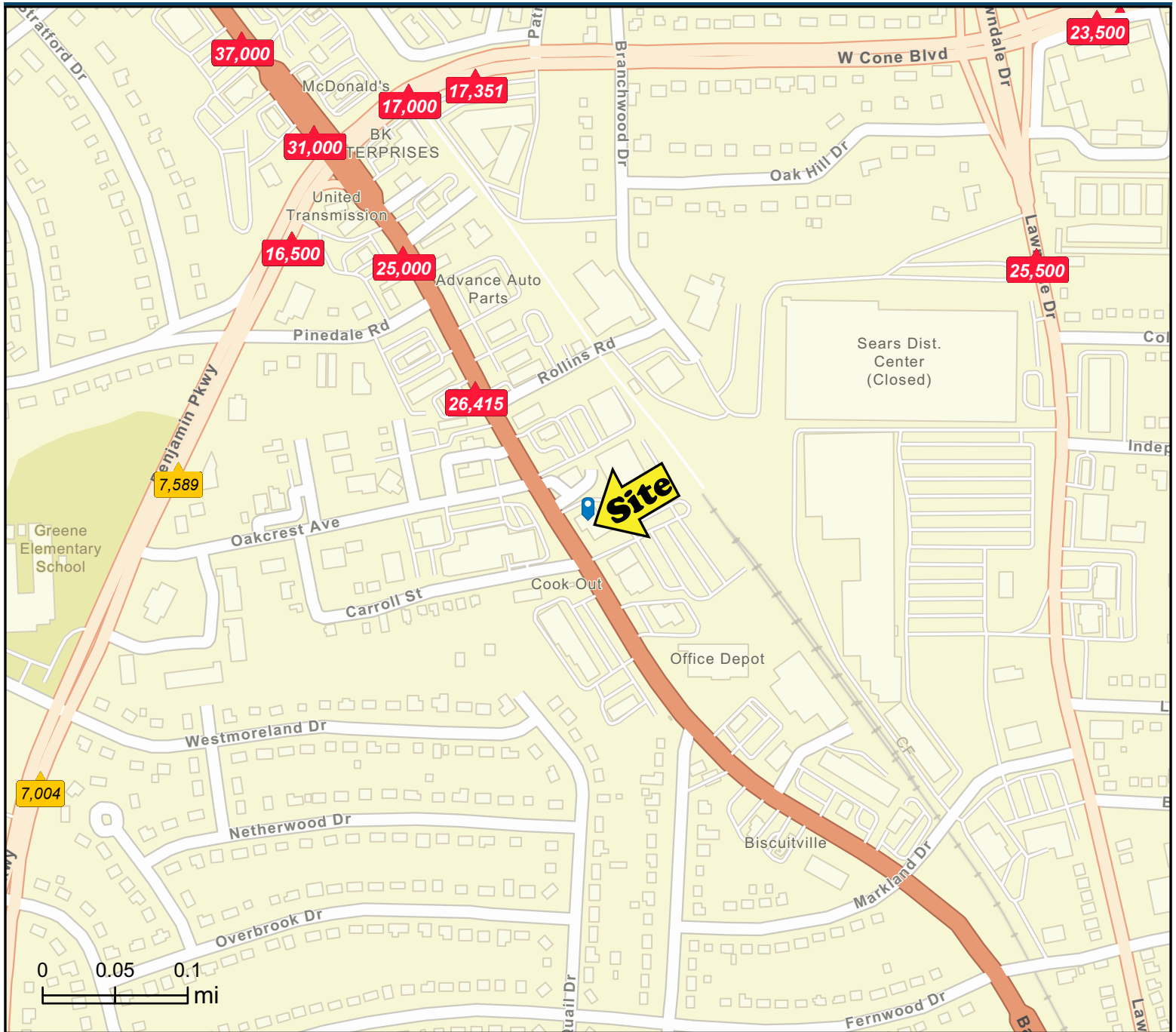
(336) 270-9775

JJ@JoubranCommercial.com

Traffic Count Map - Close Up

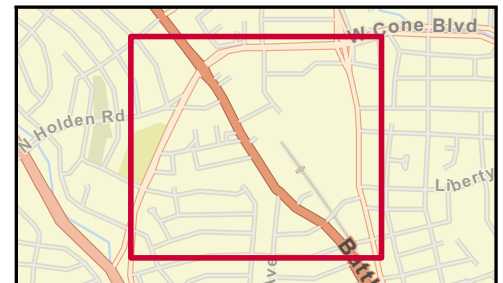
2420 Battleground Avenue, Greensboro, North Carolina,
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.10433
Longitude: -79.82488



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

September 09, 2024

2420 Battleground Avenue Aerial Overview



© All EagleView Technology Corporation

Contact:
JJ Joubbran, CCIM
Joubbran Commercial Properties
(336) 270-9775
JJ@JoubbranCommercial.com
www.JoubbranCommercial.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. All information is subject to errors, omissions, change of price or other conditions, and withdrawal without notice.