



COMMERCIAL REAL ESTATE

# FOR LEASE

## Caldwell Court

2711 BATTLEGROUND AVENUE, GREENSBORO, NC



Attractive neighborhood retail center on Battleground Avenue at signalized intersection.

To Learn More About This Property Contact:

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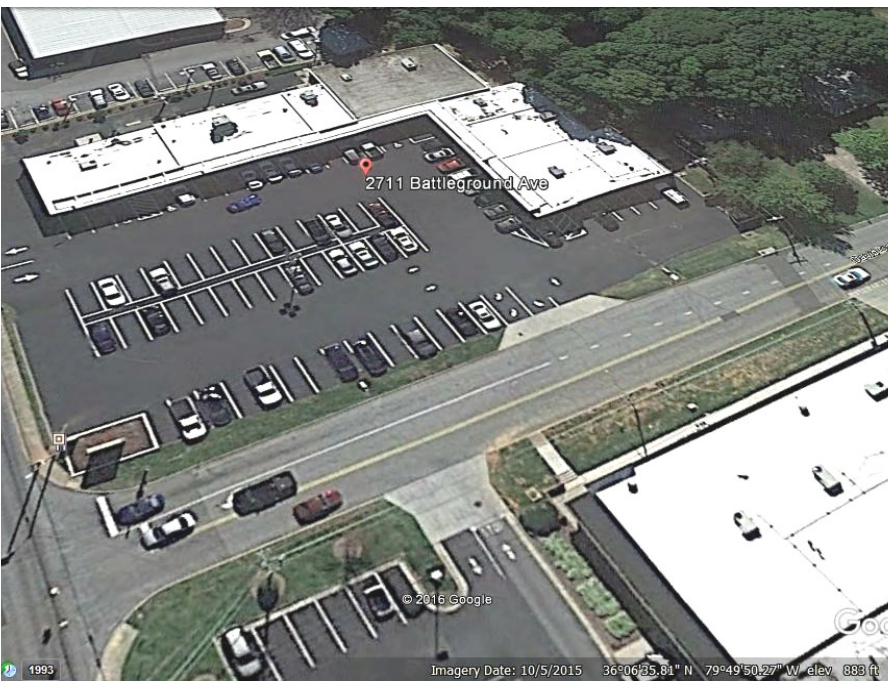
**Cindy Rosasco**, Broker  
crosasco@bipinc.com  
P: 336.544-8010  
M: 336.954-7582



**Ann Buffington** Broker  
abuffington@bipinc.com  
P: 336.544-8000  
M: 336.706-7409



# 2711 Battleground Avenue



## FEATURES

- 14,059 neighborhood retail strip center
- Batteries Plus—anchor tenant
- Home to Greensboro's first luxury salon suite concept
- Space available from 1,000 +/- SF
- Pylon tenant signage
- Historically high occupancy
- Access from Battleground Avenue and David Caldwell Road
- Year built— 1963 and renovated in 2014
- Zoned—C-M
- Professionally managed and well maintained
- Ample parking
- Super Battleground Avenue location with traffic counts of 50,000 +/- vehicles per day
- Conveniently located among other neighboring retail centers

**CALL BROKER  
FOR LEASE RATES**

| Suite # | Tenant             | SF +/-        |
|---------|--------------------|---------------|
| 1 & 2   | Salons by JC       | 4,116         |
| 3       | K & Y Nails        | 1,226         |
| 4       | FOR LEASE          | 2,670         |
| 5       | Sara's Alterations | 1,043         |
| 6       | M & T Barber Shop  | 740           |
| 7       | FOR LEASE          | 1,000 - 2,257 |
| 8       | Batteries Plus     | 1,960         |

Directions: South on Battleground to David Caldwell/Martinsville Road intersection. Property is on right.

The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.