



COMMERCIAL REAL ESTATE

FOR LEASE

Caldwell Court

2711 BATTLEGROUNND AVENUE, GREENSBORO, NC



Attractive neighborhood retail center on Battleground Avenue at signalized intersection.

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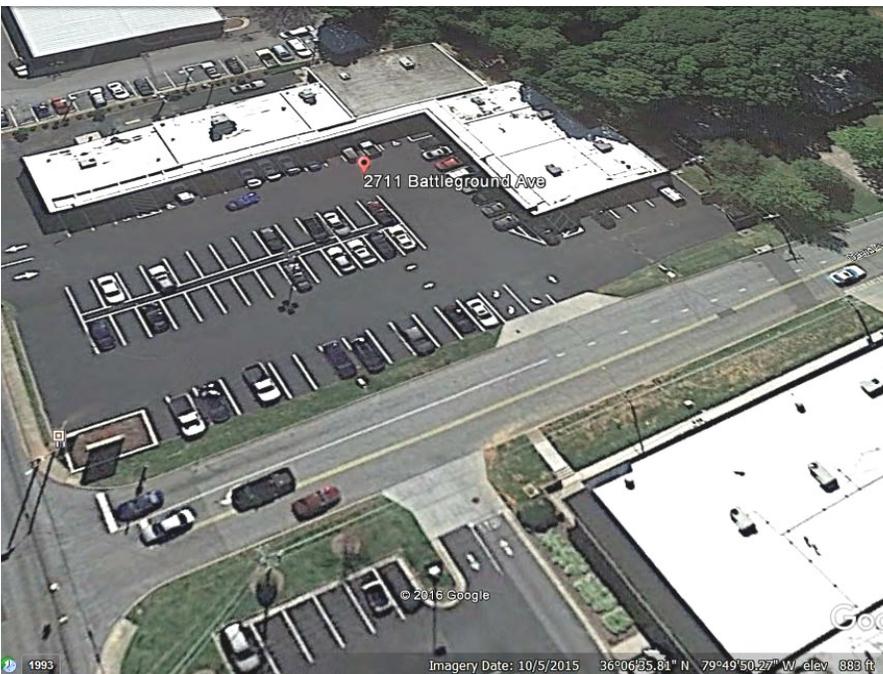
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2711 Battleground Avenue



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.

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