

B
BROWN INVESTMENT
PROPERTIES

EST. 1960

(336) 379-8771 | www.bipinc.com

2130 New Garden Road
Suite K
Greensboro, NC 27410



Contact: Brian Burnham, Broker
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FOR LEASE - Retail
1,420 +/- SF
\$22 PSF

2130 New Garden Road Suite K Greensboro, NC 27410

Dominant retail strip center located at a high- traffic intersection in a busy retail corridor just off Battleground Avenue. Property offers pylon and building signage. Full ingress and egress access, Ample parking, Fantastic tenant mix!

- Size: - Suite K - 1,420 +/- SF
- Rate: \$22.00 PSF NNN
TICAM \$3.36
- Parking: 168 spaces with full ingress/egress
- Sign visible from Battleground Avenue
- Covered walkway
- Open floor plan currently available for quick startup
- New apartment complex coming soon behind this property
- Greensboro Urban Loop access within one mile

NO RESTAURANT USE



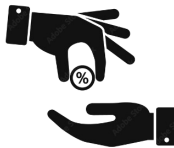
Suite K

POPULATION



1 Mile	3 Miles	5 Miles
8,202	59,061	151,309

AVERAGE HH INCOME



1 Mile	3 Miles	5 Miles
\$60,081	\$88,173	\$103,212

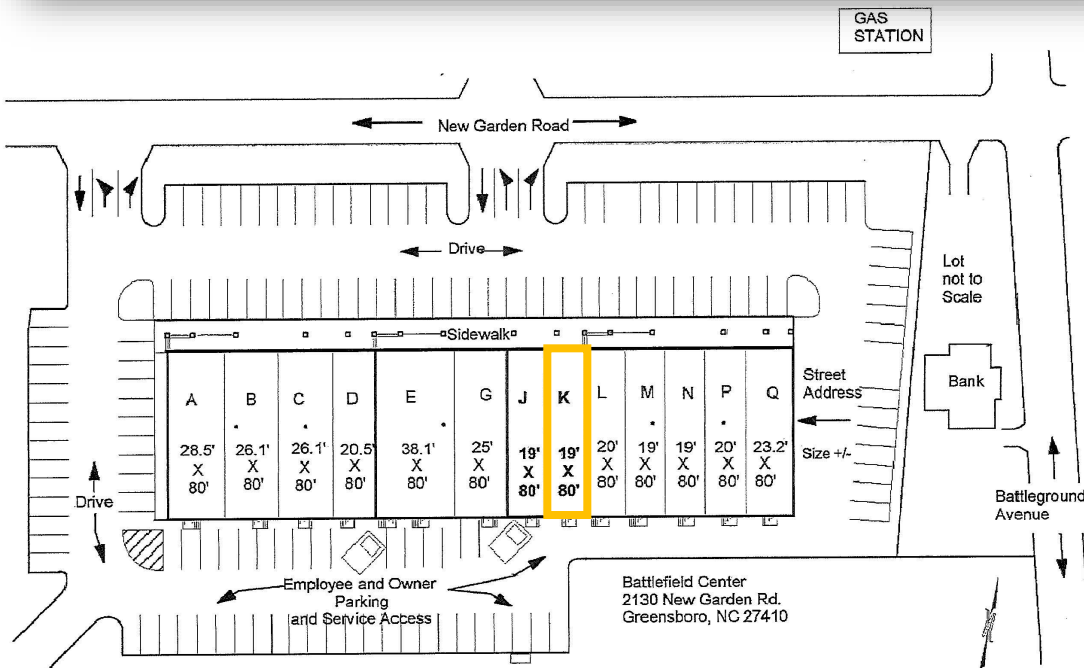
TRAFFIC



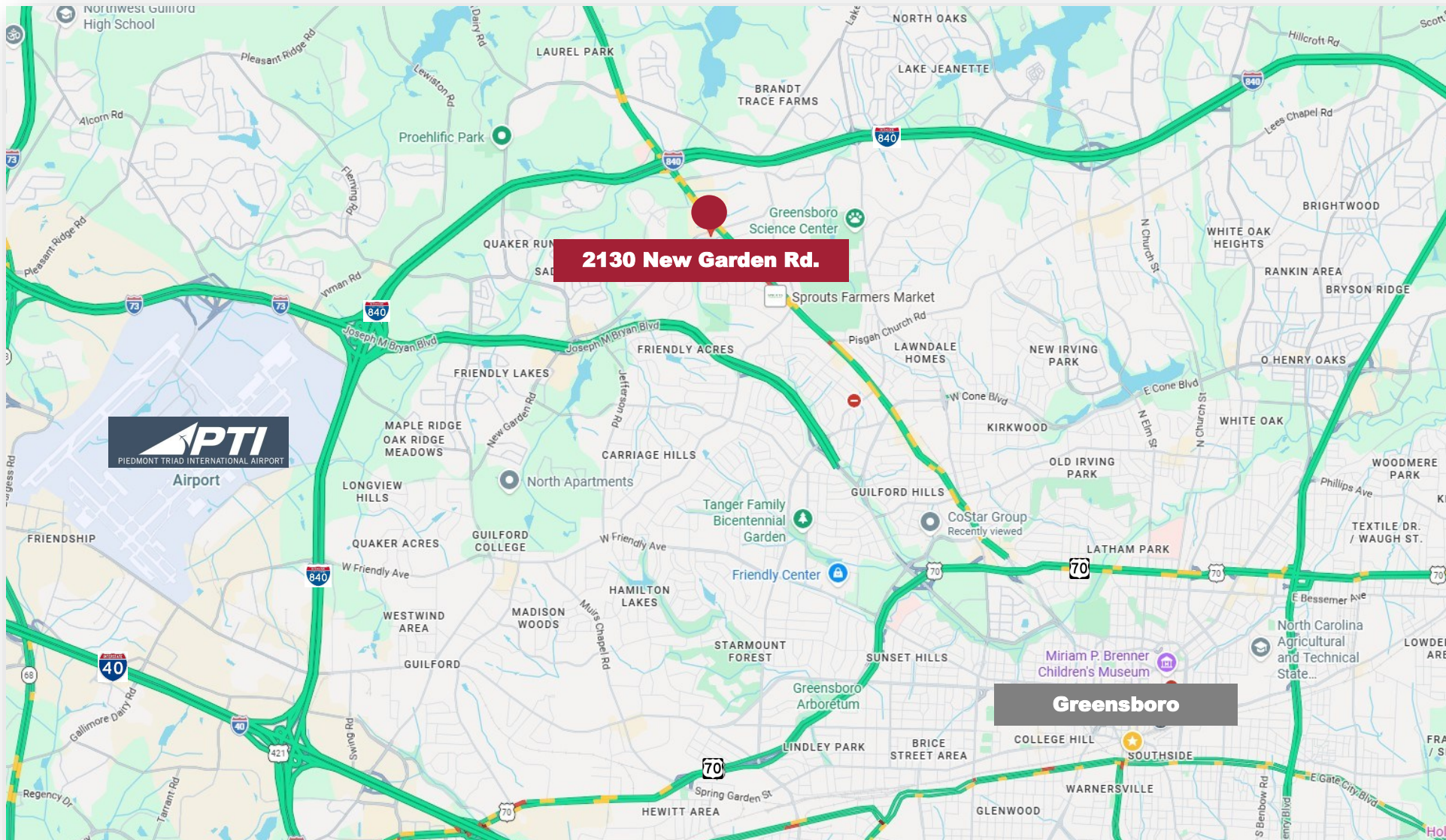
New Garden Road & Battleground Avenue
26,463 VPD



Suite K







1007 Battleground Avenue, Suite 401, Greensboro NC 27408

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.