



3215 Battleground Ave

3215 Battleground Ave, Greensboro, NC 27408



THE SPACE

Location	3215 Battleground Ave Greensboro, NC 27408
Traffic Count	40000
Square Feet	2647

HIGHLIGHTS

- 10,000 SF building on the Battleground Corridor (40,000 ADT)
- Architecturally superior structure and intricate design
- Highly visible signage on both building & monument
- Nearby retail includes Sprouts, Trader Joe's, Planet Fitness, Pet Supermarket, Walmart, The Village Tavern, Kohl's and Lowe's Hardware.
- Lat: 36.119020 Long: -79.841430



POPULATION

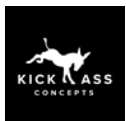
1.00 MILE	3.00 MILE	5.00 MILE
6,141	68,021	180,911

AVERAGE HOUSEHOLD INCOME

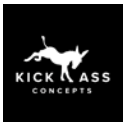
1.00 MILE	3.00 MILE	5.00 MILE
\$120,294	\$123,200	\$97,885

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,758	31,103	75,737



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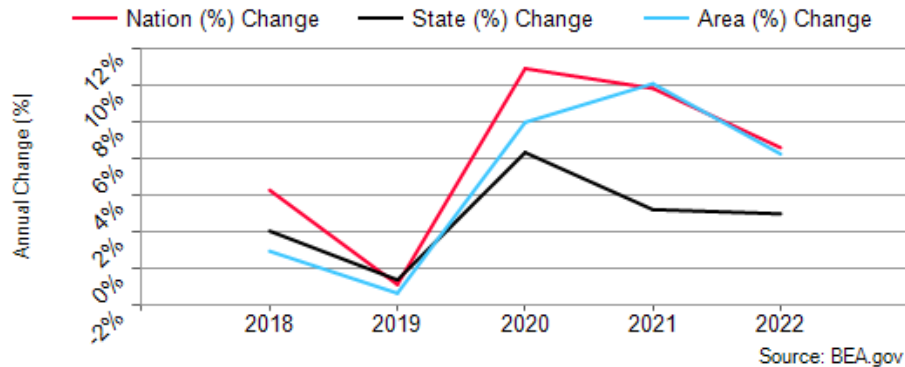
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Location Description

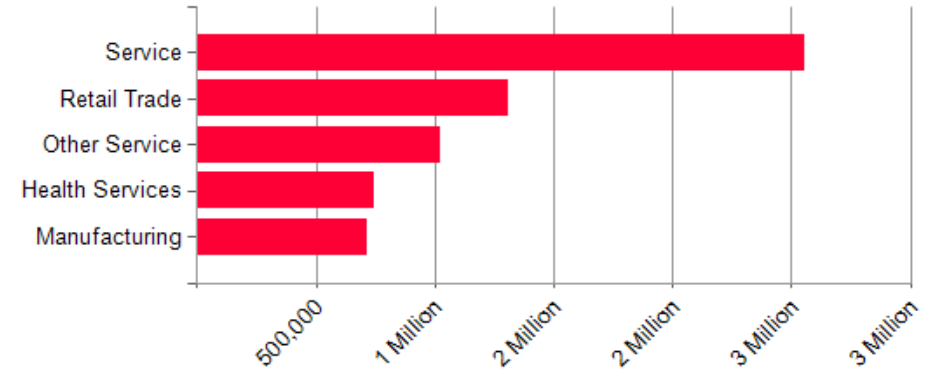
This highly prominent building with distinct architecture is perfectly located on the highly trafficked retail corridor of Battleground Avenue (40,000 ADT). With great signage opportunities available this property helps maximize any business's exposure to the Greensboro market.

With a population just shy of 300,000 Greensboro is the third largest city in North Carolina and the 68th largest in USA. Along with Winston Salem and High Point it forms part of a greater metropolitan area referred to as the Triad with a population over 700,000.

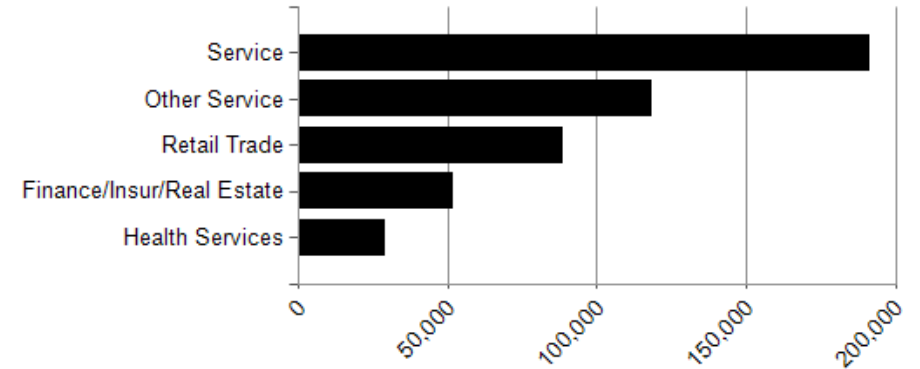
Guilford County GDP Trend



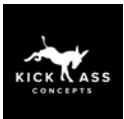
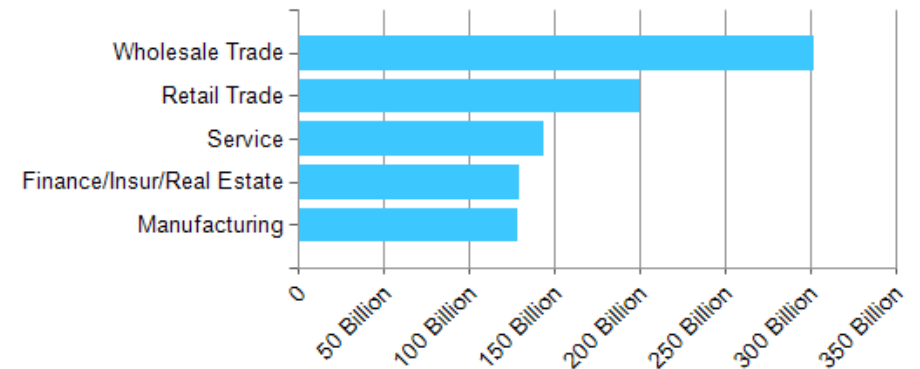
Major Industries by Employee Count



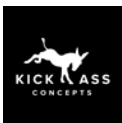
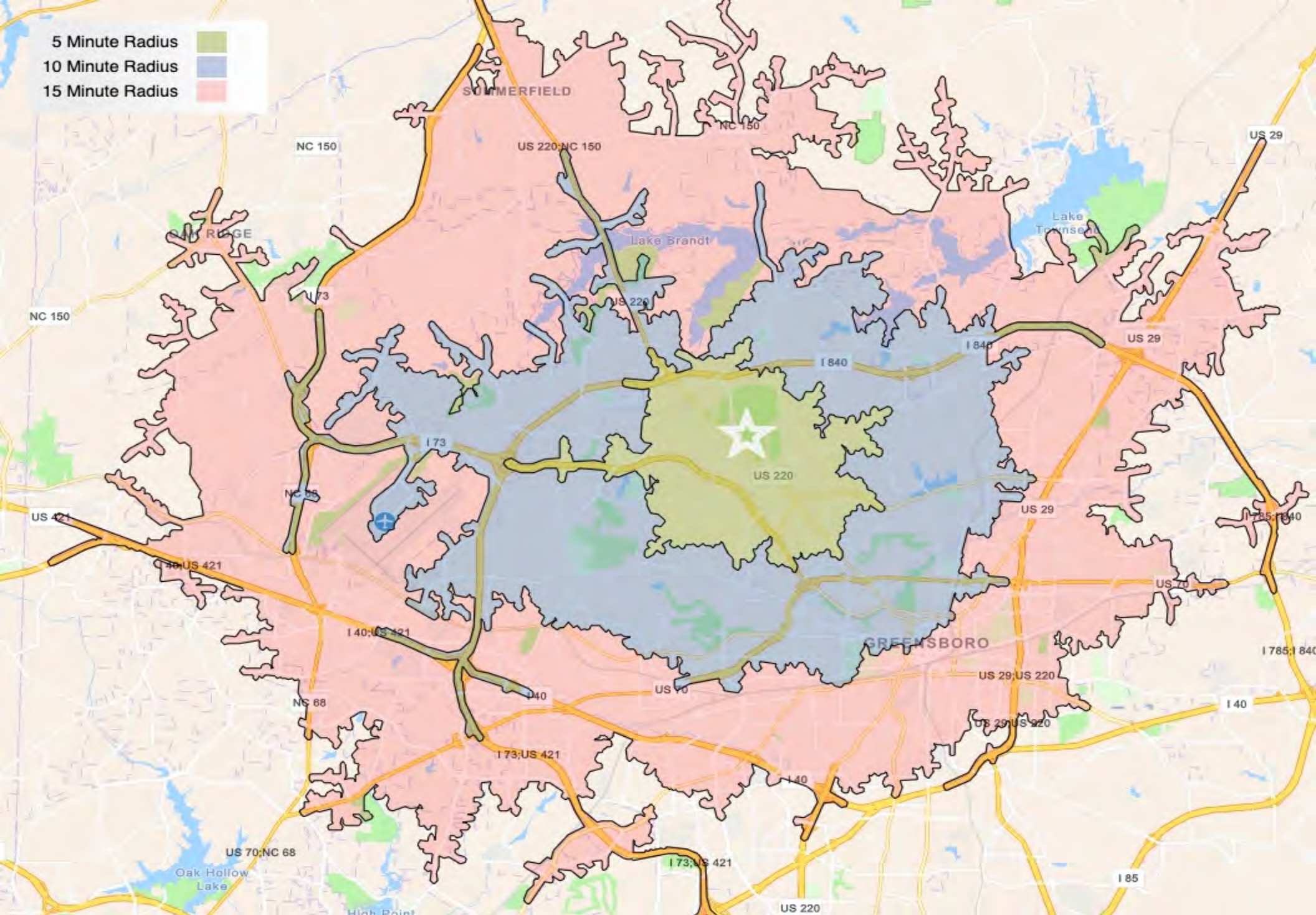
Major Industries by Business Count



Major Industries by Sales Amount



5 Minute Radius
10 Minute Radius
15 Minute Radius



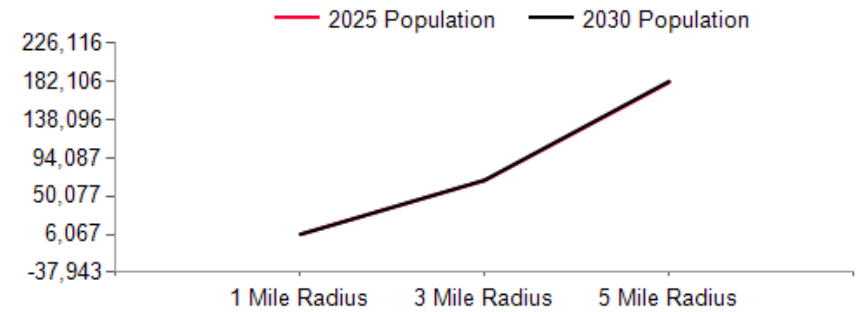
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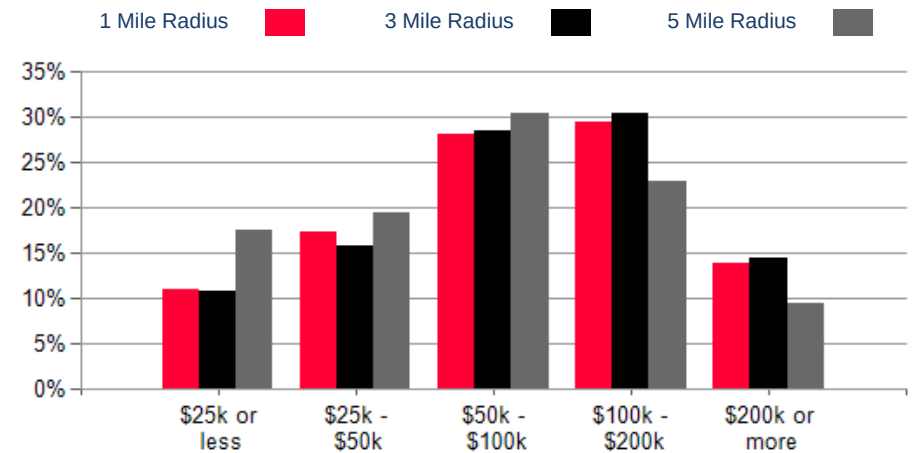
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,913	59,285	147,727
2010 Population	5,827	64,468	163,771
2025 Population	6,141	68,021	180,911
2030 Population	6,067	68,563	182,106
2025-2030: Population: Growth Rate	-1.20%	0.80%	0.65%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	171	2,160	8,961
\$15,000-\$24,999	134	1,205	4,272
\$25,000-\$34,999	180	1,956	5,844
\$35,000-\$49,999	299	2,949	8,964
\$50,000-\$74,999	438	4,879	13,302
\$75,000-\$99,999	340	3,995	9,730
\$100,000-\$149,999	408	5,541	11,219
\$150,000-\$199,999	404	3,934	6,220
\$200,000 or greater	384	4,483	7,225
Median HH Income	\$84,899	\$88,380	\$66,563
Average HH Income	\$120,294	\$123,200	\$97,885

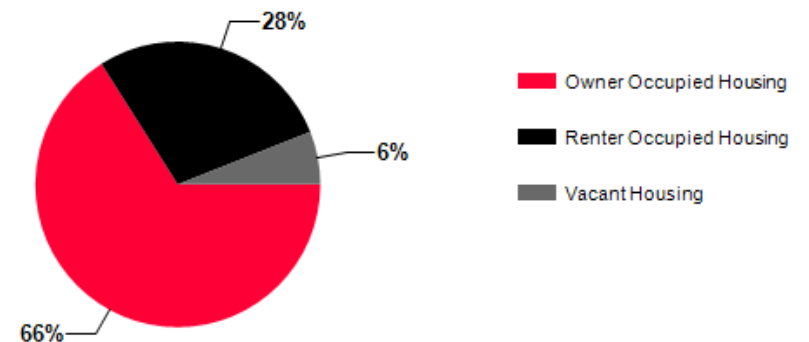
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,667	27,255	66,033
2010 Total Households	2,587	28,772	69,672
2025 Total Households	2,758	31,103	75,737
2030 Total Households	2,745	31,642	76,973
2025 Average Household Size	2.20	2.14	2.17
2025-2030: Households: Growth Rate	-0.45%	1.70%	1.60%



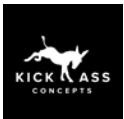
2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



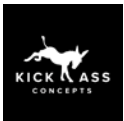
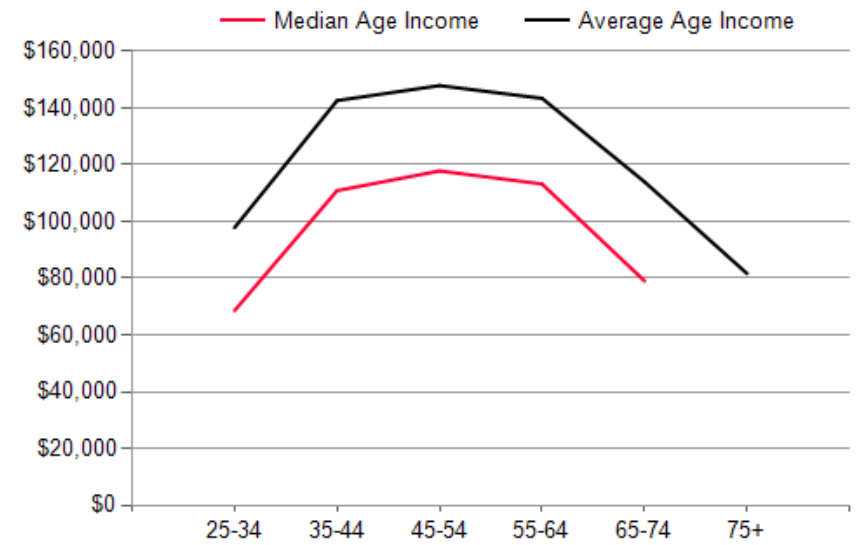
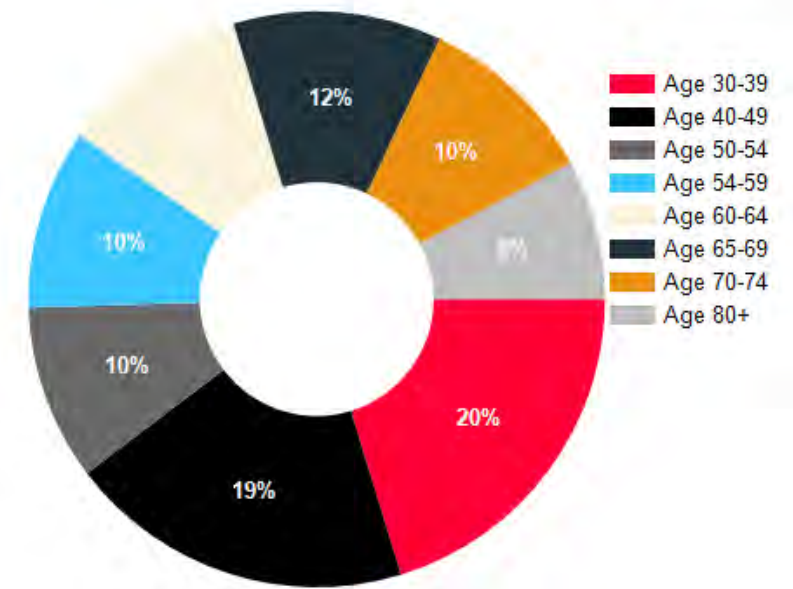
Source: esri



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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	406	4,627	12,680
2025 Population Age 35-39	405	4,384	10,983
2025 Population Age 40-44	396	4,273	10,424
2025 Population Age 45-49	379	4,010	9,597
2025 Population Age 50-54	394	4,237	10,057
2025 Population Age 55-59	404	4,296	9,768
2025 Population Age 60-64	428	4,393	9,949
2025 Population Age 65-69	467	4,387	9,291
2025 Population Age 70-74	405	4,006	7,893
2025 Population Age 75-79	314	3,205	6,136
2025 Population Age 80-84	213	2,117	3,922
2025 Population Age 85+	175	2,121	4,201
2025 Population Age 18+	5,133	55,702	148,610
2025 Median Age	46	44	36
2030 Median Age	48	45	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,575	\$70,609	\$57,990
Average Household Income 25-34	\$97,803	\$98,094	\$79,968
Median Household Income 35-44	\$110,856	\$105,777	\$78,057
Average Household Income 35-44	\$142,583	\$135,202	\$107,535
Median Household Income 45-54	\$117,786	\$116,165	\$86,963
Average Household Income 45-54	\$147,869	\$150,244	\$120,726
Median Household Income 55-64	\$113,189	\$115,649	\$83,042
Average Household Income 55-64	\$143,384	\$150,613	\$118,240
Median Household Income 65-74	\$79,018	\$84,445	\$70,167
Average Household Income 65-74	\$113,951	\$121,826	\$101,520
Average Household Income 75+	\$81,616	\$93,263	\$79,211



ABOUT KICK ASS CONCEPTS

Kick Ass Concepts (Kotis Holdings LLC) owns approximately 1 million square feet of retail properties in the Carolinas which it manages internally. It owns and operates hospitality companies - Darryl's Wood Fired Grill, Painted Plate Catering, The Vineyard and Pig Pounder Brewery. It holds an unlimited unclassified general contractors license as well as real estate brokerage licenses. Our owner has sponsored and curated over 300 public art installations in the area.

The company is well known for the development of the Midtown area of Greensboro, NC. Current projects include a 10 acre mixed use project on one of Greensboro's busiest retail corridors, 11 acre entertainment and retail project in downtown Greensboro, and myriad other developments and redevelopments.



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