



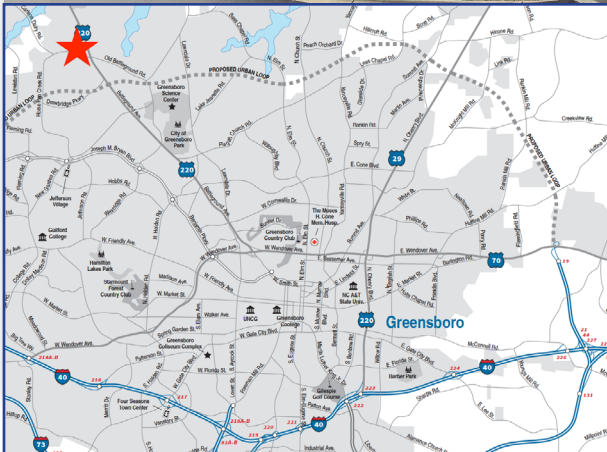
M E R I D I A N

147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101 | P 336.722.1986 | F 336.723.3173

NNN Investment Property

4001 Battleground Avenue

Greensboro, NC 27410



For More Information:

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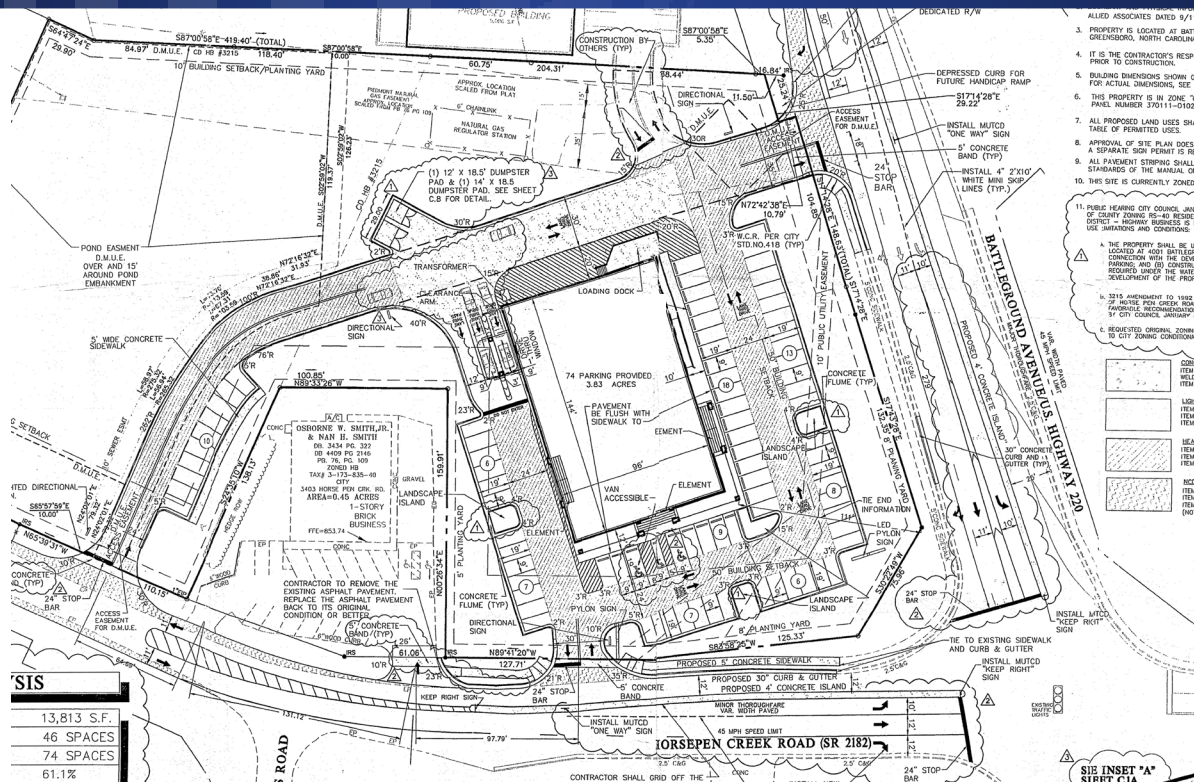
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FOR SALE: \$2,200,000.00

6.4% Cap Rate

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SITE PLAN



Demographic Profile



Population

1 mi

5,350

3 mi

40,744

5 mi

109,933



Households

2,663

18,228

47,164



Average Household Income

\$102,718

\$96,144

\$99,391

6.4% Cap Rate

Net lease w/ minimal landlord responsibilities

Great visibility at signalized intersection

Combined traffic count of 37,000 VPD

Former Eckerd converted to Dollar Tree

Building features far surpass those of a typical dollar store

Brick & block construction

Tenant signed a 5-year lease extension effective 2/1/2020

14,406± SF/3.47± AC

For Sale: \$2,200,000.00
\$152.71 PSF

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