

DOVER SQUARE





1616 Battleground Avenue | Greensboro, NC

Retail/Office Space Available

HIGHLIGHTS

- **Suite D3**, 2,547SF: Open floor plan, high open ceilings, 2 restrooms, and small office
- **Suite A**, 1,985SF: Suitable for office tenant or retail
- Class A retail / office suites
- Convenient front door parking
- High traffic location in popular Midtown area near downtown
- Pylon and building signage

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 Population	6,286	92,662	222,644
 Households	3,221	37,493	93,248
 Avg HH Income	\$136,761	\$78,518	\$72,185
 Employees	17,502	81,984	136,868



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HIGH LEVEL AERIAL

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LOW LEVEL AERIAL

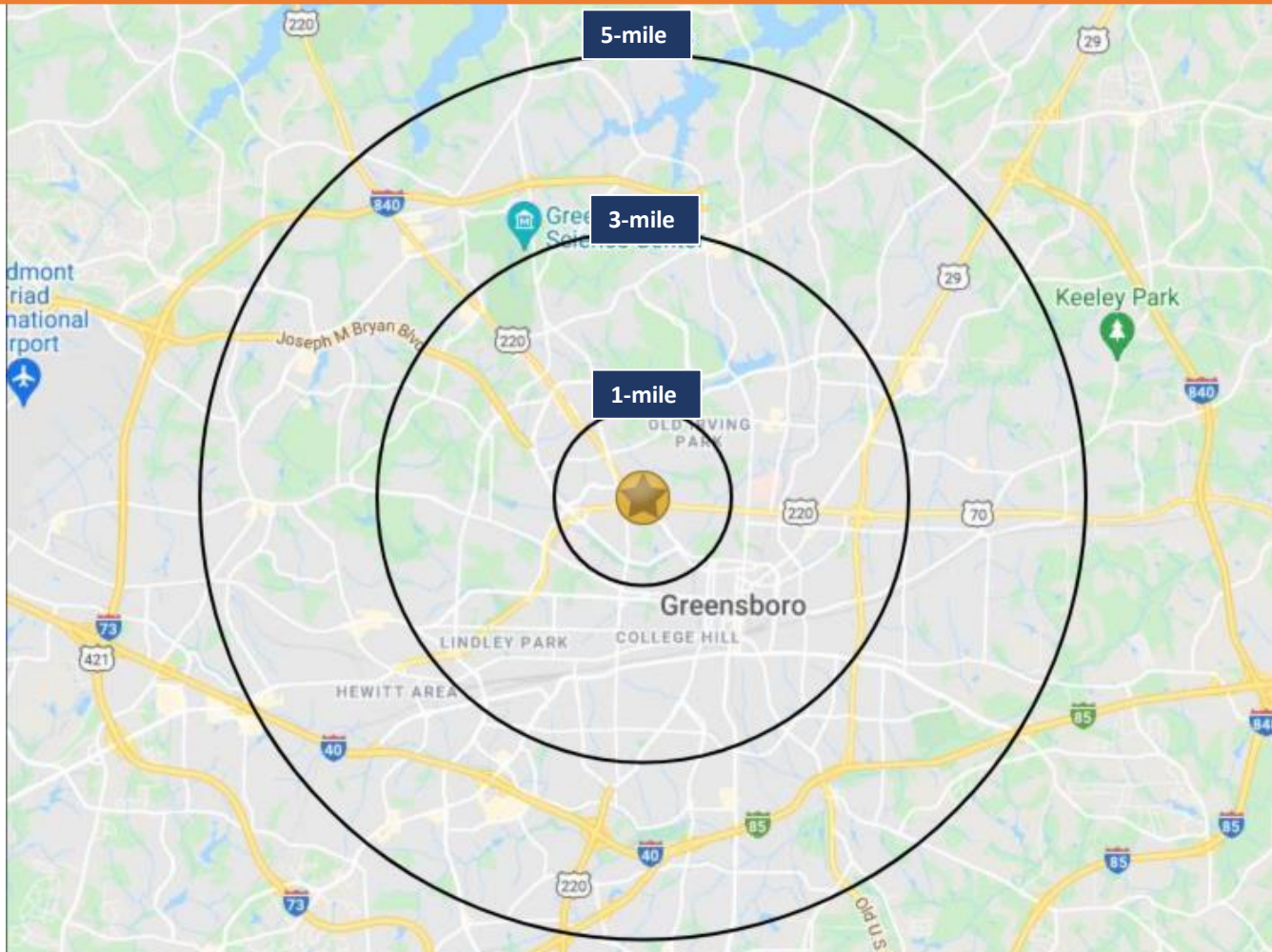
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DEMOGRAPHIC RADIUS MAP

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1, 3 & 5-MILE DEMOGRAPHICS

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	1 mi	3 mi	5 mi	
POPULATION	2021 Estimated Population	6,286	92,662	222,644
	2026 Projected Population	6,390	95,446	229,687
	2010 Census Population	6,242	84,391	205,400
	2000 Census Population	6,396	82,896	190,173
	Projected Annual Growth 2021 to 2026	0.3%	0.6%	0.6%
	Historical Annual Growth 2000 to 2021	-	0.6%	0.8%
	HOUSEHOLDS	2021 Estimated Households	3,221	37,493
2026 Projected Households		3,261	38,760	96,226
2010 Census Households		3,113	33,992	84,702
2000 Census Households		3,271	33,254	77,609
Projected Annual Growth 2021 to 2026		0.2%	0.7%	0.6%
Historical Annual Growth 2000 to 2021		-	0.6%	1.0%
AGE		2021 Est. Population Under 10 Years	9.9%	9.6%
	2021 Est. Population 10 to 19 Years	8.9%	16.1%	14.2%
	2021 Est. Population 20 to 29 Years	14.3%	20.6%	17.4%
	2021 Est. Population 30 to 44 Years	21.0%	16.4%	18.2%
	2021 Est. Population 45 to 59 Years	20.4%	16.2%	17.4%
	2021 Est. Population 60 to 74 Years	17.8%	13.9%	14.7%
	2021 Est. Population 75 Years or Over	7.7%	7.1%	7.0%
	2021 Est. Median Age	40.9	35.2	36.0

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	1 mi	3 mi	5 mi	
MARITAL STATUS & GENDER	2021 Est. Male Population	48.2%	47.1%	46.9%
	2021 Est. Female Population	51.8%	52.9%	53.1%
	2021 Est. Never Married	39.7%	51.6%	46.1%
	2021 Est. Now Married	40.8%	30.1%	32.8%
	2021 Est. Separated or Divorced	15.8%	13.3%	15.3%
	2021 Est. Widowed	3.7%	5.1%	5.8%
	INCOME	2021 Est. HH Income \$200,000 or More	14.8%	7.7%
2021 Est. HH Income \$150,000 to \$199,99		6.0%	4.9%	3.6%
2021 Est. HH Income \$100,000 to \$149,99		12.5%	10.8%	10.9%
2021 Est. HH Income \$75,000 to \$99,999		13.9%	10.4%	10.9%
2021 Est. HH Income \$50,000 to \$74,999		18.5%	16.3%	18.5%
2021 Est. HH Income \$35,000 to \$49,999		11.6%	13.0%	14.1%
2021 Est. HH Income \$25,000 to \$34,999		8.0%	9.5%	10.8%
2021 Est. HH Income \$15,000 to \$24,999		5.1%	9.3%	9.8%
2021 Est. HH Income Under \$15,000		9.7%	18.1%	15.9%
2021 Est. Average Household Income		\$136,761	\$78,518	\$72,185
2021 Est. Median Household Income		\$88,652	\$59,570	\$55,780
2021 Est. Per Capita Income		\$70,118	\$32,391	\$30,556
2021 Est. Total Businesses		1,030	6,752	12,331
2021 Est. Total Employees	17,502	81,984	136,868	

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