

FOR SALE
1125 Eastchester Drive
High Point, NC 27265



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
336-379-8771

Contact Austin Hill, Broker
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1125 Eastchester Drive, High Point, NC 27265

FOR SALE
\$1,200,000

Fully Occupied Strip Center

Investment Opportunity! Rare chance to acquire a well-maintained strip center at 1125 Eastchester Drive in High Point ,NC. With 4,900 square feet of rentable space, this property is fully occupied by long-term Tenants, offering both immediate cash flow and stability with future upside. Contact Broker for financials and rent roll.

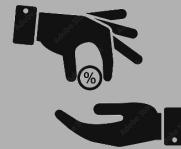
KEY FEATURES

- **Fully Leased:** All units are currently occupied by long-term Tenants with below-market rents, presenting significant upside potential for future rent increases.
- **Location:** Situated in a high-traffic area, this strip center benefits from excellent visibility and exposure along busy NC-68/Eastchester Drive. Directly adjacent to CVS Pharmacy with Planet Fitness across the street.
- **Well-Maintained:** Benefit from 13+ years of local, hands-on ownership and management. Roof and HVAC inspected and serviced semi-annually.
- **Signage:** Both pylon and building signage make this center an attractive property for Tenants to operate their business out of.
- **Demographics:** Located in a growth market with a diverse population, providing a solid customer base for Tenants.



POPULATION

1 Mile	3 Miles	5 Miles
8,370	66,167	123,502



AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$52,415	\$49,359	\$79,277



TRAFFIC

Eastchester Drive & Centennial Street
24,500 Vehicles Per Day

PROPERTY INFORMATION

- Parcel ID: 199542 (Guilford County)
- Building Size: 4,900 +/- Square Feet
- Acreage: 0.49 +/- Acres
- Year Built: 1997
- Parking: 22 Spaces
- Roof: Rubber Membrane; Age Unknown
- HVAC: 4 units; Various Ages
- Exterior: Masonry
- Zoning: O/I (Office/Institutional)





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