

OFFICE BUILDING FOR LEASE

THE COX BUILDING

2312 S Main St | High Point, NC 27263

GRAHAM STOREY
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CITYPLAT
COMMERCIAL REAL ESTATE

2312 S MAIN ST Building

High Point, NC 27263

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PROPERTY DESCRIPTION

Welcome to 2312 S Main St, a prime property available for lease. This modern and versatile space offers a blend of comfort and functionality, featuring spacious offices, and sleek communal areas designed to inspire collaboration. With ample natural light this property creates an inviting and professional setting for businesses to thrive. Take advantage of the designated parking facilities and easy accessibility, making it a seamless experience for employees and clients alike. Join the array of successful enterprises that have made this property their home, and elevate your business to new heights in this exceptional leasing opportunity.

OFFERING SUMMARY

Lease Rate:	\$1,000.00 – 2,000.00 per month (NNN)
Available SF:	800 – 1,620 SF

PROPERTY HIGHLIGHTS

- Modern and versatile office space
- Convenient and accessible location
- Designated parking facilities
- Excellent visibility and signage opportunities
- Flexible leasing options available

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,695	15,998	38,707
Total Population	4,273	43,049	99,597
Average HH Income	\$56,825	\$57,973	\$71,040

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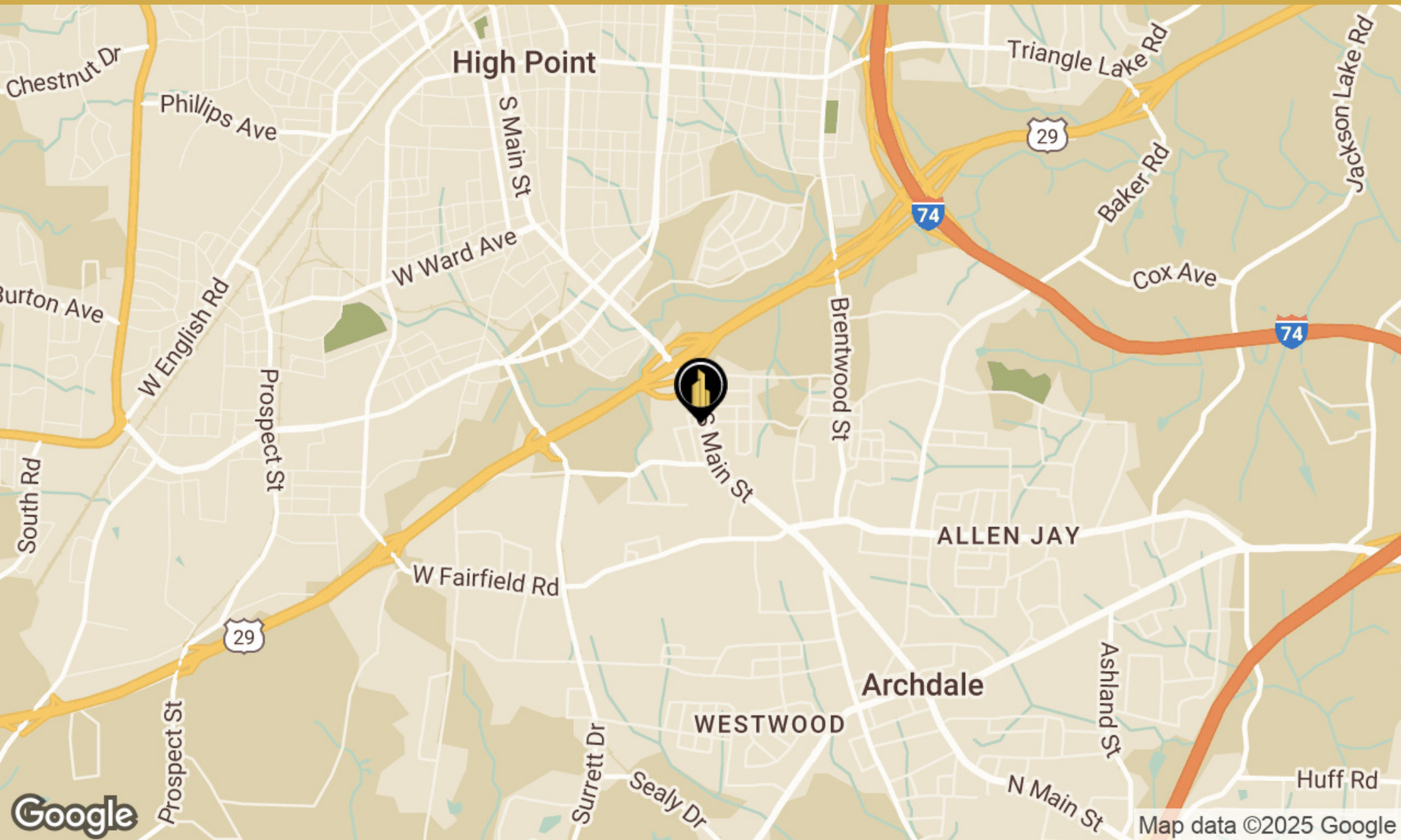
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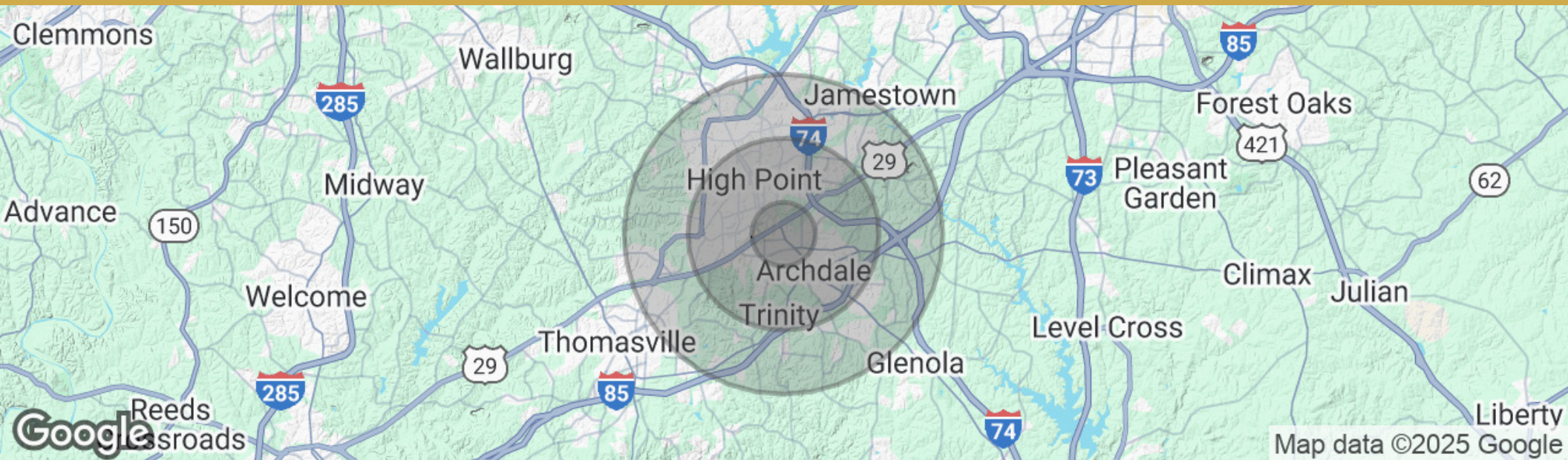
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,273	43,049	99,597
Average Age	37	38	40
Average Age (Male)	36	37	39
Average Age (Female)	38	39	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,695	15,998	38,707
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$56,825	\$57,973	\$71,040
Average House Value	\$148,980	\$171,747	\$203,098

Demographics data derived from AlphaMap

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by City Plat in compliance with all applicable fair housing and equal opportunity laws.

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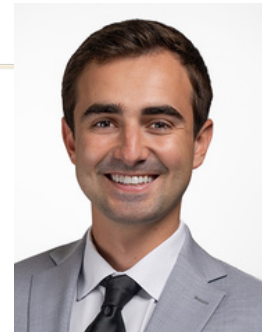
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