

Retail | For Sale & Lease

CBRE

4105 Brian Jordan Place

High Point, North Carolina 27265

±24,144 SF Standalone Anchor in Premier Retail Area



Property Overview

- + **Total Building SF:** ±24,144 SF
- + **Total Site Acreage:** ±2.4 Acres
- + **Zoning:** PDM
- + **Year Built:** 2019
- + **Parking:** 112 Spaces
- + **Purchase Price:** \$4,950,000
- + **Lease Rate:** \$14.00/SF NNN
- + Located on outparcel of Palladium Shopping Center
- + Adjacent to Belk and O2 Fitness
- + +4,000 multi-family residences within a 3 mile radius
- + Exceptional location with direct access from Wendover Dr (40,000 VPD) and Eastchester Dr (41,000 VPD)
- + Excellent demographics with strong existing population and growth within a 1-3-5 mile radius
- + Desirable retail and residential market surrounded by strong trade area that includes High Point University (±5,000 students within 5 miles of site)

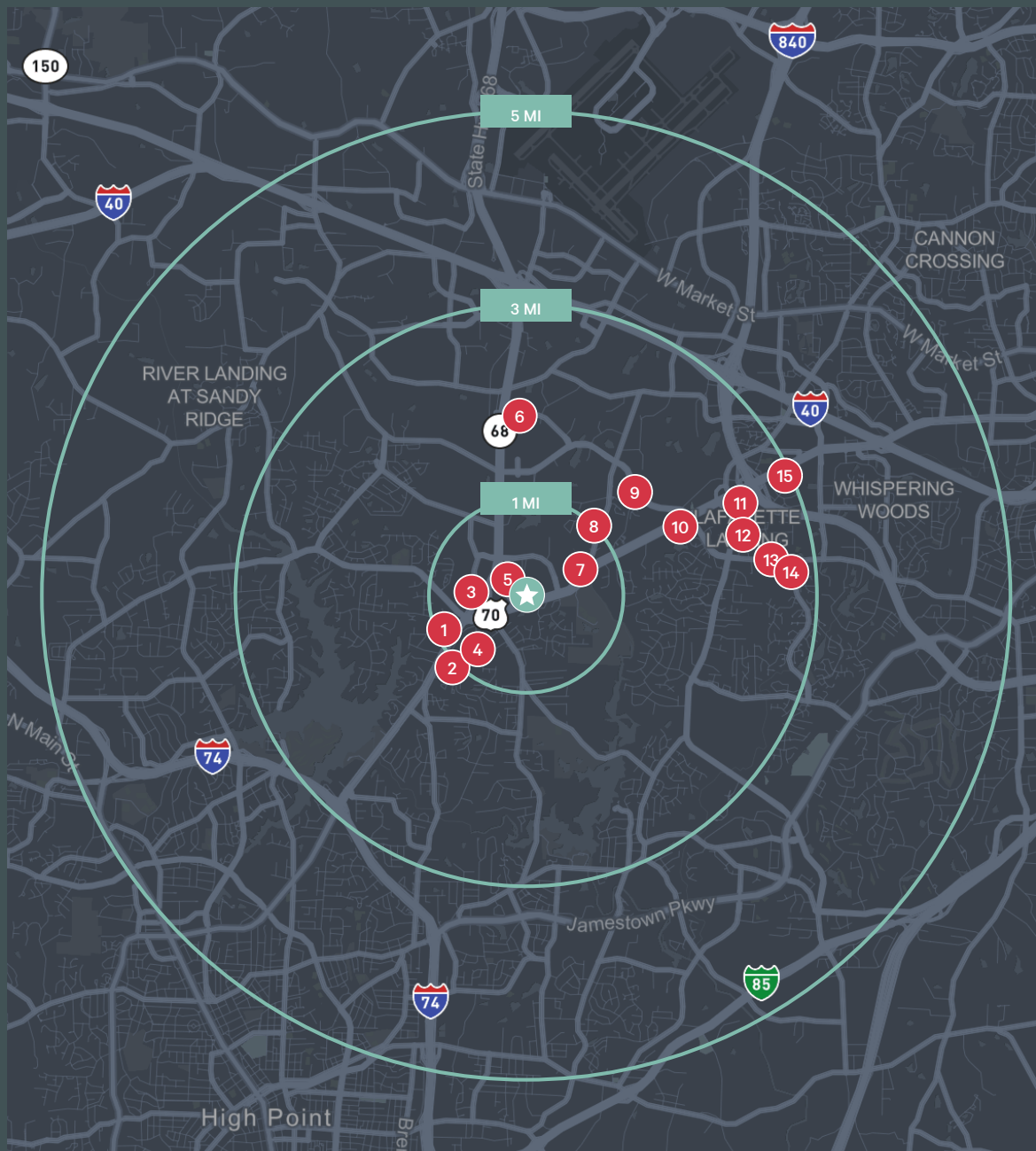


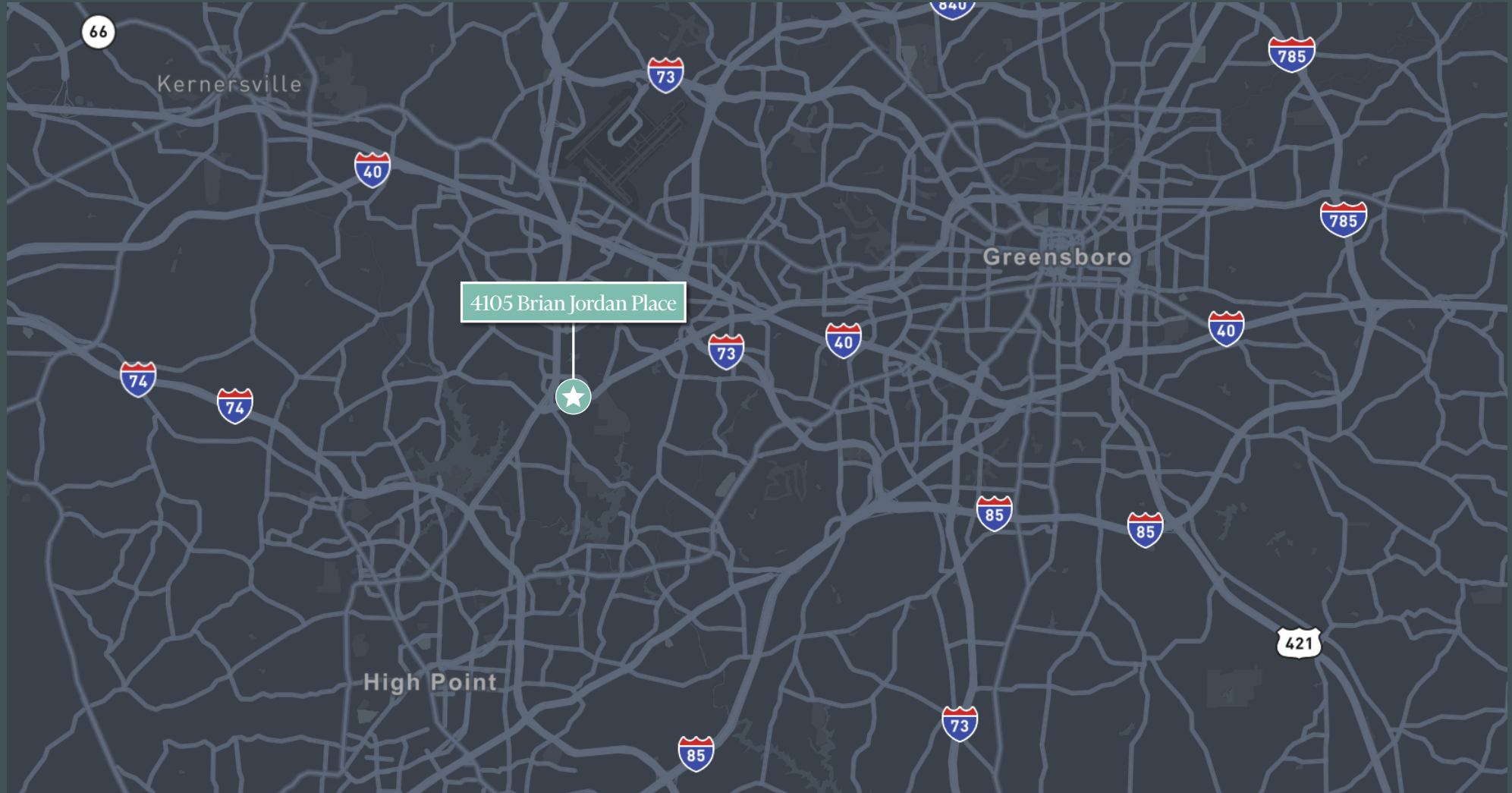
Businesses and Landmarks:

- Restaurants:** McDonald's, Starbucks, Cold Stone Creamery, Panera Bread, Applebee's, Chick-fil-A, Firehouse Subs, Burger King, Texas Roadhouse, Olive Garden, Chipotle, Freddy's, Sheetz, Kimbrell's Furniture, Hand & Stone, Jersey Mike's, Salsarita's, Uncle Maddio's Pizza, Walgreens, Tidal Wave.
- Retail & Services:** Firestone Complete Auto Care, Firehouse Subs, Burger King, Texas Roadhouse, Olive Garden, Chipotle, Freddy's, Sheetz, Kimbrell's Furniture, Hand & Stone, Jersey Mike's, Salsarita's, Uncle Maddio's Pizza, Walgreens, Tidal Wave.
- Other:** Palladium Park Apartments (312 Units), Eastchester Dr, Penny Rd, W Wendover Ave, 68, 70, 76, Gisbourne Dr, Brian Jordan Pl, E River Way, Gordon Ln, Smet Dr, Pallas Way, Fastenal, Belk, O2 Fitness, Regal Palladium & IMAX, Anomoso's Bakery, Mario's Pizzeria, Yamato Japanese Restaurant, Triad Day Spa, BohoBlu, H&R Block, Food Lion, Secu, Allegacy, Zaxby's, Office Depot, Walgreens, Tidal Wave.

#	Multi-Family Residences Within 3 Miles	Units
1	Alexandria Park Apartments	240
2	Copper Mill Village	351
3	Deep River Pointe Apartments	240
4	Highbrook	312
5	Palladium Park Apartments	312
6	NorthPoint at 68	288
7	Laurel Bluff Townhomes	150
8	The Enclave at Deep River Plantation	220
9	Granite Ridge Apartments and Villas	248
10	The Crowne at James Landing	460
11	Keystone at James Landing	309
12	Lafayette Landing Apartments and Villas	203
13	Legacy at Twin Oaks	282
14	Advenir at Adams Farm	420
15	Wendover aXess Luxury Apartments	120
TOTAL		4,155

2024 Demographics	1 Mile	3 Miles	5 Miles
Population	6,117	45,013	122,484
Households	2,889	18,962	51,123
Median Age	39.3	40.8	39.0
Avg. Household Income	\$105,264	\$115,574	\$95,556
Avg. Value of Owner Occ. Housing Units	\$254,024	\$300,401	\$251,383
Daytime Population	9,052	47,901	142,480





Contact Us

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