

FOR SALE
1125 Eastchester Drive
High Point, NC 27265



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
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Contact

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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.

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 15+ 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)



2025 Actuals	
Income	\$71,400.00
The Potters House	\$15,000.00
NC Nails	\$15,600.00
Yngrid Dominican Beauty	\$16,800.00
Barbershop	\$12,000.00
Helens African Hair	\$12,000.00
Expenses	\$11,859.00
Property Taxes	\$ 5,286.00
Insurance	\$ 2,017.00
Outdoor Lights & Water/Sewer	\$ 2,400.00
Dumpster Rental	\$ 1,356.00
Landscaping	\$ 800.00
Net Operating Income	\$59,541.00
Cap at \$1,200,000	4.96%

Proforma 2027	
Gross Potential Income	\$82,800.00
Vacancy & Collection Loss	\$ 5,796.00
Effective Gross Income	\$77,004.00
Unit 107-B	\$15,000.00
Unit 107-A	\$15,000.00
Unit 105	\$16,800.00
Unit 103	\$18,000.00
Unit 101	\$18,000.00
Expenses	13,211.00
Property Taxes	\$ 5,286.00
Insurance	\$ 2,100.00
Outdoor Lights & Water/Sewer	\$ 2,400.00
Dumpster Retail	\$ 1,400.00
Landscaping	\$ 800.00
HVAC/Roof PM	\$ 1,225.00
Net Operating Income	\$63,793.00
Cap at \$1,200,000	5.32%

Rent Roll			
Tenant Name	Rent Amount	Initial Lease Date	Current Lease Exp
Unit 107-B Helens African Hair	\$ 1,000.00	June of 2011	Month to Month
Unit 107-A Barbershop	\$ 1,000.00	July of 2024	Month to Month
Unit 105 Yngrid Dominican Beauty	\$ 1,400.00	October of 2015	September of 2032
Unit 103 NC Nails	\$ 1,300.00	September of 2013	Month to Month
Unit 101 The Potters House	\$ 1,250.00	April of 2019	Month to Month
	\$71,400.00		



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The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information. Variable commission for Brokers.