

Baldwin

PROPERTIES



1500 S. Hawthorne Road Winston Salem, NC 27103



Baldwin PROPERTIES

Serving The Triad Since 1928

VALUE-ADD RETAIL BUILDING

\$500,000



COMMERCIAL PROPERTY FOR SALE
“Value-Add Retail Building”

Multi-Tenant Building
1225 Montlieu Avenue
High Point, NC 27262



Mike Gatton
Commercial Broker
(704) 902 3636
mike@baldwinco.com
www.baldwinco.com





LISTING DETAILS

- 2 Active Tenants
- Approx 1 Mile from High Point U
- Value-Add Opportunity
- 4,500 AADT
- 6.4% CAP Rate
- 8,000 +/- SF
- 25+ Parking Spaces
- Roll-up Drive-in Door



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Invest in a growing area of the Triad with significant upside potential. Located just over one mile from High Point University – an area seeing significant growth from the University’s investment in the community. This retail and storage building houses two active Tenants who have been in place over 5 years. Current leases are month-to-month, but Tenants have expressed a desire to sign long-term leases. This provides investors an opportunity to help shape the leases (currently below market rate) prior to purchasing. This sturdy building is used as a Dry Cleaner’s business upstairs and used for storage downstairs. Please contact the broker to schedule a showing.



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ABOUT BALDWIN PROPERTIES



Baldwin Properties is a full service commercial and investment real estate sales, leasing, and property management agency headquartered in Winston-Salem, North Carolina. Our forward-thinking mindset is a key part of our growth and success over the past 95 years. At Baldwin Properties, we help our clients maximize their investments and reach their portfolio goals. We do this by delivering on our core values— community, leadership, generosity, excellence, and growth.





MIKE GATTON

Broker

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- Triad Business Journal 40 Under 40
 - WSRAR RCA Board Assistant Secretary & Treasurer
 - Leadership High Point, '22
 - Masters in Biblical Studies – Reformed Theological Seminary, '20
 - Business Management / Sport Management (Baseball) – Guilford College, '13

Mike focuses on commercial real estate operations for Baldwin Properties. His emphasis has been on large land tracts, commercial leasing, and commercial property management. In 2023, Mike listed, put under contract, or closed on over 350 acres of land. He helps manage the Union Cross Business Park Association (top-10 largest business park in the Triad) – working with members such as Pepsi, Liberty Hardware, and EWi, and more. Additionally, he helped fully lease and manage the Pyramids Village Shoppes in Greensboro, NC.

Mike's professional associations and community involvement includes serving on the Board for the Winston-Salem Realtors Commercial Alliance chapter; membership within the National Association for Industrial and Office Parks (NAIOP) NC Piedmont-Triad chapter; teaching Sunday School, and coaching youth soccer.

Mike is a graduate of Leadership High Point and has been recognized for the Triad Business Journal's 40 Under 40 Award. He holds a Business Management and Sport Management degree from Guilford College and a Masters in Biblical Studies from Reformed Theological Seminary, Charlotte.

Mike and his wife, Madison, have 4 fun and energetic children. He loves being a family man, mentoring young adults, coaching youth sports, and working in a round of golf when he can.

HOW WE MARKET PROPERTIES

In addition to utilizing traditional marketing assets like flyers, social media graphics and ads, we have a vast network built over 95+ years of serving clients across the state. We are also members of numerous industry associations and listing platforms. We have a wide range of tools at our disposal, including:



The screenshot shows a real estate listing for 'Sunshine Village Development Site | 349 Units | 4870 Robinhood Rd'. It features a large aerial photo of the development, a 'Commercial Listings' sidebar with filters and 13 results, and a contact card for Kevin Williams, Vice President at Baldwin Properties. The listing includes details like '44.3 Acres', '4870 Robinhood Rd', and 'Winston-Salem, NC 27106'. The sidebar shows listings for '101 W 4th St', 'Waightown Baptist Ch...', and '6319 Cook Ave'.

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