

## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 3512 East Martin Luther King Junior Drive, High Point, NC. This standout property offers a modern, versatile space perfect for a variety of business needs. Boasting ample square footage, abundant natural light, and a flexible floor plan, this property is ready to accommodate the unique requirements of your enterprise. With convenient access and ample parking, it provides an ideal setting for maximizing visibility and attracting clients. Whether it's for retail, office, or service purposes, this property promises to be the foundation for your business's success. Discover the potential of this exceptional space today.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	756 - 1,161 SF
Building Size:	3,055 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	75	462	1,835
Total Population	201	1,233	4,777
Average HH Income	\$66,829	\$66,853	\$69,463

3512 EAST MARTIN LUTHER KING JUNIOR DRIVE

HIGH POINT, NC 27260



**SOHAIB REHMAN**

Broker

336.456.1442

sohaib@ironhandinc.com

**IRON HAND REALTY**

1293 New Garden Road

Greensboro, NC 27410

[ironhandinc.com](http://ironhandinc.com)

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## LOCATION DESCRIPTION

Discover the vibrant community surrounding the location at 3512 East Martin Luther King Junior Drive in High Point, NC. This dynamic area offers an array of amenities and attractions, including the renowned High Point University and its stimulating academic environment. Enjoy easy access to local dining establishments, shopping centers, and recreational spaces, such as Oak Hollow Lake Park. With a rich cultural scene and diverse business community, the location provides an ideal setting for professional growth and connectivity. Embrace the convenience of nearby highways and transportation options, making the property an appealing choice for office tenants seeking a thriving and accessible location.

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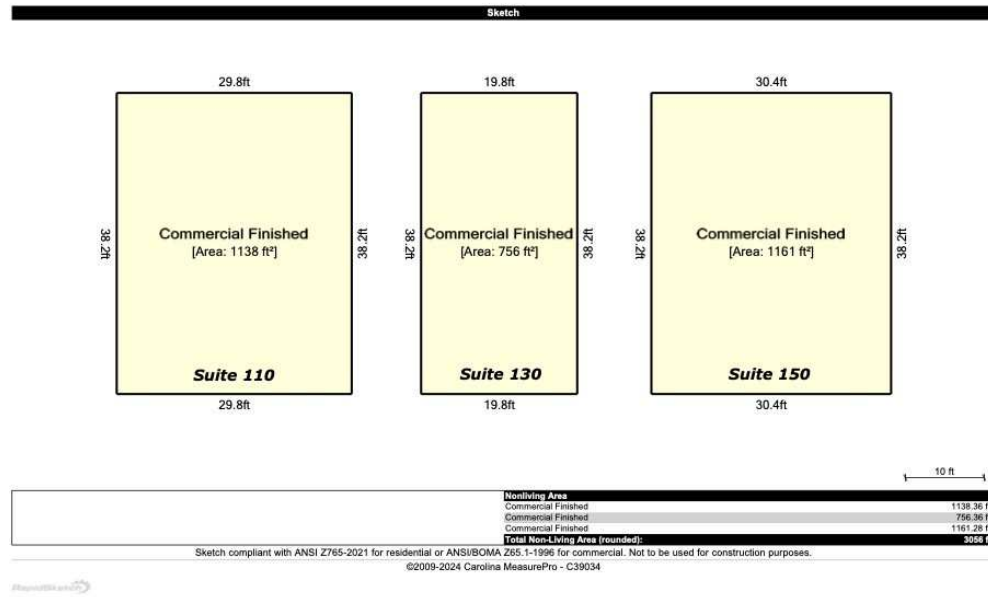
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## LEASE SPACES



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	756 - 1,161 SF	Lease Rate:	\$18.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
150 3512 East Martin Luther King Junior Drive	Available	1,161 SF	NNN	\$18.00 SF/yr	-
110 3512 East Martin Luther King Junior Drive	Available	1,138 SF	NNN	\$18.00 SF/yr	-
130 3512 East Martin Luther King Junior Drive	Available	756 SF	NNN	\$18.00 SF/yr	-

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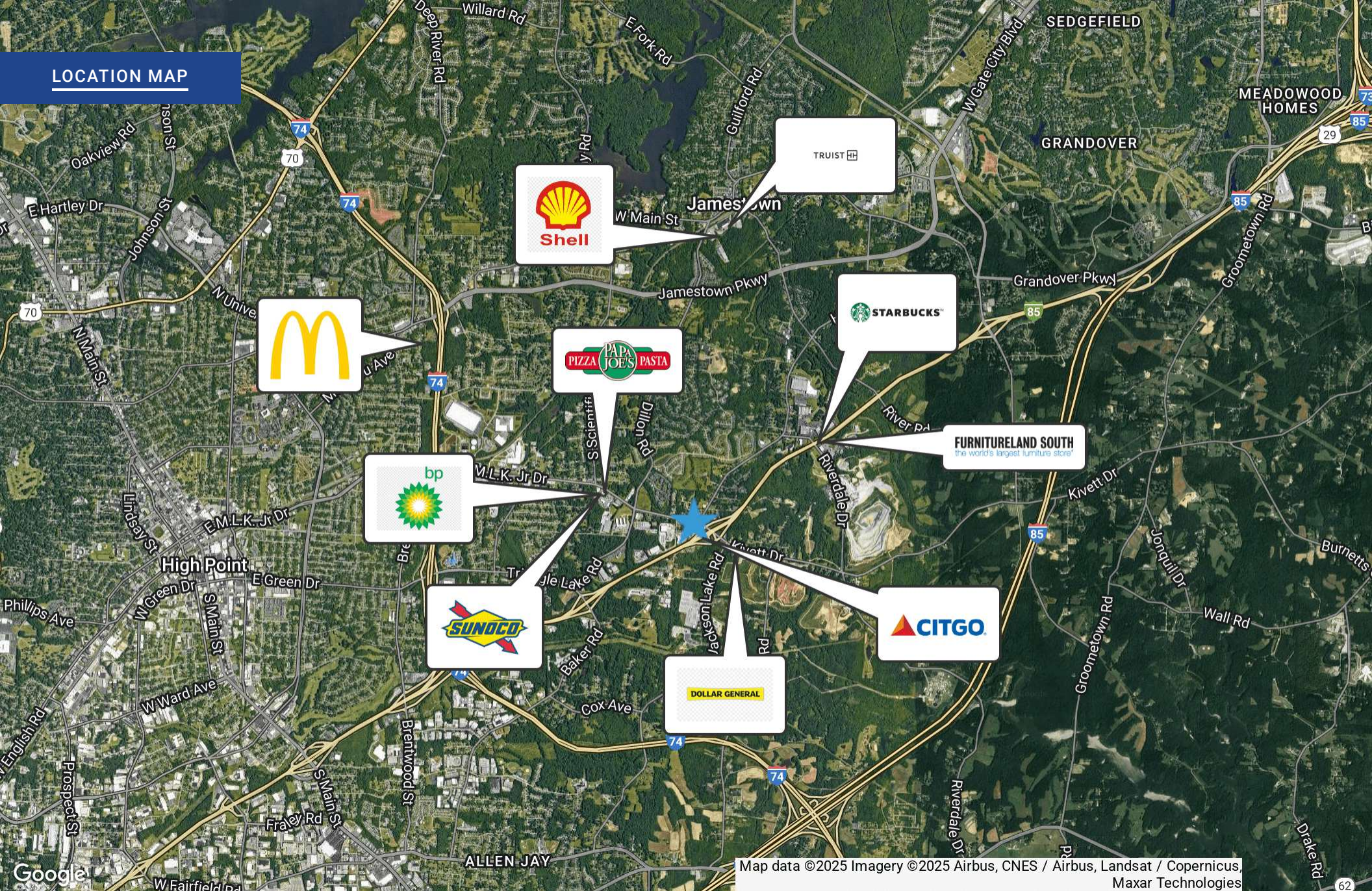
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## LOCATION MAP



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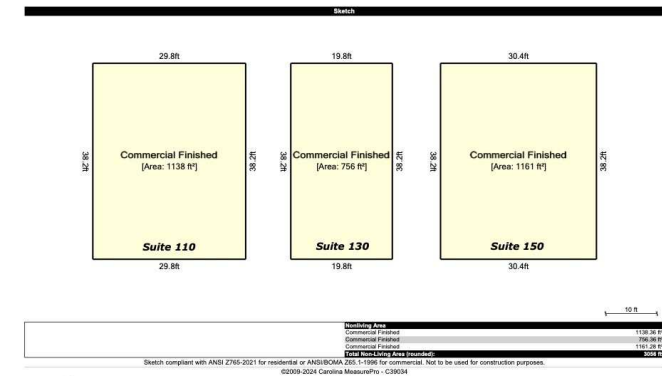
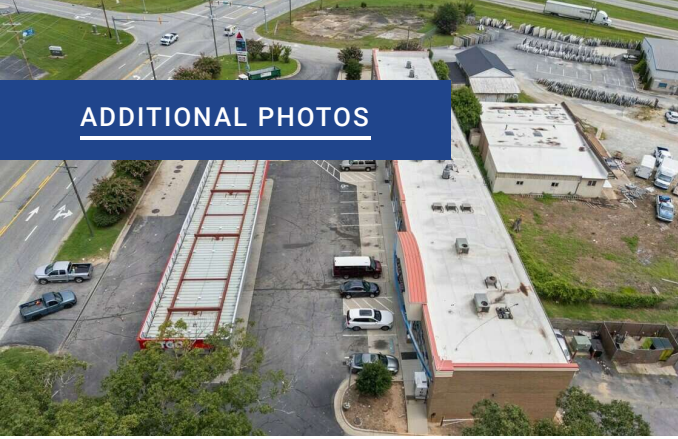
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## ADDITIONAL PHOTOS



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## ADVISOR BIO 1



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