

FOR LEASE



4053 RIVER POINTE PL

**Lease Rate:
\$25.00 SF/yr**

PROPERTY OVERVIEW

Fantastic drive through building with generous parking available for sublease.

Adjacent to Oak Hollow Square along the highly trafficked Eastchester Dr (31,000 VPD) which intersects with Skeet Club Rd (17,500 VPD) and W Wendover Ave (30,500 VPD).

TENANT CURRENTLY OPERATING. DO NOT DISTURB.

DEMOGRAPHICS

3 MILES 5 MILES 10 MILES

Households:	17,412	46,238	177,295
Population:	42,121	112,372	428,906
Avg HH Income:	\$117,102	\$94,666	\$90,010

PROPERTY HIGHLIGHTS

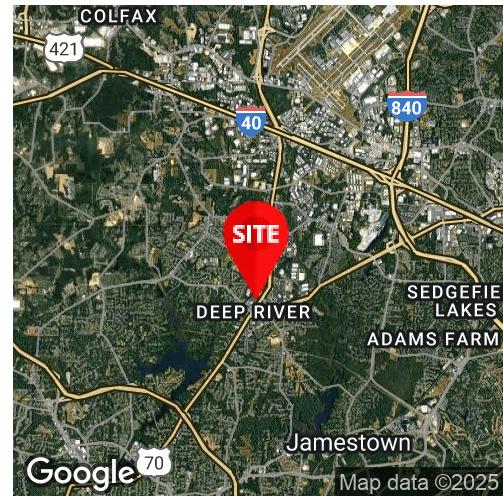
- For Sublease thru 2.28.27
- Drive Thru available
- Excellent visibility
- Ample parking
- 4 miles from High Point University
- Easy access to Interstate 85

AVAILABLE SPACES

Former Arby's 3,022 SF

FOR FURTHER INFORMATION, PLEASE CONTACT:
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