

FOR SALE — PURPOSE-BUILT CHILDCARE & EDUCATION FACILITY | NORTH HIGH POINT, NC

4065 Premier Drive High Point, NC 27265

7,649 SF | 1.42 Acres | 10 Classrooms | Cafeteria | Playground | Secure Entry | Built 1997 / Renovated 2002 | Educational Use Zoning



ASKING PRICE	BUILDING SIZE	LAND AREA
\$1,950,000	7,649 SF	1.42 Acres
~\$255/SF — Turnkey Childcare Facility	10 Classrooms + Admin, Kitchen & Lounge	Parking lot + fully equipped play areas

4065 Premier Drive is a premier, purpose-built childcare and education facility in North High Point — designed from the ground up for childcare operations and exceptionally maintained since its 1997 construction and 2002 renovation. With **10 age-appropriate classrooms**, a **full cafeteria/kitchen**, a **fenced playground with covered structures**, a **teachers lounge**, and a **secure controlled-entry system**, this is a true turnkey opportunity for an operator, investor, or owner/user.

PROPERTY HIGHLIGHTS

❖ Purpose-Built Facility	Designed specifically for childcare — no costly conversion required	❖ 10 Classrooms	Each room has age-appropriate restrooms & hand-washing stations
❖ Cafeteria / Kitchen	Full-service dining area — fully equipped and operational	❖ Outdoor Play Areas	Fenced playground with fully equipped structures & covered canopies
❖ Teachers Lounge	Well-appointed staff break room with amenities for faculty	❖ Secure Check-In / Check-Out	Controlled entry system — designed for student and parent safety
❖ Built 1997 / Renovated 2002	Premier quality construction — exceptionally well maintained	❖ North High Point Location	Strong family demographics — easy access via Business 85 & I-85

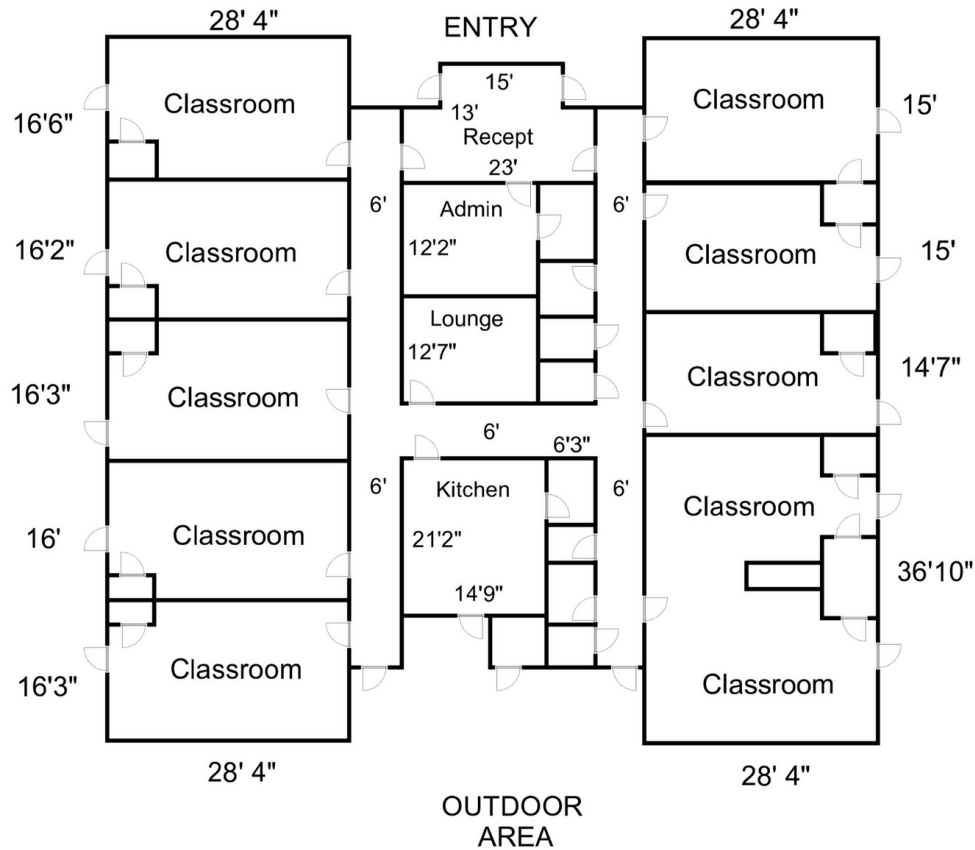
AERIAL VIEW — BUILDING, PLAYGROUND & PARKING



7,649 SF brick facility on 1.42 acres — dedicated parking lot, fenced outdoor play area with covered canopy structures, and mature landscaping throughout.

FLOOR PLAN — 4065 PREMIER DRIVE

4065 Premier Dr
High Point, NC
7600+/- SF

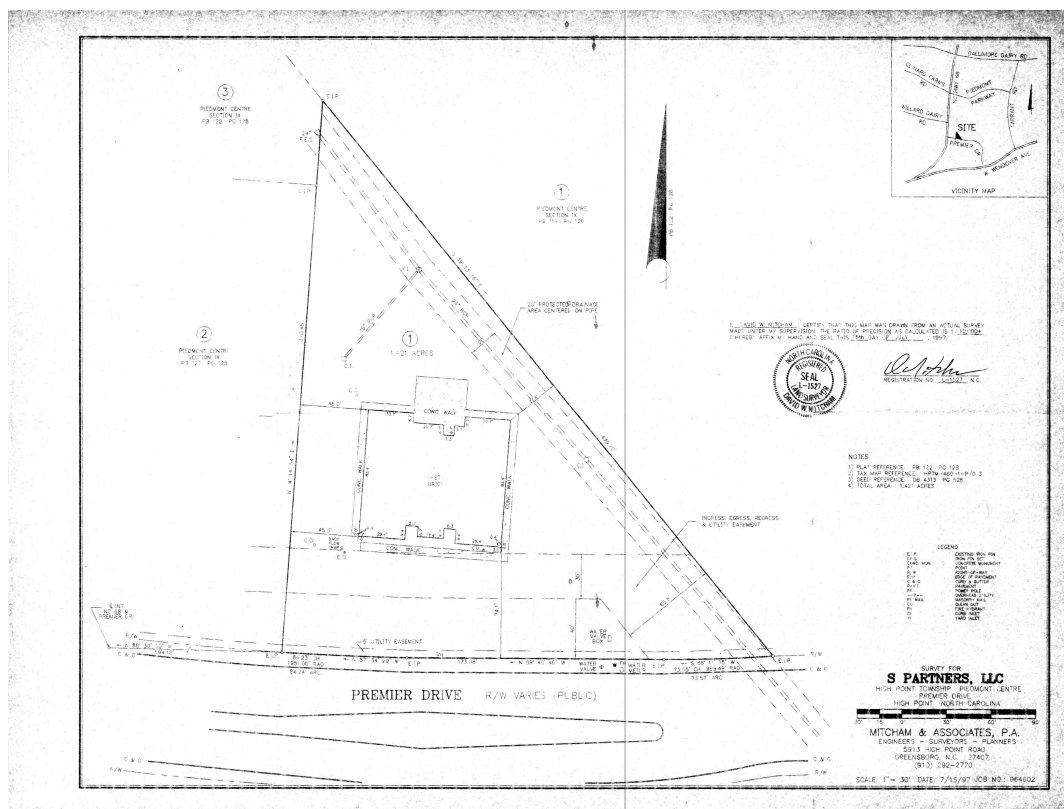


7,600+/- SF single-story facility. Left and right wings house 5 classrooms each. Central core contains secured entry/reception, administration, teachers lounge, and full kitchen/cafeteria. Rear outdoor area with playground and covered structures.

FACILITY SPACE BREAKDOWN

Space	Count / Size	Features
Classrooms	10 rooms	Age-appropriate restrooms and hand-washing stations in each
Reception	15' x 13'	Secure controlled entry — parent check-in/check-out system
Administration	12'2" office	Private admin/director office adjacent to entry
Teachers Lounge	12'7" room	Staff break room with amenities — well-appointed
Kitchen / Cafeteria	21'2" x 14'9"	Full-service dining area — equipped and operational
Outdoor / Playground	1.42 Acres	Fenced play area, multiple covered canopy structures, equipment
Parking	Dedicated lot	Striped parking with ADA accessible spaces

SITE / PLAT MAP



INVESTMENT HIGHLIGHTS

- ❖ **Turnkey operation** — all systems in place; no buildout required
- ❖ **Purpose-built design** — purpose-built for childcare from day one
- ❖ **Licensed-ready** — designed to meet childcare licensing standards
- ❖ **Strong demographics** — dense family population in North HP
- ❖ **Education use zoning** — Guilford County approved educational use
- ❖ **Priced at ~\$255/SF** — competitive for a specialized facility
- ❖ **Owner/user or investor** — ideal for operator acquisition

LOCATION & ACCESS

- ❖ **North High Point** — one of HP's strongest residential growth areas
- ❖ **Business Route 85** — major north-south corridor, high visibility
- ❖ **I-85 / I-40 interchange** — 10 minutes — full Triad connectivity
- ❖ **Downtown High Point** — 5 minutes south
- ❖ **Greensboro** — 15 minutes east via I-85
- ❖ **Winston-Salem** — 30 minutes via I-40
- ❖ **Palladium area nearby** — established commercial corridor

AREA DEMOGRAPHICS — NORTH HIGH POINT, NC



4065 Premier Drive — North High Point, NC. Easy access via Business 85, minutes from the I-85/I-40 interchange. Strong family demographics throughout the surrounding area.

POPULATION & HOUSEHOLD SUMMARY (1, 3 & 5-MILE RINGS)

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	7,900	62,400	128,000
Households	3,200	25,500	52,100
Median HH Income	\$62,400	\$64,800	\$62,100
Avg HH Income	\$79,500	\$81,200	\$78,600
HH with Children (<18)	31%	30%	30%
Daytime Population	10,400	68,500	140,000
Pop. Growth (5-yr est.)	+2.4%	+3.1%	+3.4%

Source: Esri/CoStar estimates. Demographics are approximate and for reference only. Households with children metric is particularly relevant for childcare facility valuation.

CONTACT US — SCHEDULE A PRIVATE TOUR**LISTING BROKER****Mark Lindsay, CCIM**

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Lindsay Commercial Properties

PROPERTY SUMMARY**4065 Premier Drive**

High Point, NC 27265

- ❖ For Sale: **\$1,950,000**
- ❖ Building: **7,649 SF**
- ❖ Land: **1.42 Acres**
- ❖ Classrooms: **10**
- ❖ Year Built: **1997 / Renovated 2002**
- ❖ Zoning: **Educational Use**
- ❖ County: **Guilford County**
- ❖ Location: **North High Point, NC**

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