

# Prime Location Restaurant

Presented By:  
Iron Hand Realty

2758 NC Highway 68 S, High Point, NC 27265



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## Property Details

Conveniently situated just off Highway 68 in a bustling hub surrounded by major corporate giants, this impressive 3,291-square-foot restaurant space is now available for lease in Heron Village. The area is known for its diverse retail offerings and excellent visibility, making it an ideal spot for culinary entrepreneurs. Currently, the rent is \$8,446, providing a strategic business advantage in this high-traffic location. Perfect for attracting both local professionals and passersby, this space offers a vibrant atmosphere for dining and social gatherings. The business goodwill is priced at \$99,999 plus inventory.

### Price: \$31.00 /SF/YR

- Situated just off Highway 68, surrounded by major corporate giants and high-traffic retail hubs.
- Excellent exposure to local professionals and retail shoppers in Heron Village.
- Perfect for dining, social gatherings, and creating an engaging customer experience.
- Located within a diverse retail area known for drawing steady foot traffic.

Walk Score: Rated 36 (Car-Dependent), with the potential to attract local and commuter customers alike.

- Prime Location Restaurant

View the full listing here: <https://www.loopnet.com/Listing/2758-NC-Highway-68-S-High-Point-NC/32932091/>

Rental Rate:	\$31.00 /SF/YR
Property Type:	Retail
Property Subtype:	Restaurant
Gross Leasable Area:	6,500 SF
Year Built:	2017
Walk Score ®:	35 (Car-Dependent)
Rental Rate Mo:	\$2.58 /SF/MO

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## Listing space

1st Floor Ste 103

Space Available:	3,291 SF
Rental Rate:	\$31.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Built Out As:	Restaurants And Cafes
Space Type:	Relet
Space Use:	Retail
Lease Term:	Negotiable

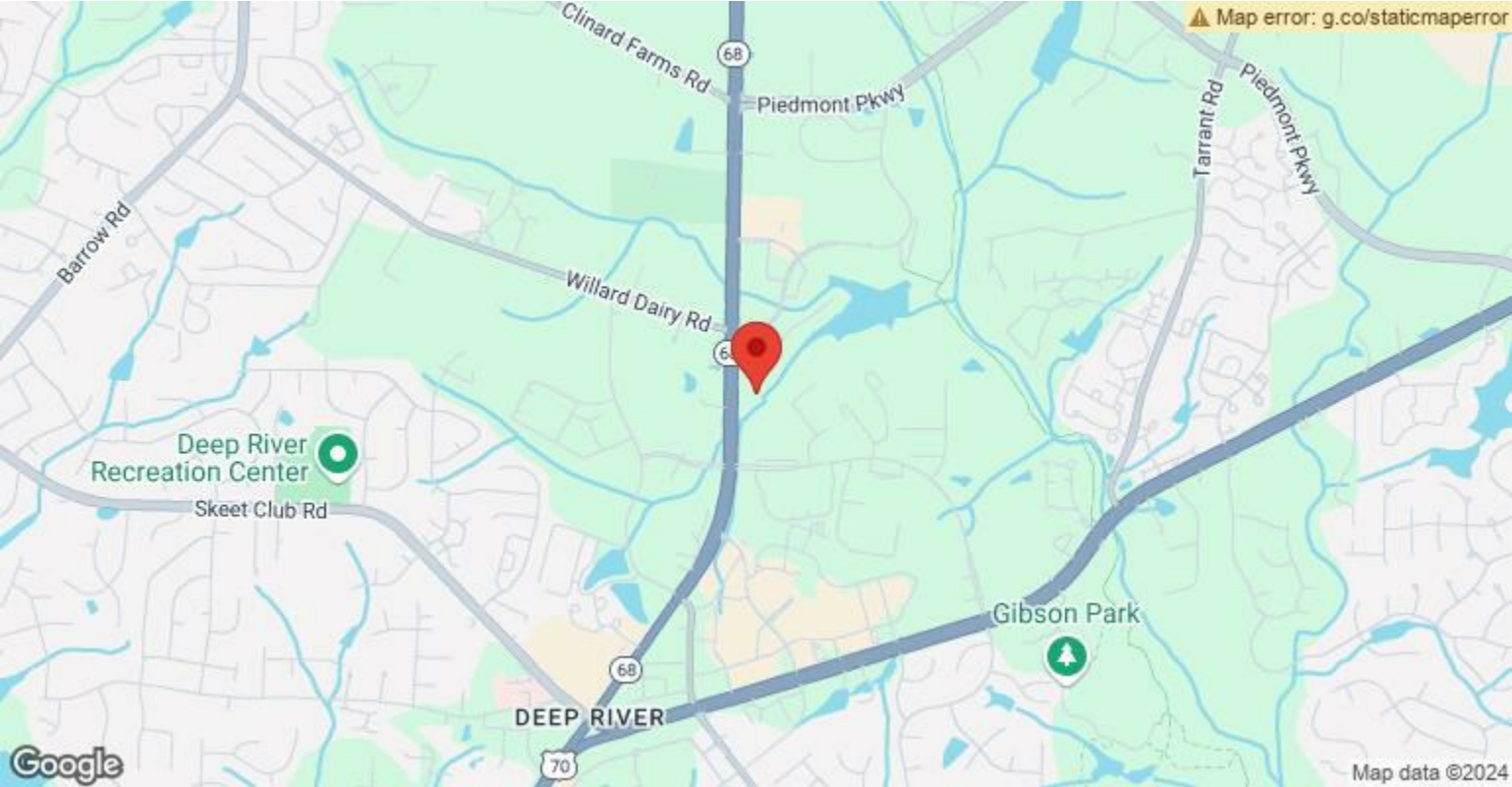
Suite 103 totals 3,291 SF of retail space available for lease at \$31/SF NNN service. Leasable term is negotiable. The business goodwill is priced at \$99,999 plus inventory.



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## Location



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## Property Photos



DJI\_0118-Photoroom



DJI\_0120-Photoroom



# Prime Location Restaurant

2758 NC Highway 68 S, High Point, NC 27265

## Property Photos



Screenshot 2024-08-23 at 11.40.06?AM



Screenshot 2024-08-09 at 1.47.46?PM

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## Property Photos



Screenshot 2024-08-09 at 1.46.35?PM

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