



## 4045 Premier Drive

High Point, North Carolina 27265

### Property Highlights:

- Suite 204: ±3,000 SF
- Suites 105/106: ±3,218 SF
- Suite 212: ±2,240 SF
- Suite 208: ±1,506 SF
- Mixed use building located in the heart of Piedmont Centre Business Park
- Convenient to Hwy. 68, Wendover Ave., Hwy. 311 and Piedmont Triad International Airport
- Nearby amenities include restaurants, banks, hotels, specialty retail multi-family and single-family housing in surrounding area
- Monument and building signage available
- 31,000 VPD (2023) on NC Highway 68



## Call for Pricing

For More Information

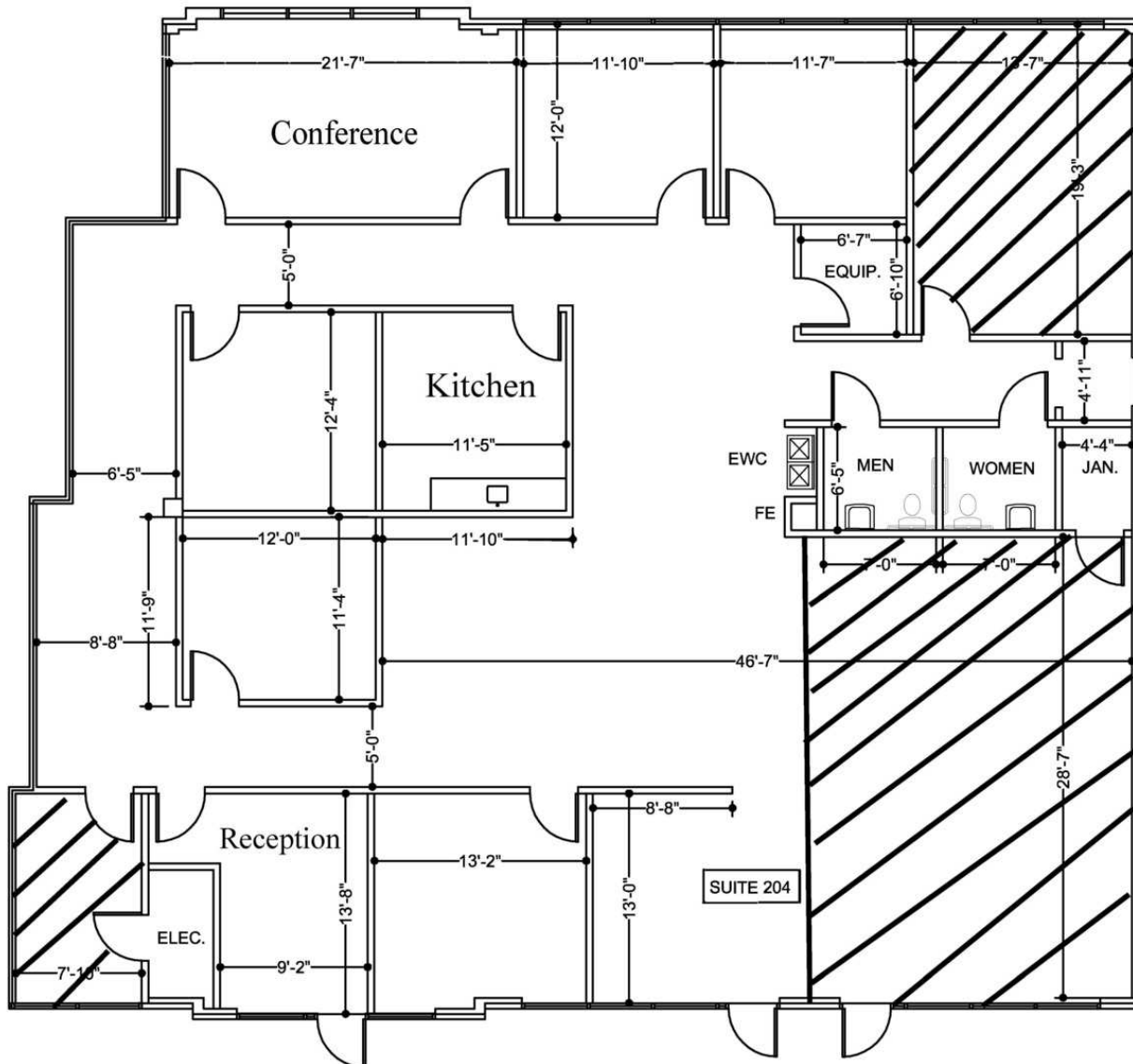
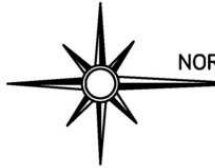


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### Demographics 1 Mile 3 Miles 5 Miles

<b>Total Households</b>	2,004	16,778	49,114
<b>Total Population</b>	4,402	39,866	113,899
<b>Average HH Income</b>	\$102,553	\$118,456	\$97,171



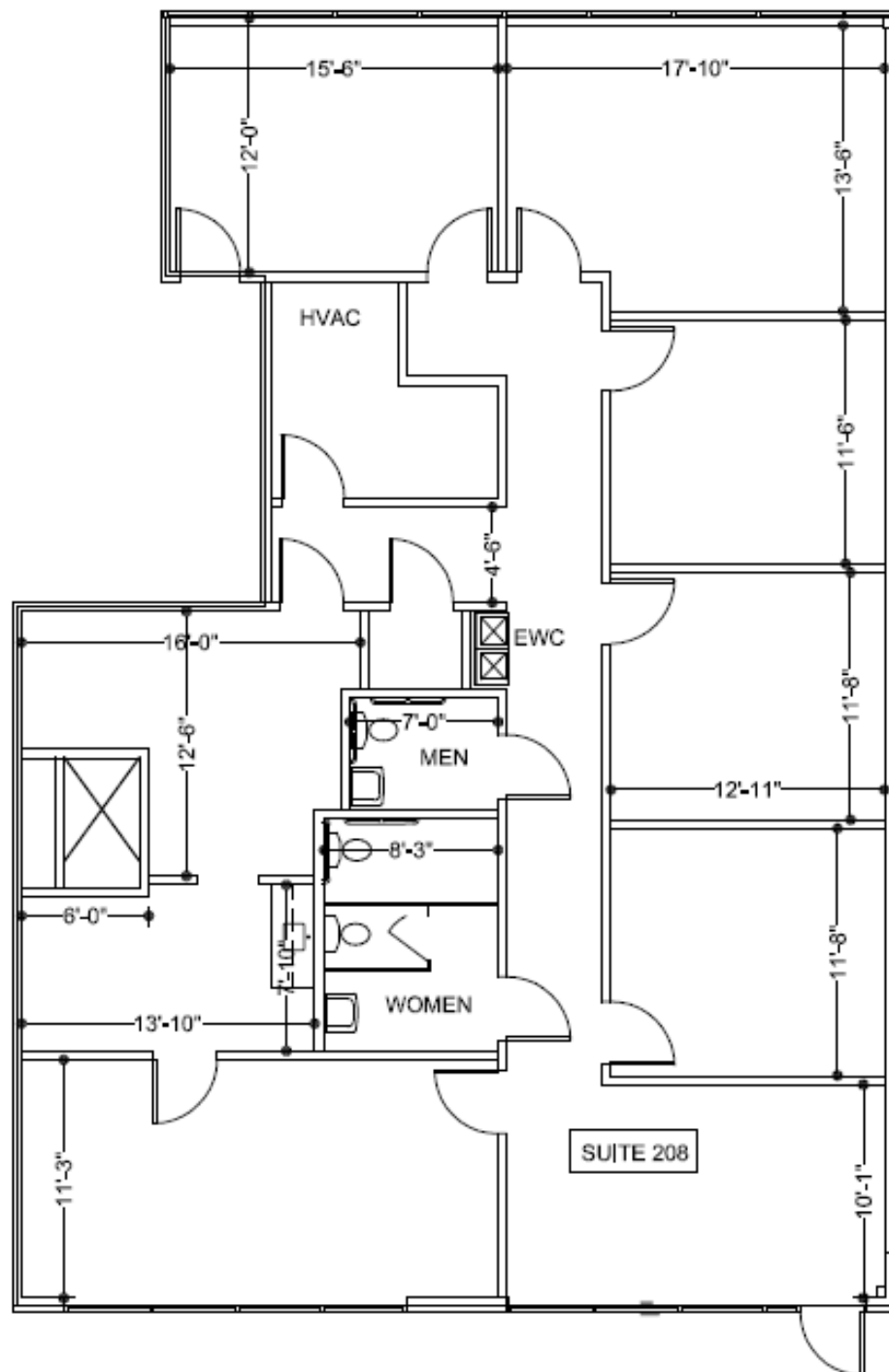


4045 PREMIER DRIVE  
SUITE 204

±3,000 SQ.FT.

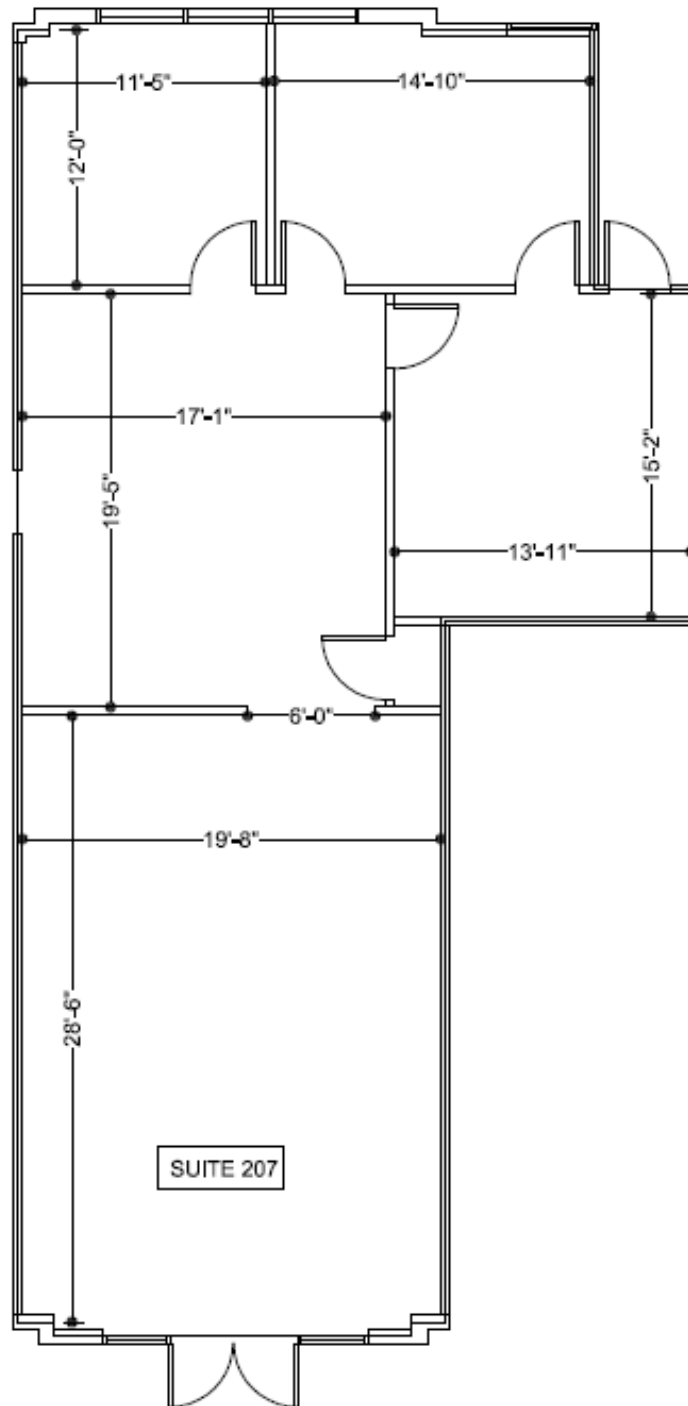
1731 EXISTING FLOOR PLAN  
11/28/2017





4045 Premier Drive  
Suite 2012  
±2,240 SF





4045 Premier Drive  
Suite 208  
±1,506 SF



