

RETAIL PROPERTY FOR SALE

FULLY LEASED RETAIL CENTER

11651 N Main St | High Point, NC 27263



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PROPERTY SUMMARY

High Point, NC 27263

RETAIL PROPERTY FOR SALE



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 11651 N Main St, High Point, NC. This meticulously-maintained property boasts 14 fully leased units, ideal for retail or strip center investors. Built in 1987 and zoned B-1, it offers stability and growth potential in the thriving High Point area. With a solid track record of 100% occupancy, this property presents a compelling chance to capitalize on a proven income stream. Don't miss your chance to secure a stable investment in a sought-after location.

OFFERING SUMMARY

Sale Price:	\$4,319,030.13
Number of Units:	14
Building Size:	24,578 SF
Cap Rate:	7.5%
NOI:	\$323,927.26

PROPERTY HIGHLIGHTS

- 14 Leased Units
- Built in 1987
- Zoned B-1
- Appealing High Point Location
- 100% Occupancy, Stabilized

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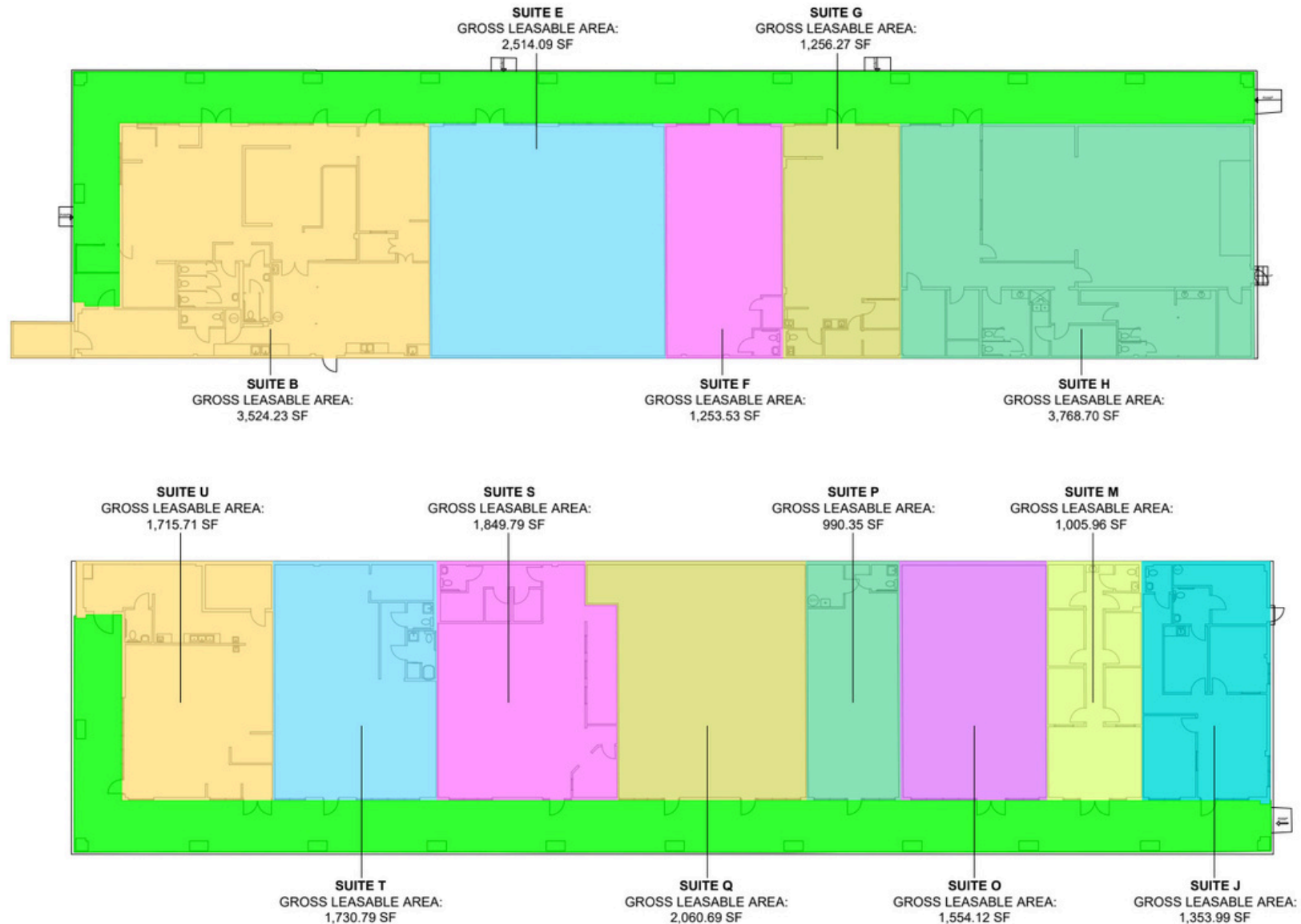
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FLOOR PLANS

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RENT ROLL

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL BASE RENT	LEASE TYPE	PRICE/SF/YR	OPTIONS
Let's Have Fun / J. Butler's Rest	3030	3,524	5/1/2023	4/30/2027	\$49,404	NNN	\$14.02	N/A
Gaming Underground, LLC	D&E	2,514	10/1/2022	9/30/2028	\$25,000	NNN	\$9.94	(1) 2 Years
King Records	F	1,254	12/15/2021	2/28/2029	\$18,000	NNN	\$14.35	N/A
Love Nail Supply	G	1,256	2/1/2024	3/31/2029	\$18,252	NNN	\$14.53	(1) 5 Years
Bleu Luna, LLC	H	3,769	11/1/2025	10/31/2028	\$36,000	NNN	\$9.55	N/A
Flexible Staffing Solutions, Inc	J	1,354	9/1/2025	10/31/2030	\$19,040	NNN	\$14.06	N/A
XLNC Carolina Healthcare, LLC	M	1,006	11/29/2025	12/31/2028	\$14,000	NNN	\$13.92	(1) 3 Years
Car Group Holdings, LLC	O	1,554	8/1/2024	9/30/2026	\$22,320	NNN	\$14.26	N/A
NextGen Digital Marketing & IT	P	990	8/1/2025	7/31/2028	\$13,944	NNN	\$14.08	(1) 3 Years
Henry Williams Jr	Q	750	11/1/2025	12/31/2030	\$12,000	NNN	\$16.00	N/A
Antojitos Del Alma	R	1,311	8/15/2024	10/31/2027	\$18,360	NNN	\$14.00	N/A
Williams Outdoor Gear	S	1,850	1/1/2022	2/28/2027	\$27,300	NNN	\$14.76	(1) 2 Years
11651 Archdale, LLC	T	1,731	3/1/2026	2/28/2027	\$24,234	NNN	\$14.00	(3) 1 Year
Papa John's Pizza	U	1,716	2/1/2022	1/31/2027	\$31,572.65	GROSS	\$18.40	(2) 5 Years
Totals:		24,579 SF			\$329,428			

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Income & Expenses

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INCOME SUMMARY	
Rental Income	\$329,423.66
CAM Reimbursements	\$43,361.88
Insurance Reimbursements	\$6,312.24
Tax Reimbursements	\$23,567.28
Gross Income:	\$402,665.06

NOI: \$323,927.26

EXPENSE SUMMARY	
Property Taxes - Guilford County	\$3,636.18
Property Taxes - Randolph County	\$21,699.67
Insurance	\$6,786.00
Water & Sewer	\$1,706.00
Electric	\$3,869.00
Landscaping	\$4,560.00
Snow Removal	\$500.00
Parking Lot	\$5,156.00
Trash Removal	\$10,148.00
Maintenance & Repairs	\$1,200.00
Accounting	\$3,600.00
General Administration	\$2,700.00
Management Fees	\$13,176.95
Gross Expenses:	\$78,737.80

TRAFFIC COUNT

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N Main St
Daily Traffic Count: 19,500

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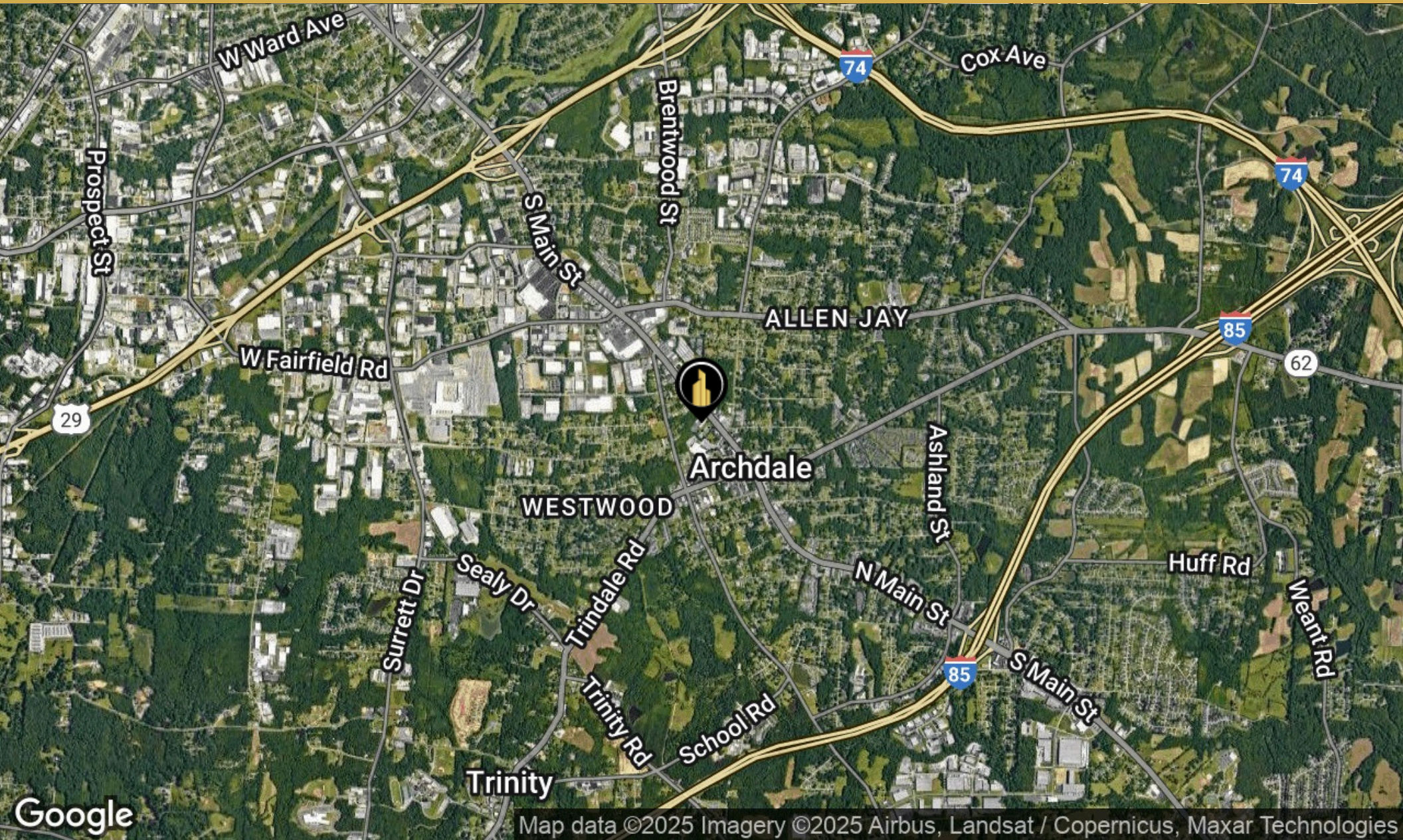
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LOCATION MAP

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CITY INFORMATION

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LOCATION DESCRIPTION

Discover the strength of High Point's growing commercial landscape, where a fully leased retail property benefits from exceptional visibility and sustained consumer demand. Positioned within a city known for its strategic access to major highways, High Point offers seamless connectivity to the Triad region and beyond. The area's robust mix of residential neighborhoods, established shopping corridors, and steady foot traffic creates a reliable foundation for long-term tenant success. As home to the internationally recognized High Point Market, the city continues to attract a diverse influx of visitors and industry professionals throughout the year. This steady activity fuels the surrounding retail economy and enhances the value proposition for investors.



Beyond its commercial momentum, High Point provides a well-rounded community environment that enhances the appeal of local retail centers. Nearby cultural destinations, scenic parks, and family-friendly amenities contribute to a vibrant setting that draws consistent customer engagement. Retail tenants benefit from access to a broad consumer base supported by local employment hubs, educational institutions, and steady population growth within the Triad. Dining, entertainment, and shopping venues continue to expand, reinforcing the city's reputation as a dynamic retail destination. For investors seeking stability paired with long-term growth potential, High Point stands out as a compelling market for retail property investment.

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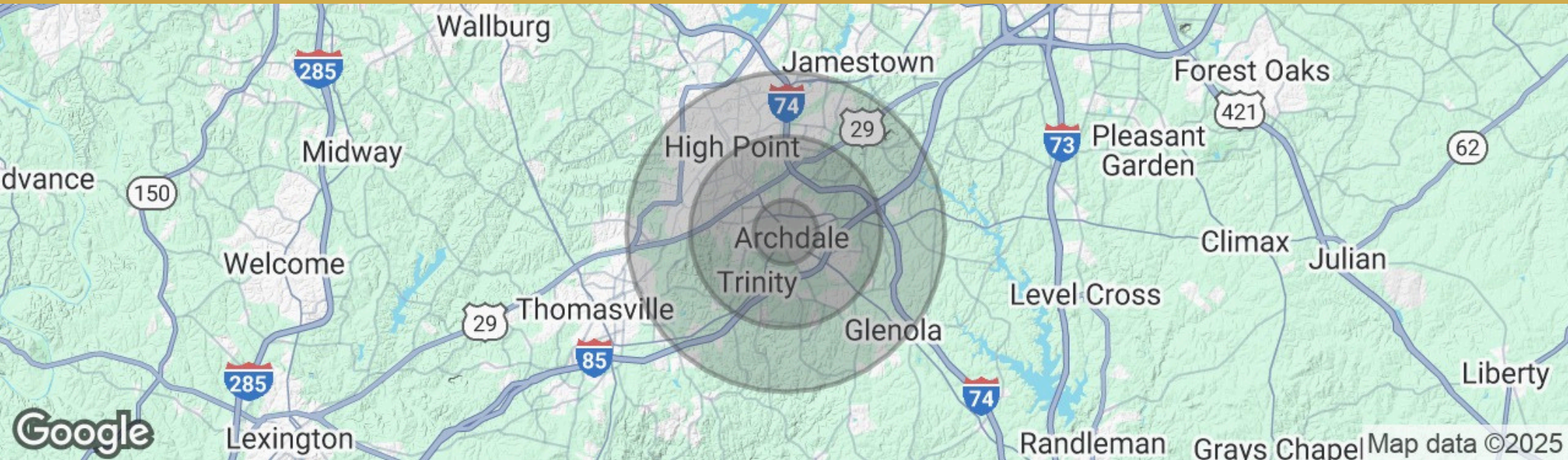
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DEMOGRAPHICS

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,487	30,101	85,912
Average Age	40	40	40
Average Age (Male)	38	39	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households # of Persons per HH	2,744	12,185	32,774
Average HH Income Average House	2.4	2.5	2.6
Value	\$64,751	\$68,348	\$69,725
Demographics data derived from AlphaMap	\$157,097	\$175,312	\$196,884

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CONFIDENTIALITY & DISCLAIMER

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage, LLC in compliance with all applicable fair housing and equal opportunity laws.

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