

For Sale OR Lease

1977 Eastchester Dr

HIGH POINT NC 27265



Price: \$7,100,000
***Special interest financing avail**

Property Highlights

- NEW CONSTRUCTION
- Outstanding location
- 3+ acre Medical Park Development
- 2 Buildings: 13,000+/- sf AND 5,900+/- sf
- Scheduled Completion 1st Qtr 2023
- Long term leases with established Pediatrician and Orthodontist.
- 6300+/- divisible sq footage in Building 1
- 2900+/- sf space available in Building 2



1912 Eastchester Dr Ste. 200
High Point, NC 27265
www.lindsayrealestateholdings.com



MARK LINDSAY

Owner

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Lindsay Commercial Properties
1912 Eastchester Dr Ste. 200 High Point, NC 27265

Why Choose Lindsay Commercial Properties?

...Because of our Team of Professionals and our Values.

Lindsay Commercial Properties was founded and built with a vision to BE the BEST for our clients through dedication to Excellence, and the integrity to DO the Best for our clients, through our Experience and Innovation.

Mark Lindsay, CCIM: Founder & President

Mark leads our firm as President and founder. With more than 15 years of experience in commercial real estate, he works with industrial, warehouse, manufacturing and shopping center properties, as well as site selections, 1031 tax-free exchanges and investment properties. Mark is a member of the National, North Carolina and High Point Associations of Realtors; 2014 & 2020 Past President of HPRAR Board, Past President and 2012 Past President of the HP Realtors Commercial Alliance (HPRCA), Past Board of Governors member for NC RCA; Past President and current Director for Board of Directors of the High Point Association of Realtors, Member of the Community Services & Property Management Committees of HPRAR and NCAR Property Management Division; RLI (Realtors Land Institute) working toward an ALC (Accredited Land Consultant) designation; CCIM (Certified Commercial Investor Member); as well as the Triad CIE (commercial information exchange) member.

Mark is a Veteran of the Gulf War, an Ironman athlete, marathoner, licensed avid Sky Diver and Scuba Diver. He is also a graduate of Clemson University with a BS degree in Electrical Engineering and holds NC Licenses for Commercial Contracting and Insurance.

As the founder, Mark strives to build and maintain relationships with clients, customers, and peers in the Real Estate field.

PROPERTY DESCRIPTION

1977 Eastchester Dr
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04



Medical Complex in High Point NC

Currently under construction with a completion date expected 1st quarter 2023 this site is approx. 3.1 acres along heavily travelled and Eastchester Dr. in High Point NC.

Strategically located on the "sweet spot" of Eastchester between I-74 and Wendover Ave and adjacent to High Point Pediatric Dentistry this development will be in demand for years to come. Long term tenants include established Pediatrician, established Orthodontist with discussion being had with other dental and pediatric specialists.

*Schedule a site visit today to discuss possibilities

*Inquire about lease details and special interest financing being offered for this property upon completion.

DISCLAIMER:

Mark Lindsay is the owner and developer of this site AND a NC Licensed Real Estate Broker.

PROPERTY PHOTOS

1977 Eastchester Dr
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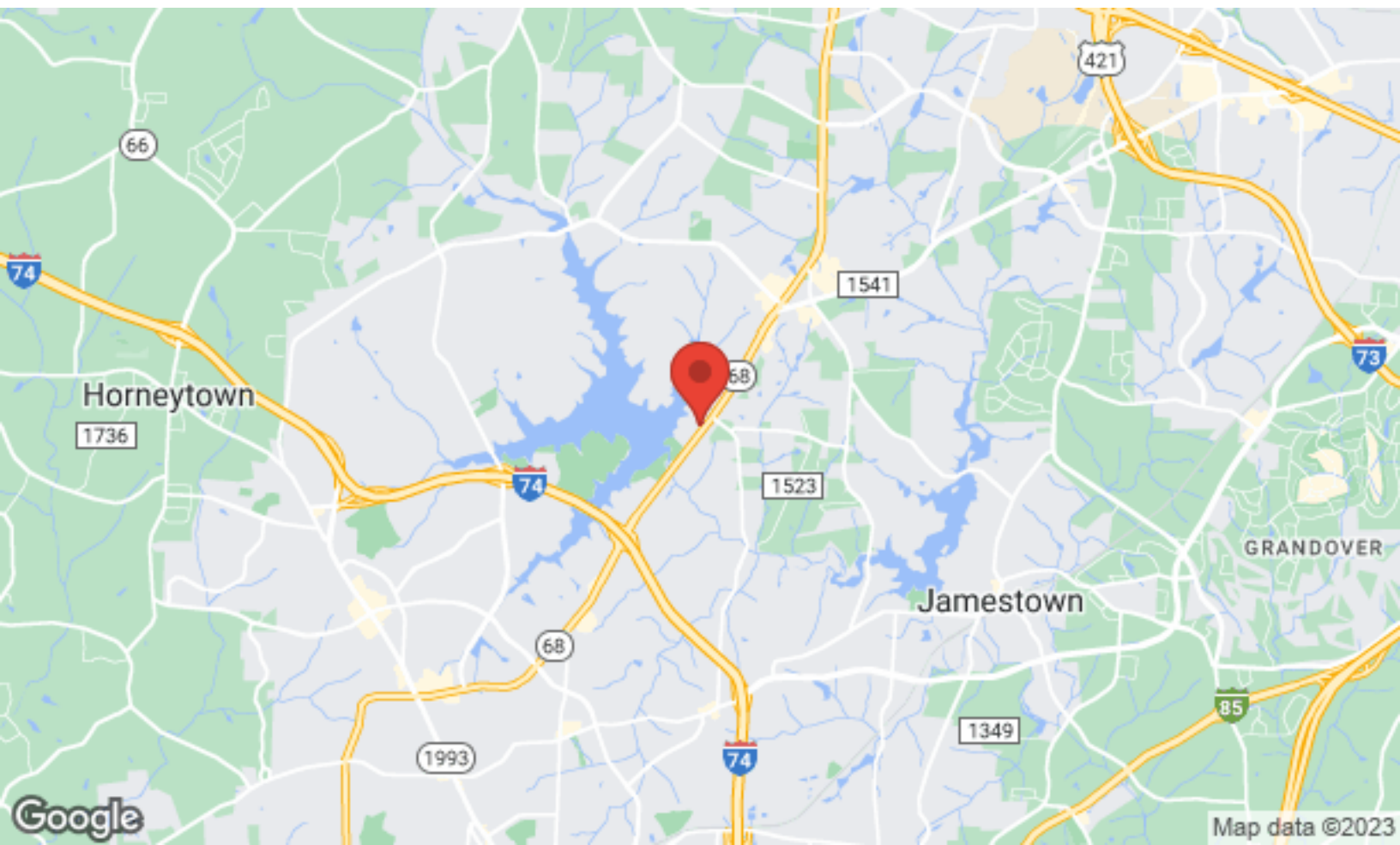
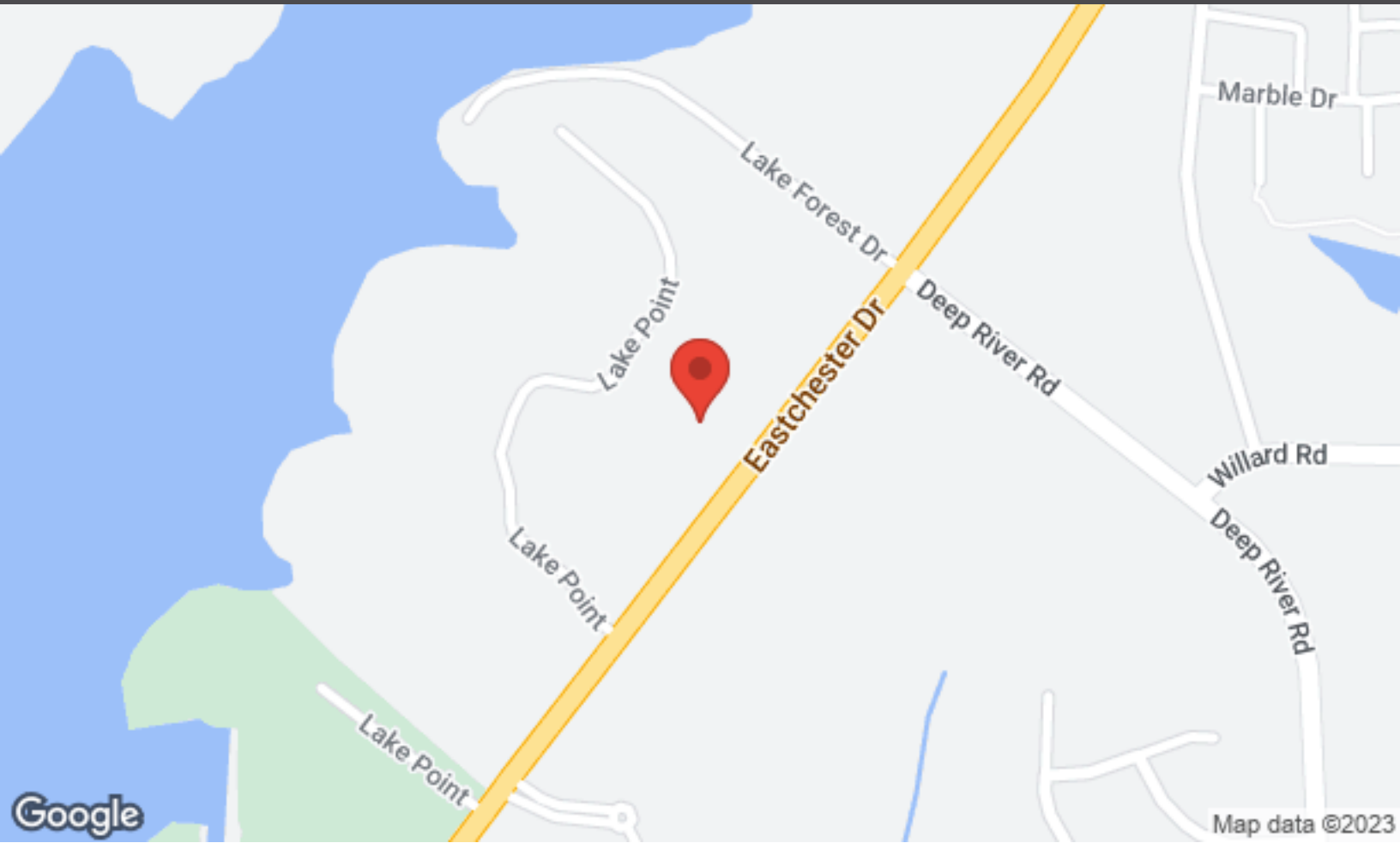
PROPERTY PHOTOS

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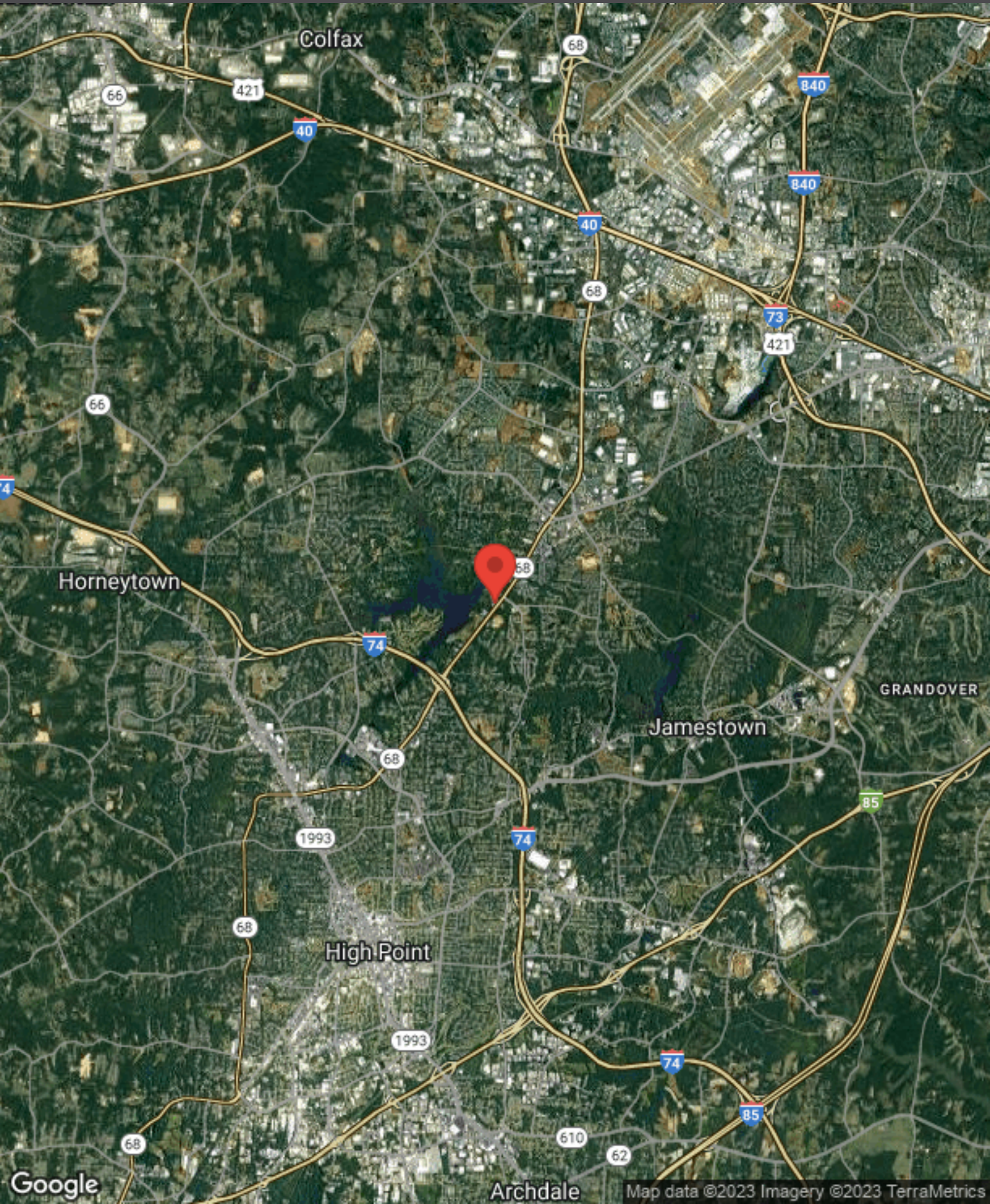
LOCATION MAPS

1977 Eastchester Dr
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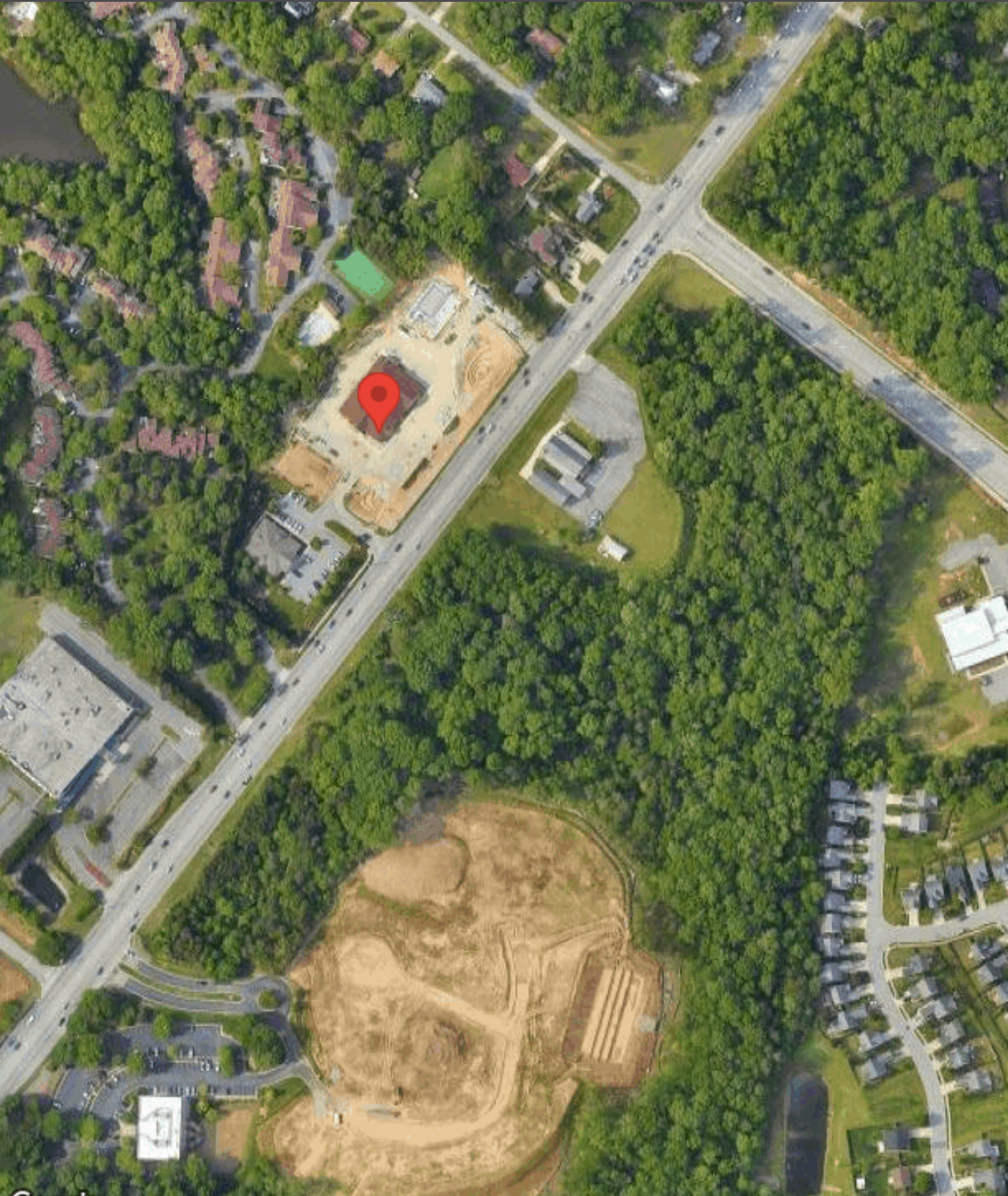
REGIONAL MAP

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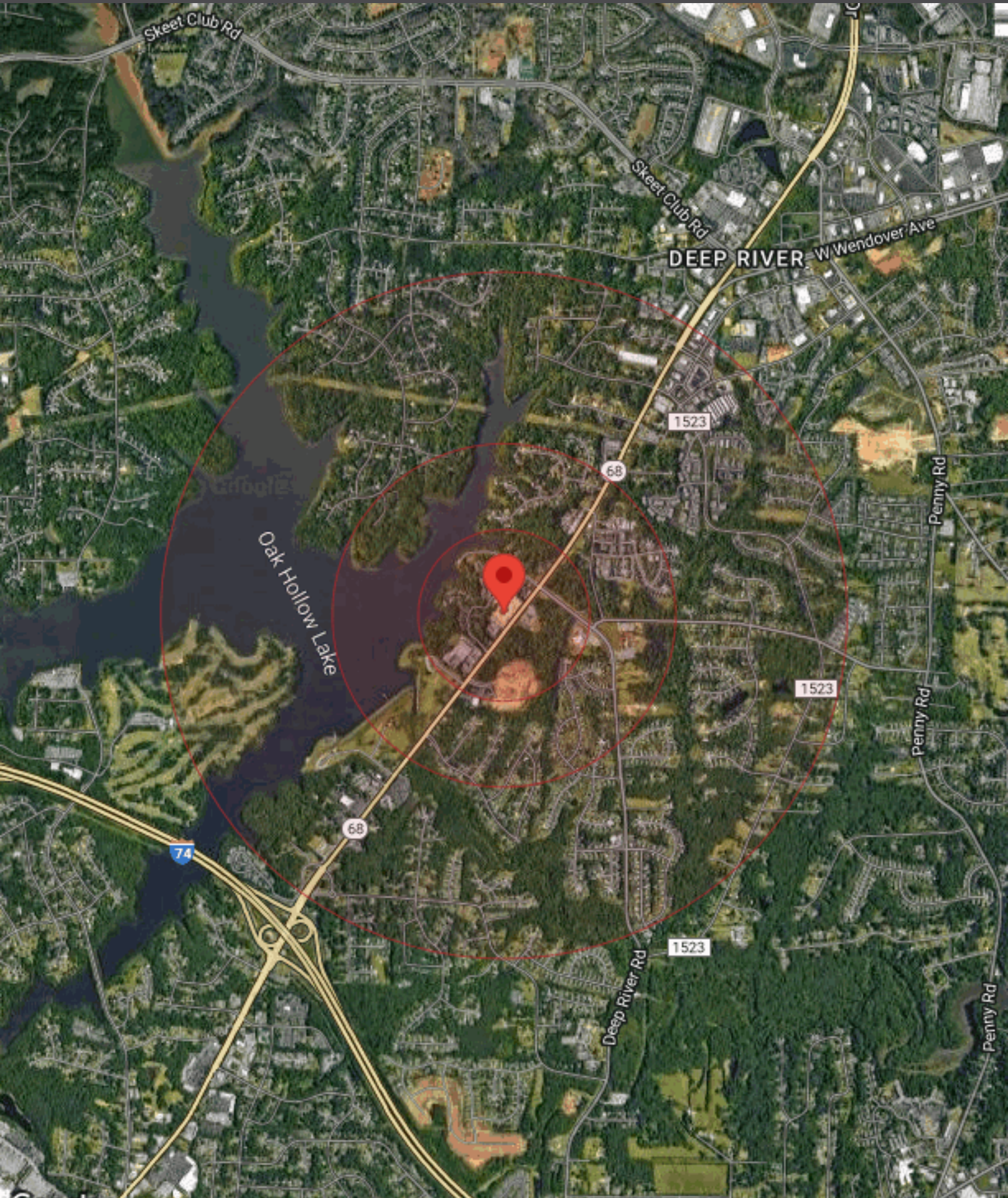
AERIAL MAP

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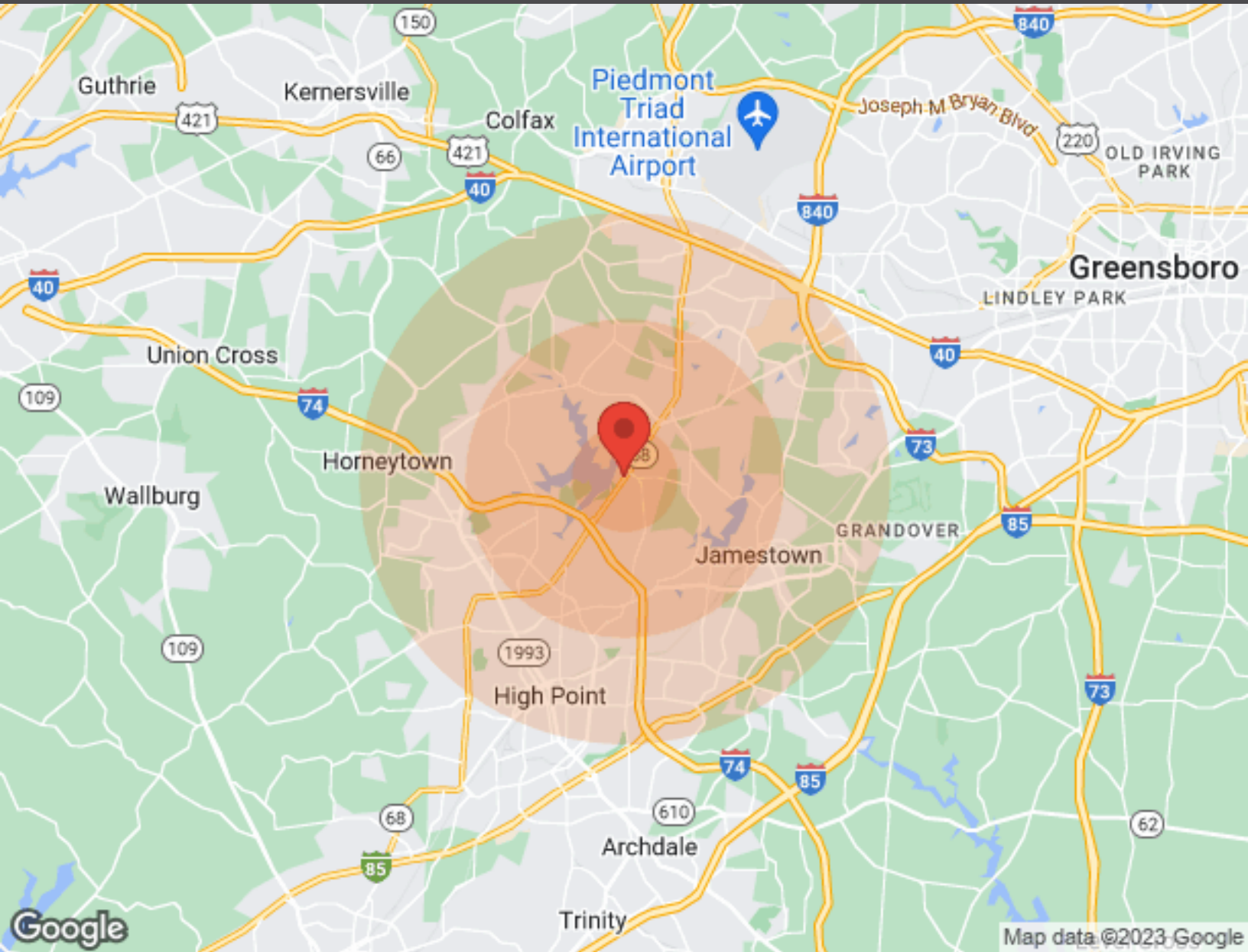
BUSINESS MAP

1977 Eastchester Dr
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DEMOGRAPHICS

1977 Eastchester Dr
1977 Eastchester Dr | High Point, NC 27265



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 3,366 | 25,655 | 60,282 |
| Female | 3,629 | 27,741 | 64,287 |
| Total Population | 6,995 | 53,396 | 124,569 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 1,188 | 9,587 | 24,162 |
| Ages 15-24 | 851 | 6,982 | 17,035 |
| Ages 55-64 | 1,053 | 7,102 | 15,297 |
| Ages 65+ | 1,573 | 9,413 | 19,935 |

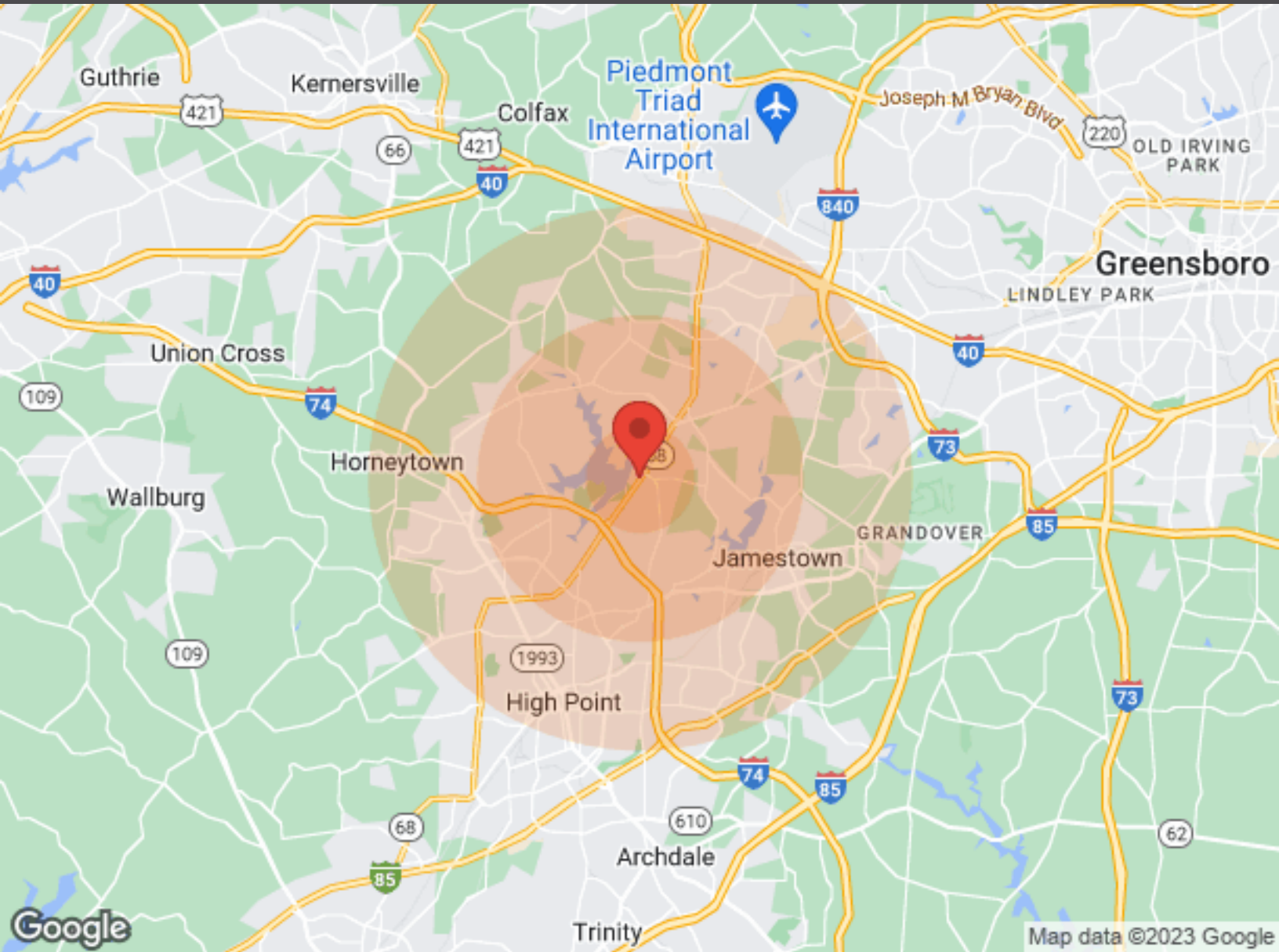
| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 4,506 | 33,532 | 73,908 |
| Black | 1,803 | 15,606 | 38,694 |
| Am In/AK Nat | 1 | 29 | 124 |
| Hawaiian | N/A | N/A | N/A |
| Hispanic | 324 | 3,015 | 8,648 |
| Multi-Racial | 580 | 3,880 | 12,004 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$82,657 | \$57,243 | \$41,695 |
| < \$15,000 | 147 | 2,354 | 6,659 |
| \$15,000-\$24,999 | 202 | 2,032 | 5,656 |
| \$25,000-\$34,999 | 163 | 2,163 | 5,185 |
| \$35,000-\$49,999 | 468 | 3,369 | 7,137 |
| \$50,000-\$74,999 | 824 | 4,640 | 9,966 |
| \$75,000-\$99,999 | 564 | 2,548 | 5,838 |
| \$10,000-\$149,999 | 496 | 2,773 | 5,771 |
| \$150,000-\$199,999 | 154 | 1,227 | 2,071 |
| > \$200,000 | 86 | 590 | 1,280 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 3,469 | 25,358 | 57,736 |
| Occupied | 3,137 | 22,525 | 51,217 |
| Owner Occupied | 2,102 | 15,205 | 31,536 |
| Renter Occupied | 1,035 | 7,320 | 19,681 |
| Vacant | 332 | 2,833 | 6,519 |

DETAILED DEMOGRAPHICS

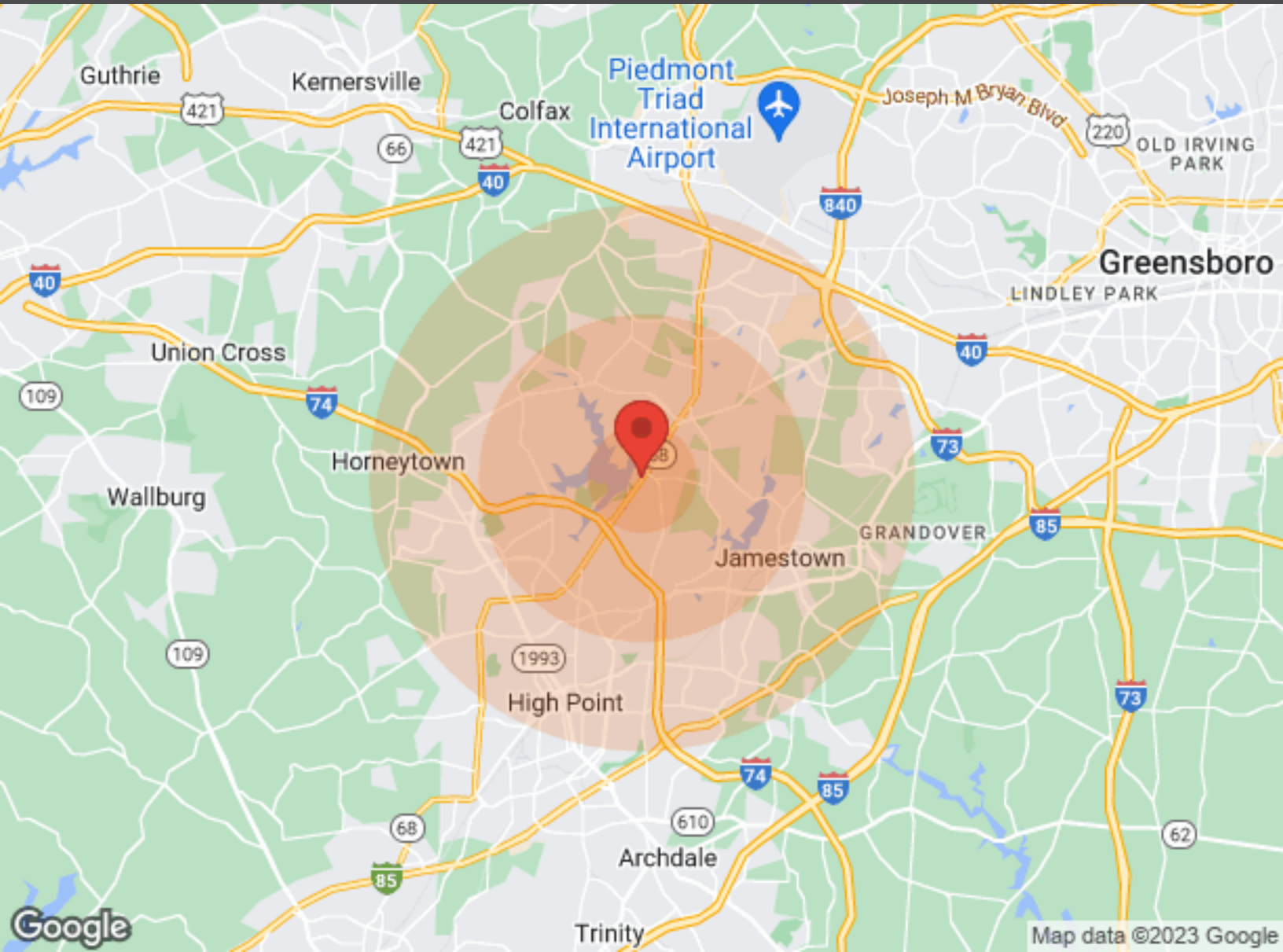
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| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|--------|---------|---------|
| Population | | | |
| Male | 3,366 | 25,655 | 60,282 |
| Female | 3,629 | 27,741 | 64,287 |
| Total Population | 6,995 | 53,396 | 124,569 |
| Housing | | | |
| Total Units | 3,469 | 25,358 | 57,736 |
| Occupied | 3,137 | 22,525 | 51,217 |
| Owner Occupied | 2,102 | 15,205 | 31,536 |
| Renter Occupied | 1,035 | 7,320 | 19,681 |
| Vacant | 332 | 2,833 | 6,519 |
| Race | | | |
| White | 4,506 | 33,532 | 73,908 |
| Black | 1,803 | 15,606 | 38,694 |
| Am In/AK Nat | 1 | 29 | 124 |
| Hawaiian | N/A | N/A | N/A |
| Hispanic | 324 | 3,015 | 8,648 |
| Multi-Racial | 580 | 3,880 | 12,004 |

DETAILED DEMOGRAPHICS

1977 Eastchester Dr
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| Age | 1 Mile | 3 Miles | 5 Miles | Income | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|---------------------|----------|----------|----------|
| Ages 0-4 | 323 | 2,655 | 6,662 | Median | \$82,657 | \$57,243 | \$41,695 |
| Ages 5-9 | 437 | 3,480 | 8,804 | < \$10,000 | 29 | 1,169 | 3,736 |
| Ages 10-14 | 428 | 3,452 | 8,696 | \$10,000-\$14,999 | 118 | 1,185 | 2,923 |
| Ages 15-19 | 443 | 3,531 | 8,762 | \$15,000-\$19,999 | 93 | 864 | 2,642 |
| Ages 20-24 | 408 | 3,451 | 8,273 | \$20,000-\$24,999 | 109 | 1,168 | 3,014 |
| Ages 25-29 | 364 | 3,231 | 7,618 | \$25,000-\$29,999 | 50 | 967 | 2,384 |
| Ages 30-34 | 299 | 3,052 | 7,295 | \$30,000-\$34,999 | 113 | 1,196 | 2,801 |
| Ages 35-39 | 292 | 3,099 | 7,570 | \$35,000-\$39,999 | 79 | 735 | 2,315 |
| Ages 40-44 | 385 | 3,412 | 8,185 | \$40,000-\$44,999 | 205 | 1,388 | 2,733 |
| Ages 45-49 | 474 | 3,705 | 8,758 | \$45,000-\$49,999 | 184 | 1,246 | 2,089 |
| Ages 50-54 | 516 | 3,813 | 8,714 | \$50,000-\$60,000 | 457 | 2,095 | 4,440 |
| Ages 55-59 | 548 | 3,729 | 8,163 | \$60,000-\$74,000 | 367 | 2,545 | 5,526 |
| Ages 60-64 | 505 | 3,373 | 7,134 | \$75,000-\$99,999 | 564 | 2,548 | 5,838 |
| Ages 65-69 | 390 | 2,772 | 5,782 | \$10,000-\$124,999 | 295 | 1,775 | 3,684 |
| Ages 70-74 | 301 | 2,140 | 4,483 | \$125,000-\$149,999 | 201 | 998 | 2,087 |
| Ages 74-79 | 234 | 1,611 | 3,388 | \$150,000-\$199,999 | 154 | 1,227 | 2,071 |
| Ages 80-84 | 206 | 1,115 | 2,389 | > \$200,000 | 86 | 590 | 1,280 |
| Ages 85+ | 442 | 1,775 | 3,893 | | | | |