

Retail Space Available

274 Eastchester Dr
High Point, NC 27262



PROPERTY HIGHLIGHTS

- COME SEE OUR NEW LOOK!!
- 63,306+/-SF Shopping Center
- Excellent Location on heavily travelled Eastchester Corridor
- National Anchor Tenants
- \$15.00/sf NNN - Only a Few Space Avail

Mark Lindsay, CCIM

336-886-1200

MLindsay.LCP@gmail.com

PROFESSIONAL BIO

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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: President and Founder

Mark leads our firm as President and founder. With more than 11 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; Past President and Treasurer of the HP Realtors Commercial Alliance (HPRCA), 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, and 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

Retail Space Available
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Lindsay Commercial Properties is EXCITED to present this newly renovated retail opportunity in High Point, NC.

Under new ownership and freshly painted the center will quickly become one of the premier centers in the area.

Other renovations to parking, landscaping, and façade are in the planning stages.

Located just off of N Main St, directly across from Harris Teeter shopping center, and close proximity to many national retailers.

See attached space layout to determine which location is right for your business.

PROPERTY PHOTOS

Retail Space Available
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91620-PP-1.jpg



91620-PP-2.jpg



91620-PP-3.jpg

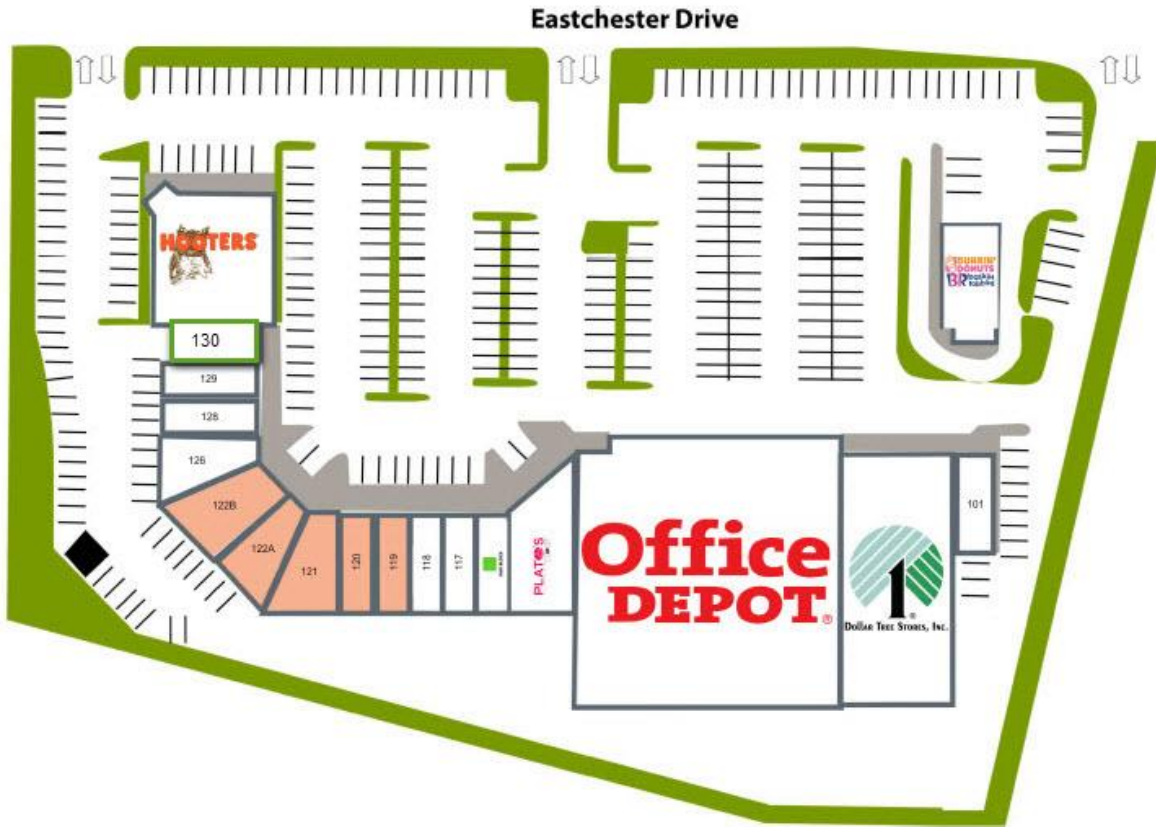


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91620-PP-5.jpg

274 Eastchester Drive

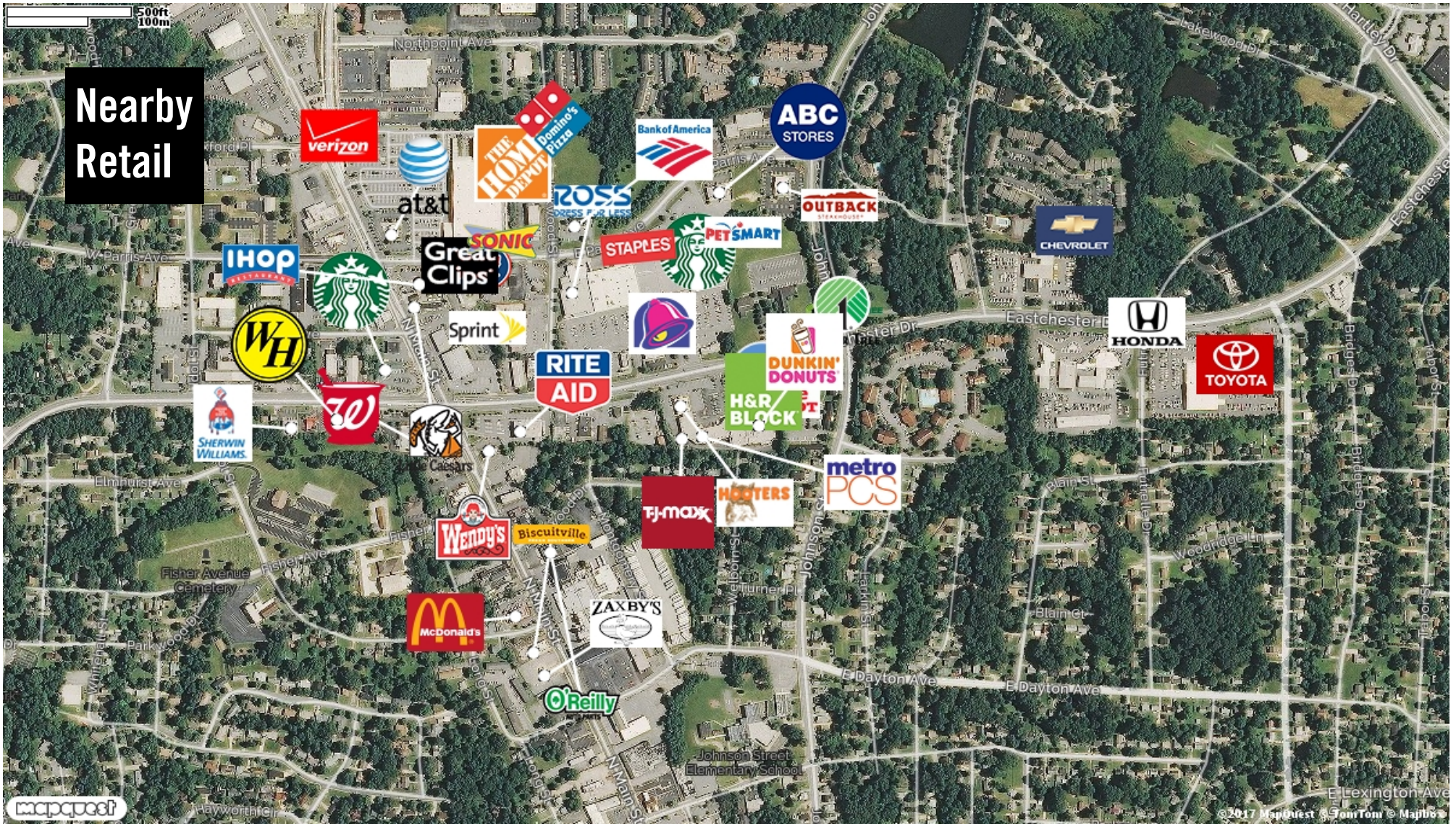


OP Dunkin' Donuts-Baskin Robbins	2,033 SF	120 AVAILABLE	1,200 SF
101 Tru Image Salon	1,200 SF	121 AVAILABLE	1,942 SF
110A Dollar Tree	12,330 SF	122A AVAILABLE	2,685 SF
110B Office Depot	22,052 SF	122B AVAILABLE	1,200 SF
115 Plato's Closet	3,120 SF	126 CL Brandenburg, DDS	1,942 SF
116 H & R Block	1,200 SF	128 Dragon City	1,200 SF
117 Metro PCS	1,200 SF	129 My Smoke & Deli	1,200 SF
118 Pizza Vino	1,200 SF	130 Miracle Ear	800 SF
119 AVAILABLE	1,200 SF	135 Hooters	5,600 SF

274 EASTCHESTER DR

Lindsay Real Estate Holdings

1912 Eastchester Dr. Suite #200 High Point, NC 27265 | 336-886-1200



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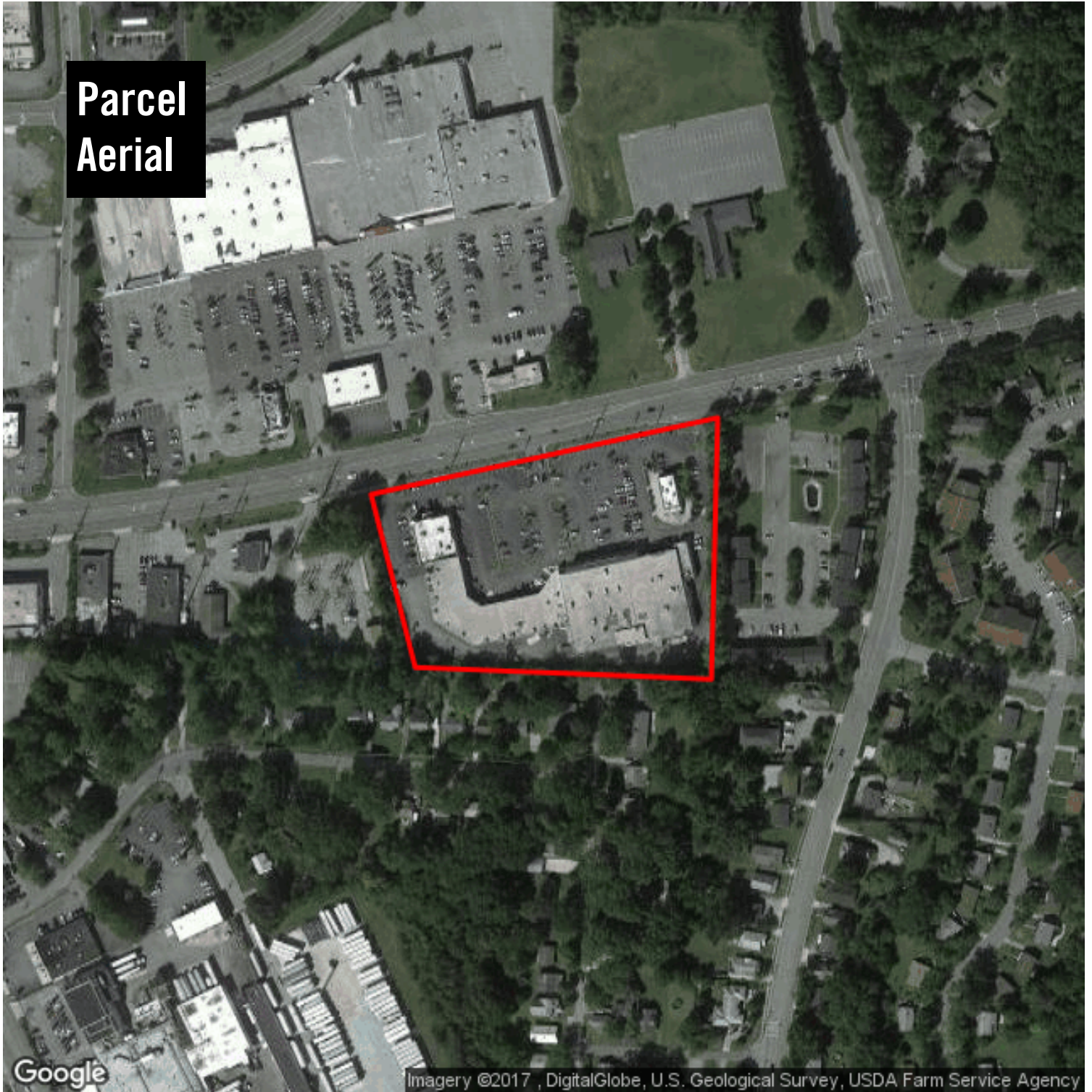


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**Parcel
Aerial**



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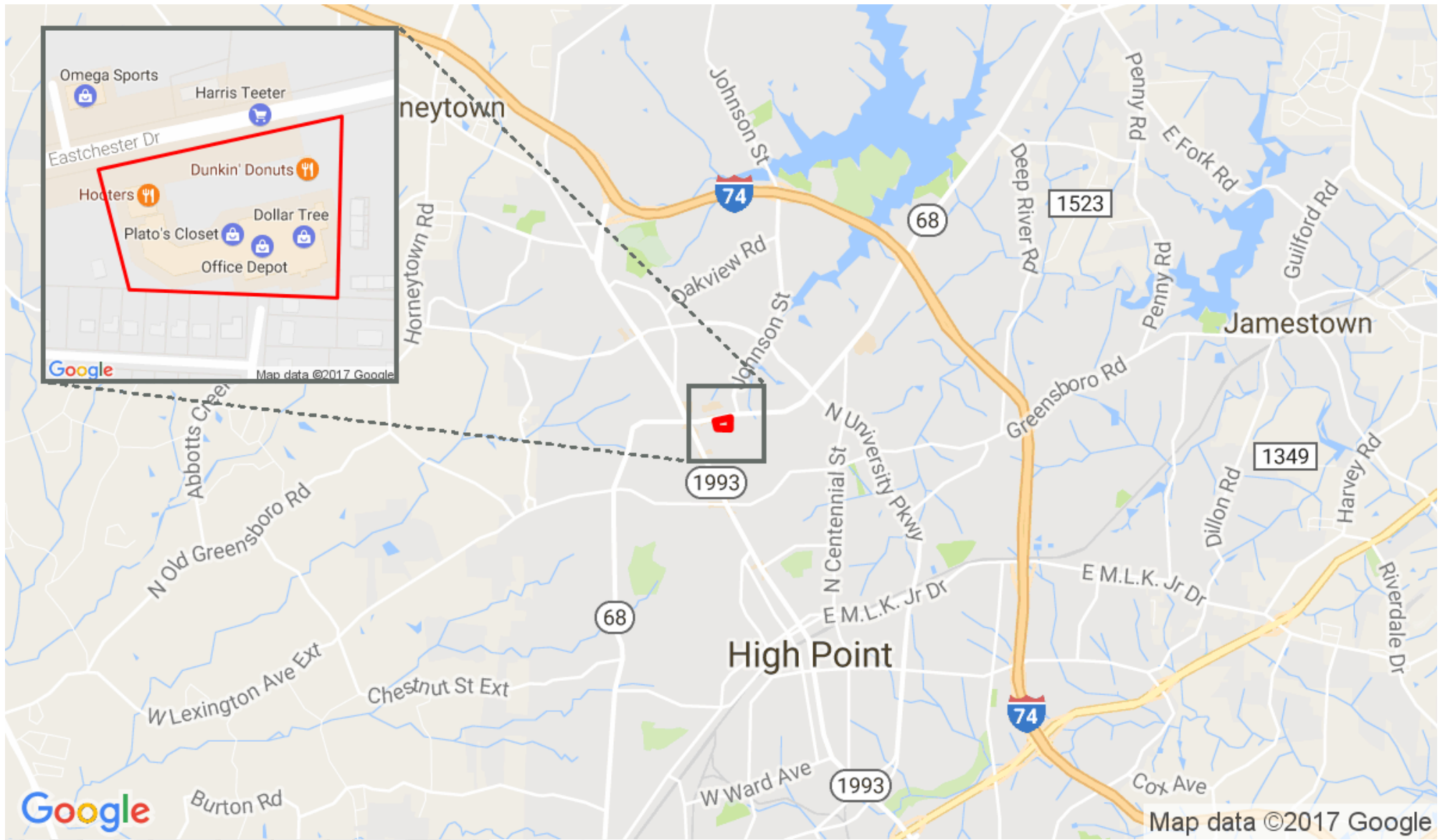


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274 EASTCHESTER DR

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Property Type	Retail	Building Size	67,497 SF
Property Subtype	Neighborhood (Grocery Anchor)	Office SF	
Zoning		Industrial SF	
Building Status	Existing	Retail SF	67,497 SF
Occupancy Type	Multi-Tenant	Floors	1
Year Built	1987	Typical Floor SF	
Construction		Land Size	
Class		Parking Ratio	
		Parking Total	0

Owner (Legal)	LSP VERRIS EASTCHESTER LLC
Owner (True)	
County	Guilford
Tax ID / APN	0199831

Type/Status	Price	\$/SF	Agent
Retail Sold			07/16/2015



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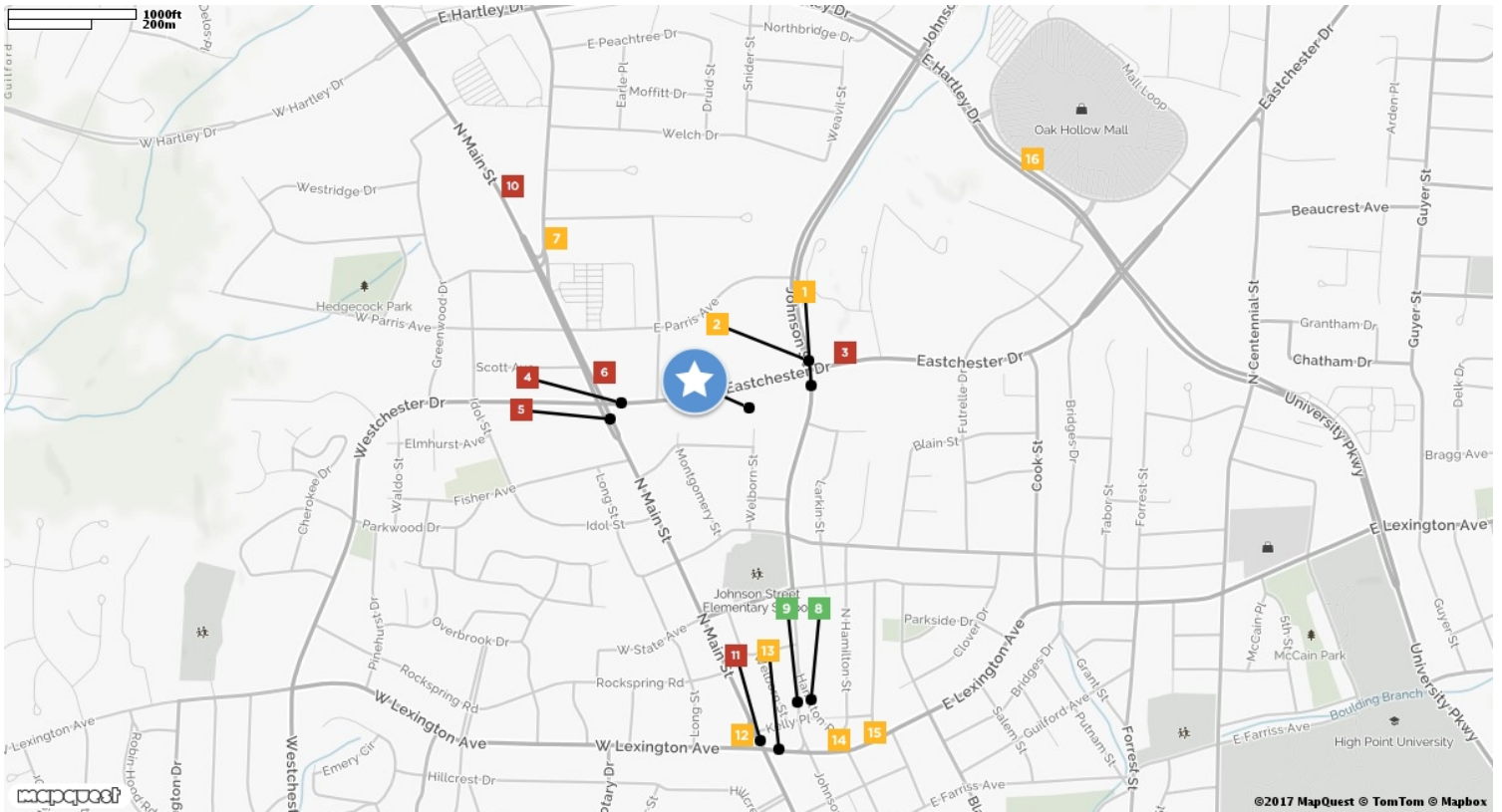


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Traffic Counts



JOHNSON ST S OF NC 68 Year: 2013	1 7,800	JOHNSON ST N OF NC 68 Year: 2013	2 9,100	NC 68 (EASTCHESTER DR) E OF JOHNSON ST Year: 2013	3 24,000	NC 68 E OF US 311 BUS Year: 2013	4 24,000	US 311 BUS S OF NC 68 Year: 2013	5 24,000
US 311 BUS N OF NC 68 Year: 2013	6 24,000	OLD WINSTON RD E OF US 311 BUS Year: 2013	7 5,900	HAMILTON PL E OF JOHNSON ST Year: 2013	8 3,500	JOHNSON ST S OF HAMILTON ST Year: 2014	9 2,000	US 311 BUS N OF OXFORD PL Year: 2013	10 21,000
US 311 BUS S OF KELLY PL Year: 2013	11 24,000	SR 1768 (W LEXINGTON) W OF US 311 BUS Year: 2013	12 8,500	SR 1486 (E LEXINGTON AVE) W OF JOHNSON ST Year: 2014	13 7,300	SR 1486 (LEXINGTON AVE) W OF HAMILTON ST Year: 2013	14 7,700	SR 1486 (LEXINGTON AVE) E OF HAMILTON ST Year: 2013	15 7,800
SR 1896 E OF W MALL LN Year: 2013	16 9,800								



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Tenant Directory

274 EASTCHESTER DR



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County	Guilford
Market Area	NC - SW Guilford County/High Point
Tax ID/APN	0199831
Zoning	
Building Status	Existing
Land Size	
Number of Buildings	2
Construction	

Property Type

Class

Building SF 67,497 SF

Office SF

Retail SF 67,497 SF

Industrial SF

Elevators

Floors 1

Year Built 1987

Remodeled

CL BRANDENBURG 111 DDS PLLC

274 EASTCHESTER DR
HIGH POINT, NC 27262

DRAGON CITY

274 EASTCHESTER DR
HIGH POINT, NC 27262

H&R BLOCK EASTERN ENTERPRISES INC

274 EASTCHESTER DR
HIGH POINT, NC 27262

OFFICE DEPOT #183

274 EASTCHESTER DR
, NC

TRU IMAGE SALON

274 EASTCHESTER DR
HIGH POINT, NC 27262

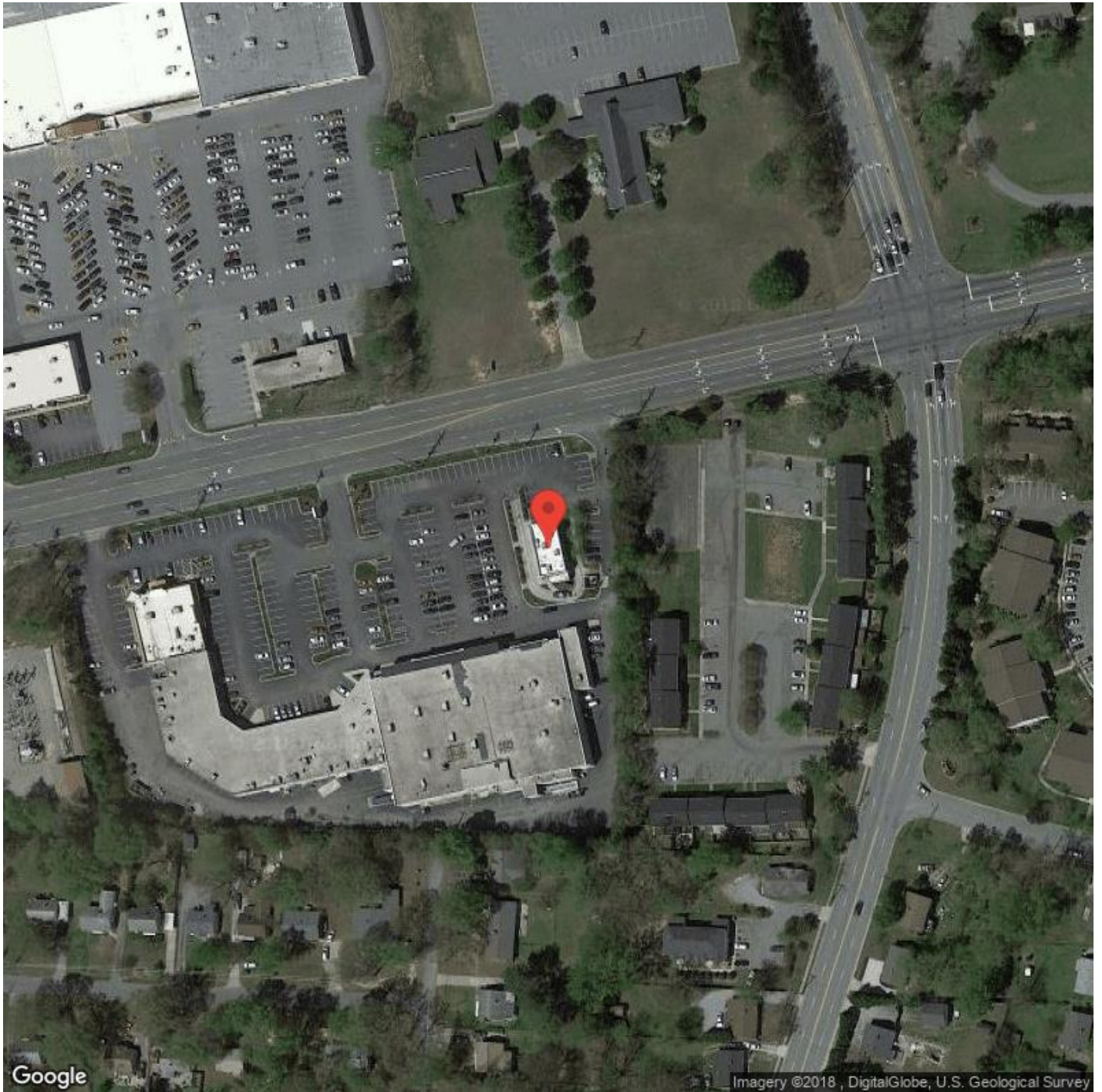


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AERIAL MAP

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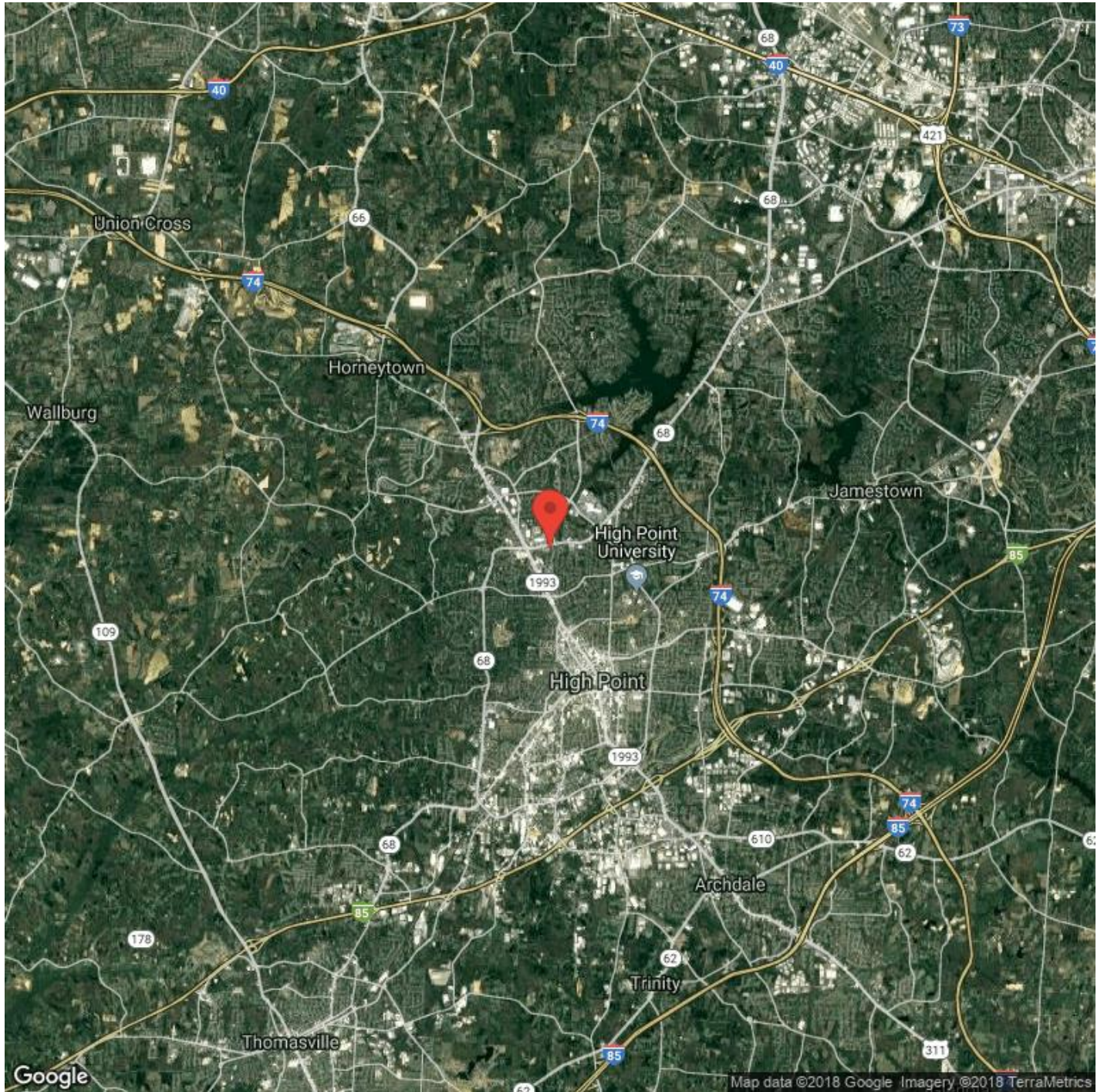
LOCATION MAP

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REGIONAL MAP

Retail Space Available
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DEMOGRAPHICS

Retail Space Available
274 Eastchester Dr | High Point, NC 27262



Population

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Male	3,218 (48.71 %)	29,699 (47.98 %)	54,109 (48.20 %)
Female	3,389 (51.29 %)	32,206 (52.02 %)	58,154 (51.80 %)
Total Population	6,607	61,905	112,263

Age Breakdown

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Ages 0-4	365 (5.52 %)	3,392 (5.48 %)	6,308 (5.62 %)
Ages 5-9	482 (7.30 %)	4,346 (7.02 %)	8,226 (7.33 %)
Ages 10-14	489 (7.40 %)	4,184 (6.76 %)	8,026 (7.33 %)
Ages 15-19	475 (7.19 %)	4,217 (6.81 %)	8,063 (7.18 %)
Ages 20-24	440 (6.66 %)	4,148 (6.70 %)	7,701 (6.86 %)
Ages 25-29	411 (6.22 %)	4,026 (6.50 %)	7,176 (6.39 %)
Ages 30-34	411 (6.22 %)	3,946 (6.37 %)	6,794 (6.05 %)
Ages 35-39	444 (6.72 %)	3,928 (6.35 %)	6,844 (6.10 %)
Ages 40-44	481 (7.28 %)	4,041 (6.53 %)	7,300 (6.50 %)
Ages 45-49	478 (7.23 %)	4,261 (6.88 %)	7,786 (6.94 %)
Ages 50-54	456 (6.90 %)	4,146 (6.70 %)	7,679 (6.84 %)
Ages 55-59	407 (6.16 %)	3,861 (6.24 %)	7,160 (6.38 %)
Ages 60-64	326 (4.93 %)	3,386 (5.47 %)	6,195 (5.52 %)
Ages 65-69	264 (4.00 %)	2,798 (4.52 %)	4,973 (4.43 %)
Ages 70-74	198 (3.00 %)	2,209 (3.57 %)	3,824 (3.41 %)
Ages 75-79	145 (2.19 %)	1,729 (2.79 %)	2,889 (2.57 %)
Ages 80-84	105 (1.59 %)	1,228 (1.98 %)	2,003 (1.78 %)
Ages 85+	230 (3.48 %)	2,059 (3.33 %)	3,316 (2.95 %)

DEMOGRAPHICS

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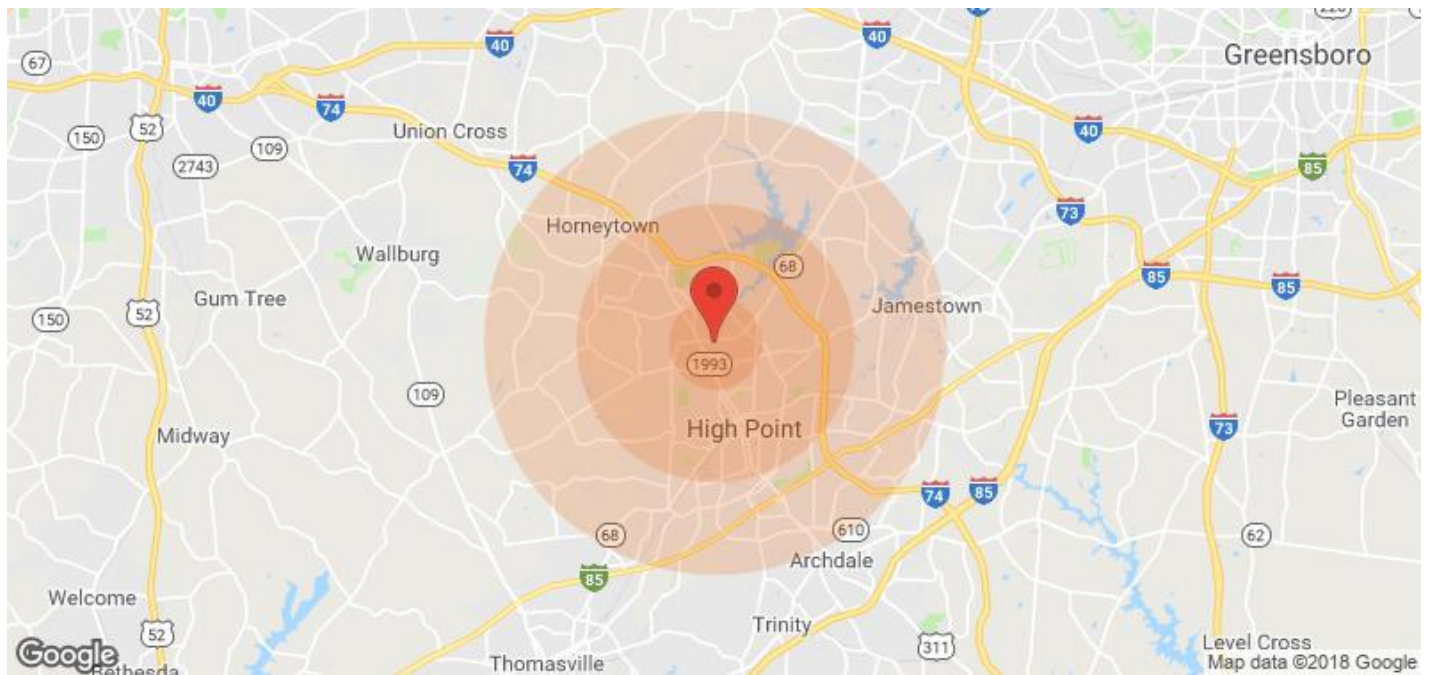
<u>Household Income</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Median Income	\$37,221	\$34,440	\$35,766
Less than \$10,000	350	2,895	4,238
\$10,000 - \$14,999	324	2,215	3,344
\$15,000 - \$19,999	197	1,690	2,792
\$20,000 - \$24,999	202	1,603	2,654
\$25,000 - \$29,999	170	1,434	2,549
\$30,000 - \$34,999	192	1,578	2,533
\$35,000 - \$39,999	152	1,089	2,057
\$40,000 - \$44,999	287	1,409	2,636
\$45,000 - \$49,999	118	1,064	1,947
\$50,000 - \$59,999	306	2,079	3,896
\$60,000 - \$74,999	202	2,355	4,534
\$75,000 - \$99,999	112	1,869	4,223
\$100,000 - \$124,999	93	1,256	2,547
\$125,000 - \$149,999	48	669	1,419
\$150,000 - \$199,999	44	767	1,452
Greater than \$200,000	34	477	1,045

<u>Housing</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Housing Units	3,652	29,975	52,134
Occupied Units	3,038	25,757	45,690
Owner Occupied Units	1,563	14,236	27,138
Renter Occupied Units	1,475	11,521	18,552
Vacant Units	614	4,218	6,444

<u>Race Demographics</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population Non Hispanic White	3,693	34,555	63,573
Population Black	2,227	22,084	36,275
Population Am In/Ak Nat	9	89	144

DEMOGRAPHICS

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Population Characteristic	1 Mile	3 Mile	5 Mile	Household Income	1 Mile	3 Mile	5 Mile
Ages 0-4	365	3,392	6,308	Median Household Income	\$37,221	\$34,440	\$35,766
Ages 5-9	482	4,346	8,226	< \$10000	350	2,895	4,238
Ages 10-14	489	4,184	8,026	\$10000-\$14999	324	2,215	3,344
Ages 15-19	475	4,217	8,063	\$15000-\$19999	197	1,690	2,792
Ages 20-24	440	4,148	7,701	\$20000-\$24999	202	1,603	2,654
Ages 25-29	411	4,026	7,176	\$25000-\$29999	170	1,434	2,549
Ages 30-34	411	3,946	6,794	\$30000-\$34999	192	1,578	2,533
Ages 35-39	444	3,928	6,844	\$35000-\$39999	152	1,089	2,057
Ages 40-44	481	4,041	7,300	\$40000-\$44999	287	1,409	2,636
Ages 45-49	478	4,261	7,786	\$45000-\$49999	118	1,064	1,947
Ages 50-54	456	4,146	7,679	\$50000-\$60000	306	2,079	3,896
Ages 55-59	407	3,861	7,160	\$60000-\$74000	202	2,355	4,534
Ages 60-64	326	3,386	6,195	\$75000-\$99999	112	1,869	4,223
Ages 65-69	264	2,798	4,973	\$100000-\$124999	93	1,256	2,547
Ages 70-74	198	2,209	3,824	\$125000-\$149999	48	669	1,419
Ages 75-79	145	1,729	2,889	\$150000-\$199999	44	767	1,452
Ages 80-84	105	1,228	2,003	> \$200000	34	477	1,045
Race Characteristic	1 Mile	3 Mile	5 Mile	Characteristic Housing	1 Mile	3 Mile	
Non Hispanic White	3,693	34,555	63,573	Housing Units	3,652	29,975	
Population Black	2,227	22,084	36,275	Occupied Housing Units	3,038	25,757	
Population Am In/AK Nat	9	89	144	Owner Occupied Housing Units	1,563	14,236	
				Renter Occupied Housing Units	1,475	11,521	
				Vacant Housing Units	614	4,218	

