

For Sale or Lease options

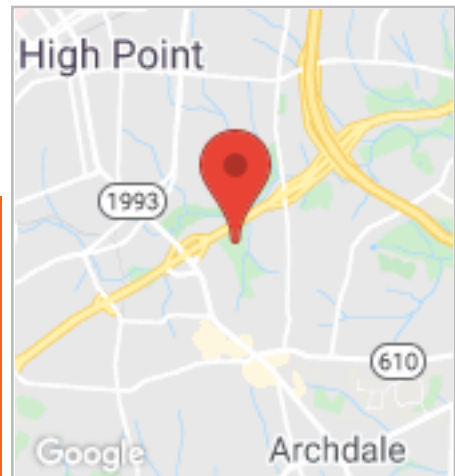
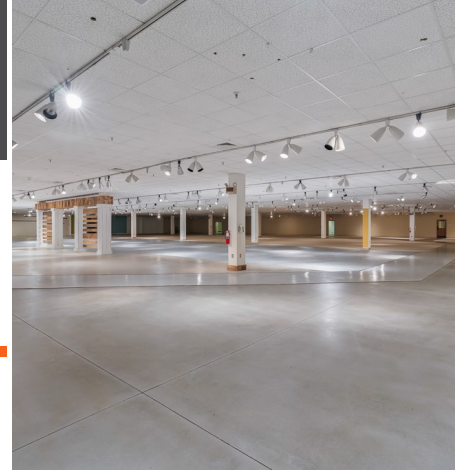
+/-39,000 Industrial Property

HIGH POINT, NC 27263

Price: Lease \$4.25 per sqft
\$0.70 per sqft NNN

Property Highlights

- +/-39,000 Sqft
- Convenient to Business 85
- Zoning Change in process to EC
- Sits on +/-36 acres



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

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Lindsay Commercial Properties | High Point, NC

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 and 2019 President-Elect / 2020 President of the High Point Association of Realtors.

Mark leads our firm as President and founder. With more than 13 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 Past President of HPRAR Board, Past President and Treasurer 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

+/-39,000 Industrial Property
205 Model Farm Road | High Point, NC 27263

04



For Sale or Lease

Lindsay Property Management is proud to announce its newest listing. Sitting on +/-36 acres is this large industrial space. This space is +/-39,000 sqft and is in close to highway access to get you to Greensboro or Thomasville easily.

Listed for lease at \$4.25 per sqft and \$.70 NNN Cam Charges

Please call the office to inquire about For Sale Pricing and Lease options.

336-878-5171

PROPERTY PHOTOS

+/-39,000 Industrial Property
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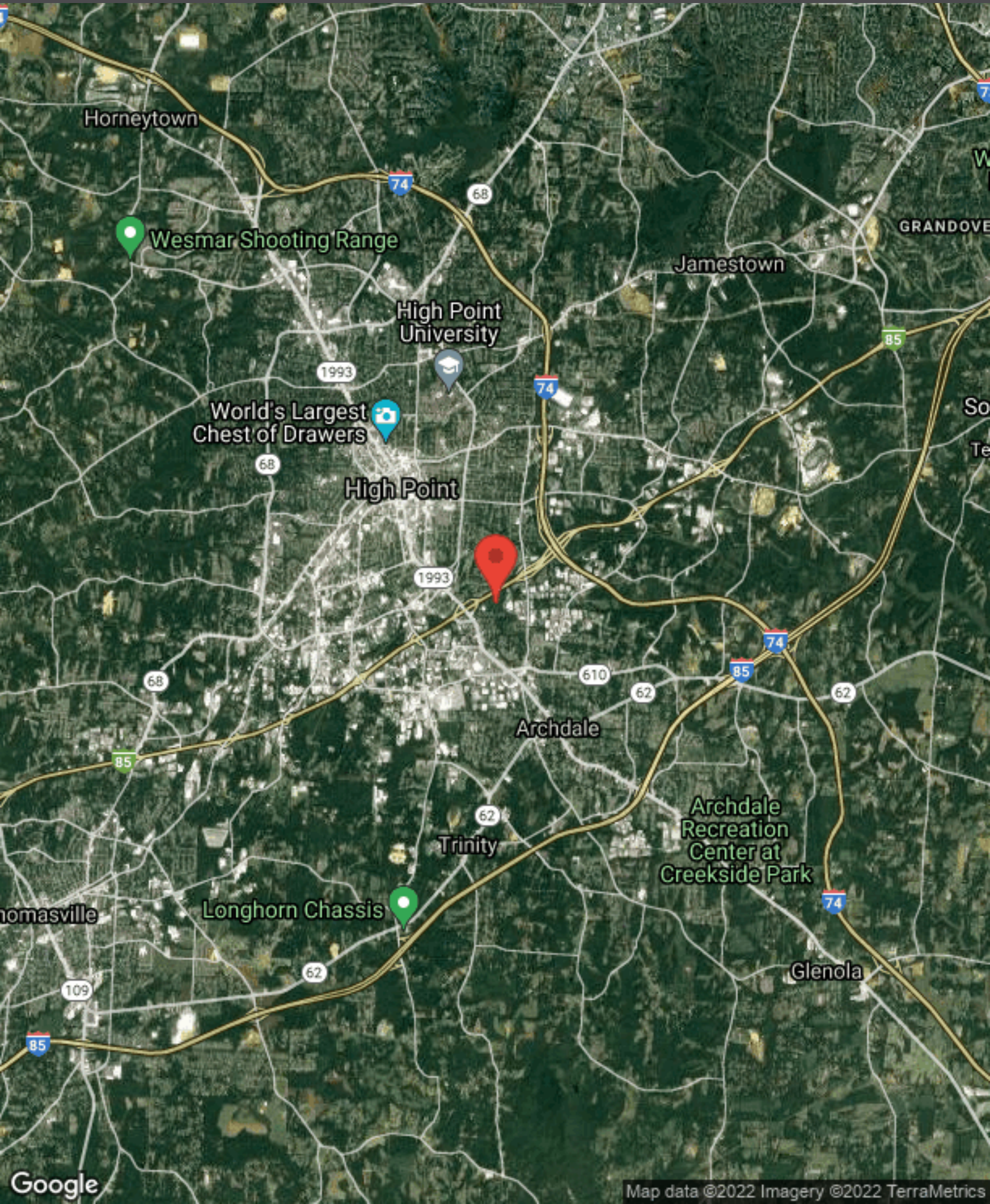
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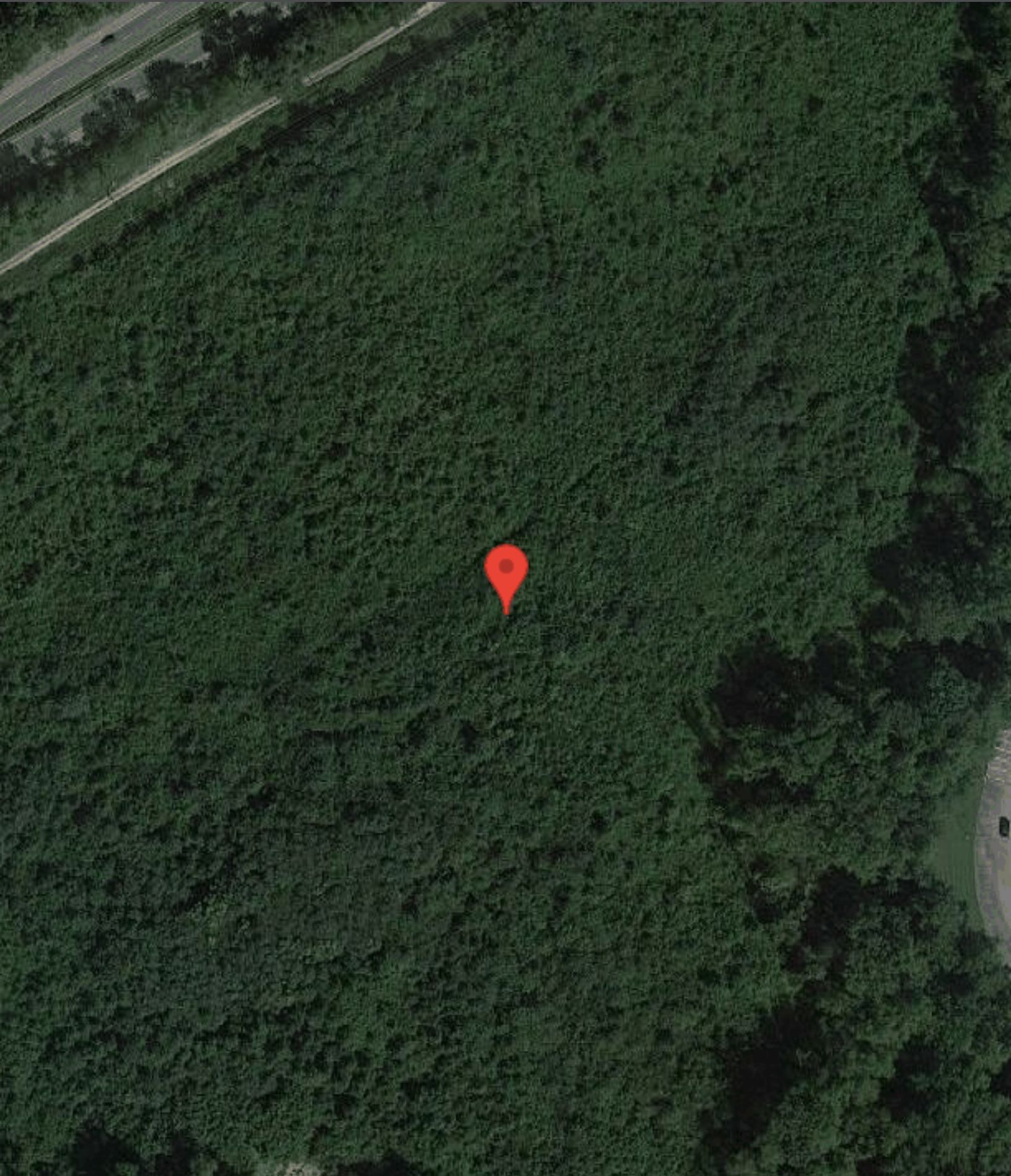
REGIONAL MAP

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205 Model Farm Road | High Point, NC 27263



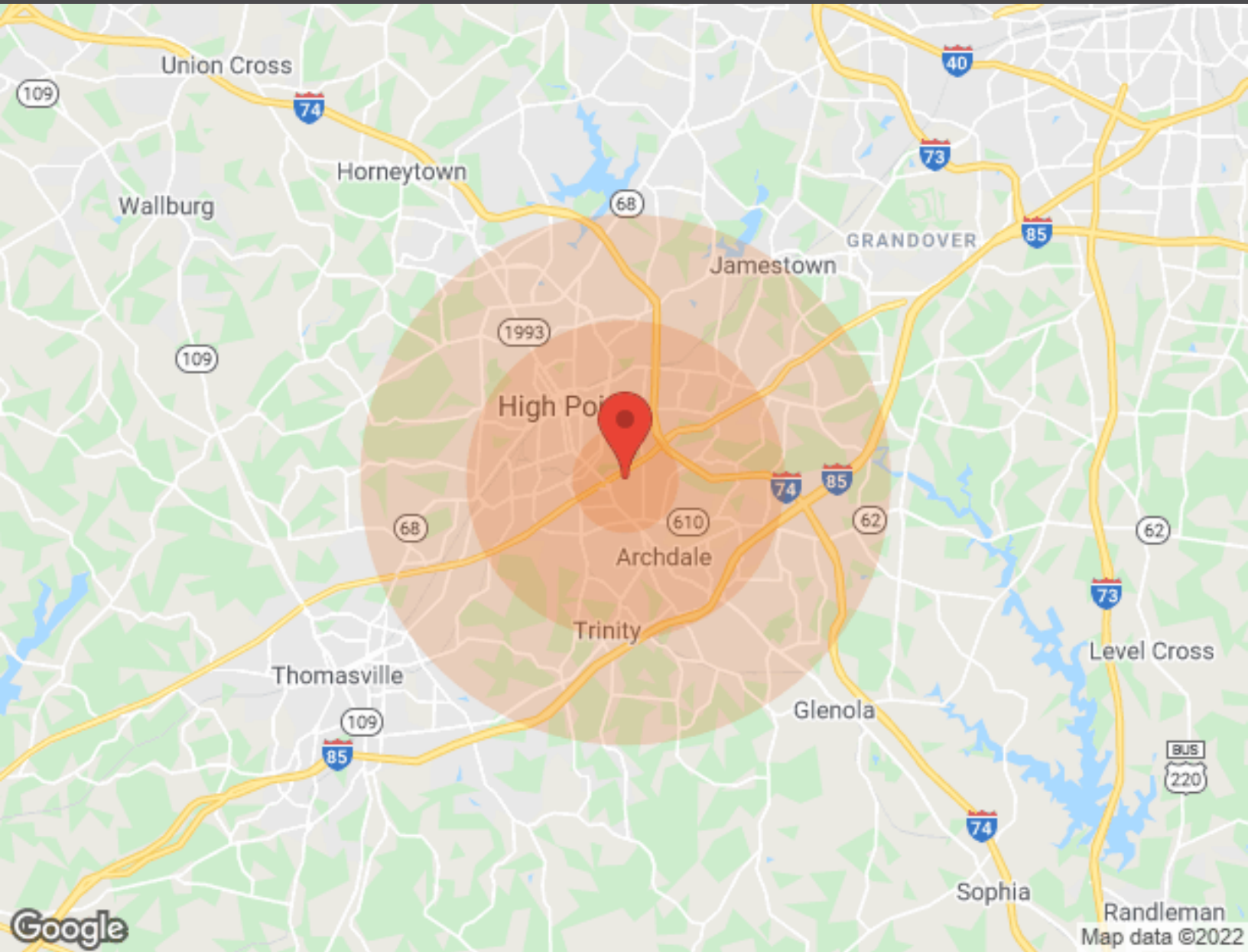
AERIAL MAP

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DEMOGRAPHICS

+/-39,000 Industrial Property
205 Model Farm Road | High Point, NC 27263



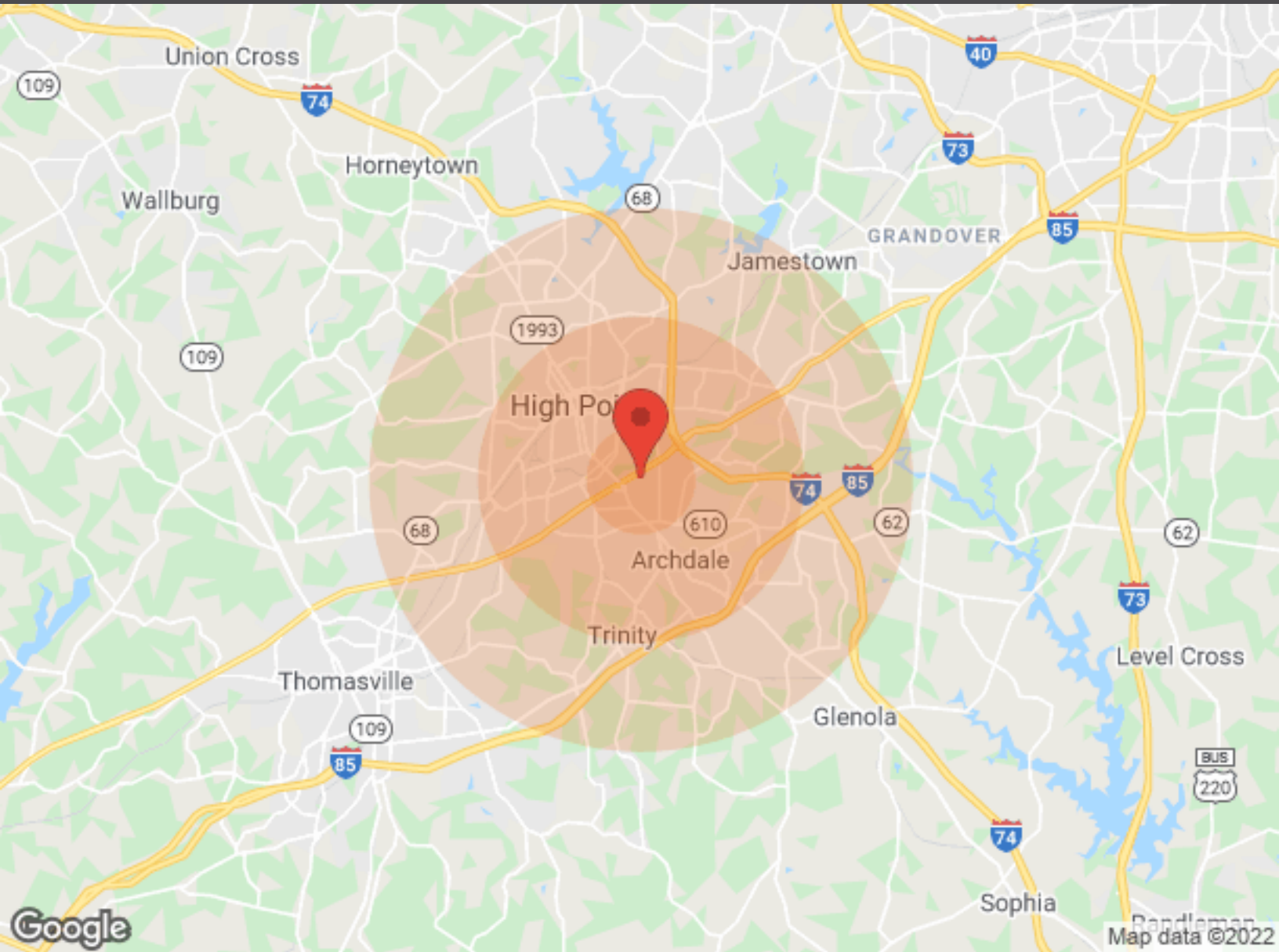
Population	1 Mile	3 Miles	5 Miles
Male	2,842	20,318	45,045
Female	2,964	22,190	48,768
Total Population	5,806	42,508	93,813
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,411	9,320	18,904
Ages 15-24	910	6,201	13,200
Ages 55-64	568	4,136	10,591
Ages 65+	499	5,686	14,587
Race	1 Mile	3 Miles	5 Miles
White	1,323	17,887	51,285
Black	3,042	18,379	31,887
Am In/AK Nat	29	83	147
Hawaiian	N/A	N/A	N/A
Hispanic	797	5,394	9,541
Multi-Racial	1,410	7,768	13,738

Income	1 Mile	3 Miles	5 Miles
Median	\$25,282	\$25,500	\$34,411
< \$15,000	526	4,912	7,587
\$15,000-\$24,999	480	2,719	5,204
\$25,000-\$34,999	377	2,365	5,198
\$35,000-\$49,999	304	2,335	5,789
\$50,000-\$74,999	416	1,977	6,615
\$75,000-\$99,999	42	778	2,790
\$10,000-\$149,999	N/A	434	2,283
\$150,000-\$199,999	N/A	80	530
> \$200,000	N/A	50	453

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,599	19,305	44,335
Occupied	2,181	16,414	38,349
Owner Occupied	799	6,839	21,288
Renter Occupied	1,382	9,575	17,061
Vacant	418	2,891	5,986

DETAILED DEMOGRAPHICS

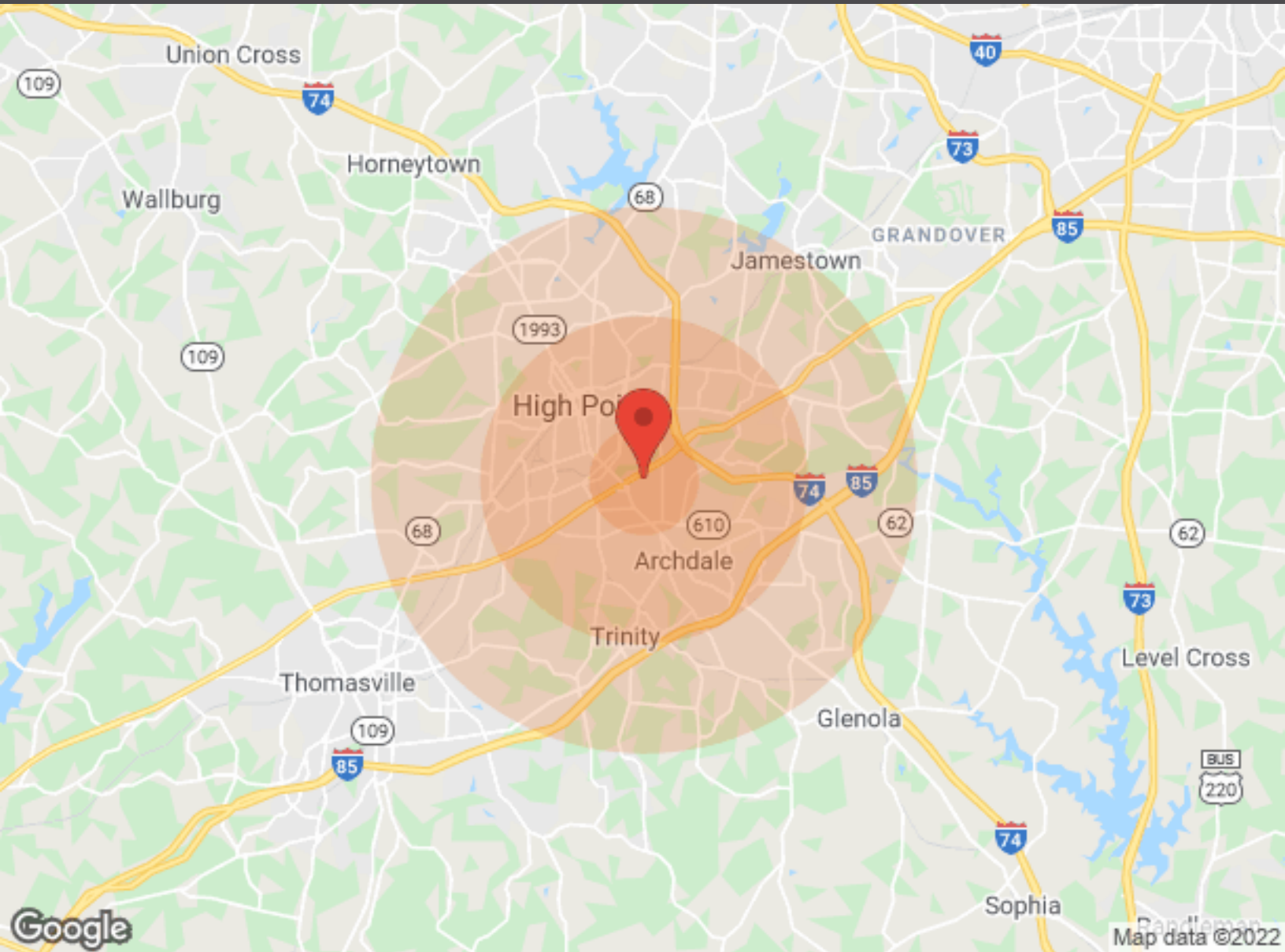
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Ages 0-4	386	2,656	5,311	Median	\$25,282	\$25,500	\$34,411
Ages 5-9	529	3,433	6,897	< \$10,000	355	2,922	4,291
Ages 10-14	496	3,231	6,696	\$10,000-\$14,999	171	1,990	3,296
Ages 15-19	472	3,151	6,719	\$15,000-\$19,999	287	1,486	2,733
Ages 20-24	438	3,050	6,481	\$20,000-\$24,999	193	1,233	2,471
Ages 25-29	410	3,016	6,135	\$25,000-\$29,999	227	1,401	2,849
Ages 30-34	410	2,982	5,907	\$30,000-\$34,999	150	964	2,349
Ages 35-39	409	2,927	5,904	\$35,000-\$39,999	150	958	1,826
Ages 40-44	423	2,877	6,106	\$40,000-\$44,999	111	857	2,237
Ages 45-49	408	2,839	6,348	\$45,000-\$49,999	43	520	1,726
Ages 50-54	358	2,524	6,131	\$50,000-\$60,000	323	1,094	3,270
Ages 55-59	316	2,229	5,650	\$60,000-\$74,000	93	883	3,345
Ages 60-64	252	1,907	4,941	\$75,000-\$99,999	42	778	2,790
Ages 65-69	187	1,574	4,121	\$100,000-\$124,999	N/A	335	1,349
Ages 70-74	116	1,248	3,290	\$125,000-\$149,999	N/A	99	934
Ages 74-79	70	926	2,511	\$150,000-\$199,999	N/A	80	530
Ages 80-84	46	660	1,773	> \$200,000	N/A	50	453
Ages 85+	80	1,278	2,892				