

FOR LEASE — RENOVATED 2025 | HIGH VISIBILITY CORRIDOR | HIGH POINT, NC

1744 Westchester Drive High Point, NC 27262

~11,000 SF Total | 2,000–9,000 SF Available | 1.35 Acres | 45 Parking Spaces | Adjacent to New HP Police Department | GB Zoning



LEASE RATE	TICAM	AVAILABLE
\$10.00/SF NNN	\$2.96/SF/yr	2,000–9,000 SF
Triple Net — Tenant Pays Expenses	~\$0.25/SF/month additional	Min suite to full building available

1744 Westchester Drive is a fully renovated 2025 commercial building on one of High Point's most heavily traveled corridors. With **2,000 to 9,000 SF available**, flexible **General Business (GB) zoning**, and 45 on-site parking spaces, this property is positioned to attract retail, office, fitness, and service tenants seeking a high-visibility address with exceptional neighbors.

PROPERTY HIGHLIGHTS

❖ Renovated 2025	Fully updated interior — fresh finishes, modern layout throughout	❖ High-Traffic Corridor	Thousands of daily drivers on heavily traveled Westchester Drive
❖ Adjacent to HP Police Dept	Next to new High Point Police HQ — built-in security presence	❖ Popular Restaurant Neighbor	Thriving restaurant next door — built-in foot traffic
❖ 45 On-Site Parking Spaces	Well above code requirements — ample parking for any business	❖ GB Zoning — Flexible Use	Retail, office, fitness, medical, salon, restaurant & more

INTERIOR — OPEN FLEX SPACE



Open flex space with high ceilings, recessed LED lighting, mirror walls, and carpet — previously operated as a fitness center. Immediately available for gym, studio, retail, showroom, or professional office buildout. Additional interior improvements planned.

AVAILABLE SUITE CONFIGURATIONS

Suite Option	Approx. SF	Lease Rate	Est. Mo. Rent	Ideal Uses
Small Suite	~2,000 SF	\$10.00/SF NNN	~\$1,667/mo	Office, medical, boutique, personal services, studio
Mid Suite	~3,500 SF	\$10.00/SF NNN	~\$2,917/mo	Retail, showroom, salon/spa, training facility, food service
Large Suite	~6,000 SF	\$10.00/SF NNN	~\$5,000/mo	Fitness center, full-service retail, medical/dental, event space
Full Available	~9,000 SF	\$10.00/SF NNN	~\$7,500/mo	Single-tenant anchor — maximum floor plate and visibility

TICAM currently \$2.96/SF/yr (~\$0.25/SF/mo) in addition to base lease rate. Owner occupies approximately 2,000 SF for plumbing/HVAC operations. Remaining 9,000 SF fully available for lease — suites configurable to tenant needs.

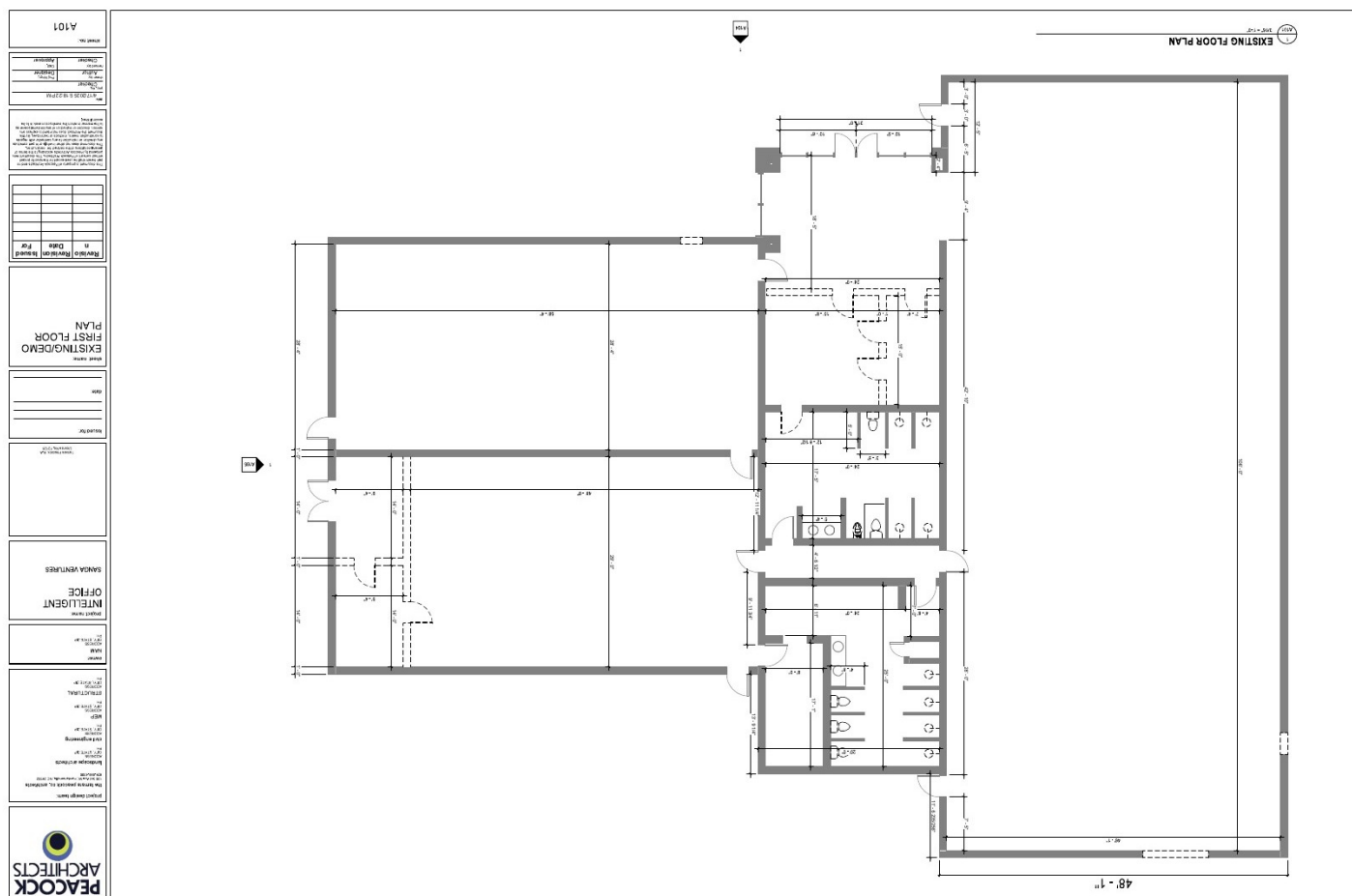
BUILDING SPECIFICATIONS

Total Building SF:	~11,000 SF	Zoning:	General Business (GB)
Available for Lease:	2,000 – 9,000 SF	Parking:	45 Spaces (28 required)
Land Area:	1.35 Acres	TICAM:	\$2.96/SF/yr
Year Renovated:	2025	Owner Occupancy:	~2,000 SF (Plumbing/HVAC)

GB ZONING | LOCATION ADVANTAGES

GB ZONING — PERMITTED USES	LOCATION ADVANTAGES
❖ Retail stores & boutiques ❖ Restaurants & food service ❖ Fitness centers & gyms ❖ Medical & dental offices ❖ Personal services (salon, spa, studio) ❖ Professional & business offices ❖ Entertainment & event venues ❖ Auto-related service businesses ❖ Banks & financial services	❖ New HP Police Dept — directly adjacent; institutional anchor ❖ Thriving restaurant on the other side — immediate foot traffic ❖ Heavy vehicle corridor — Westchester Drive AADT 15,000+ ❖ Westchester Dr / Whittier Ave — signalized intersection access ❖ Minutes from downtown High Point and I-85 access ❖ High-visibility position — prominent signage opportunity ❖ Parking lot improvements planned — resurface, restripe & paint

FLOOR PLAN



AREA DEMOGRAPHICS — HIGH POINT, NC



POPULATION & INCOME SUMMARY (1, 3 & 5-MILE RINGS)

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	8,450	59,200	122,400
Households	3,510	24,600	50,800
Median HH Income	\$43,800	\$46,500	\$50,100
Avg HH Income	\$58,200	\$63,400	\$68,900
Daytime Population	11,200	62,000	131,000
Median Age	36.2	35.8	36.1
Pop. Growth (5-yr est.)	+2.1%	+2.8%	+3.2%

Source: Esri/CoStar estimates. Demographics are approximate and provided for reference only.

CONTACT US — SCHEDULE A TOUR TODAY**LISTING BROKER****Scott Beane**

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Lindsay Commercial Properties

PROPERTY SUMMARY**1744 Westchester Drive**

High Point, NC 27262

- ❖ For Lease: **\$10.00/SF NNN**
- ❖ TICAM: **\$2.96/SF/yr**
- ❖ Available: **2,000 – 9,000 SF**
- ❖ Total Building: **~11,000 SF**
- ❖ Land: **1.35 Acres**
- ❖ Parking: **45 Spaces**
- ❖ Zoning: **General Business (GB)**
- ❖ Renovated: **2025**

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