

# 1829 EASTCHESTER DR

High Point, NC 27265



## PROPERTY DESCRIPTION

These two thoughtfully designed buildings, this complex offers flexibility and adaptability for a range of business needs. Whether you're looking for dedicated office spaces, collaborative work areas, or versatile meeting facilities, these structures cater to diverse business requirements.

## PROPERTY HIGHLIGHTS

- Nestled adjacent to the renowned Oak Hollow Festival Park, providing a dynamic and vibrant setting
- Strategically situated for easy access from Interstate 74, streamlining commuting for employees and clients
- The convenience of abundant parking ensures that employees and visitors experience hassle-free access

## OFFERING SUMMARY

|                      |   |
|----------------------|---|
| Lease Price:         | Negotiable  |
| Lot Size:            | 5.03 Acres  |
| Both Buildings Size: | <b>49030 SF</b><br>Building One: 32,578 SF<br>Building Two: 16,452 SF |
| Zoning:              | CU-OI   |
| Parcel ID:           | 200168  |
| Parking:             | 200+ spaces   |
| Traffic Counts:      | 40,000 VPD  |
| County:              | Guilford  |

# BUILDING 2ND OFFICE FOR LEASE

## 1831 EASTCHESTER DR

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### PROPERTY DESCRIPTION

This 2nd buildings desinged with IT Consideration with all facilities flexibility and adaptability for a range of business needs. Whether you're looking for dedicated office spaces, collaborative work areas, or versatile meeting facilities, these structures cater to diverse business requirements.

### PROPERTY HIGHLIGHTS

- Nestled adjacent to the renowned Oak Hollow Festival Park, providing a dynamic and vibrant setting
- Strategically situated for easy access from Interstate 74, streamlining commuting for employees and clients
- The convenience of abundant parking ensures that employees and visitors experience hassle-free access

### OFFERING SUMMARY

|                 |                         |
|-----------------|-------------------------|
| Lease Price:    | Negotiable              |
| Lot Size:       | 4.953 Acres             |
| Building Size:  | Building Two: 16,452 SF |
| Zoning:         | CU-OI                   |
| Parcel ID:      | 200168                  |
| Parking:        | 200+ spaces             |
| Traffic Counts: | 40,000 VPD              |
| County:         | Guilford                |

**OFFICE FOR LEASE**

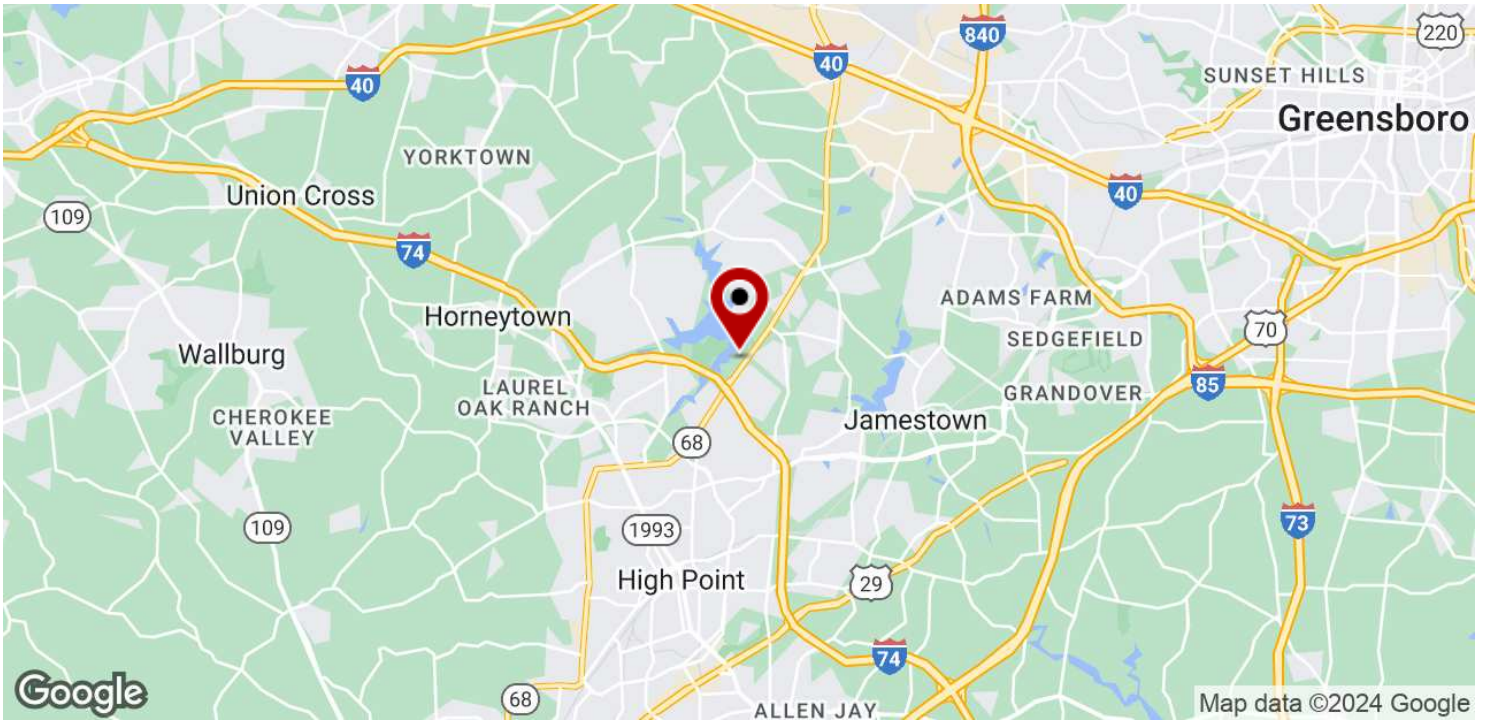
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High Point, NC 27265



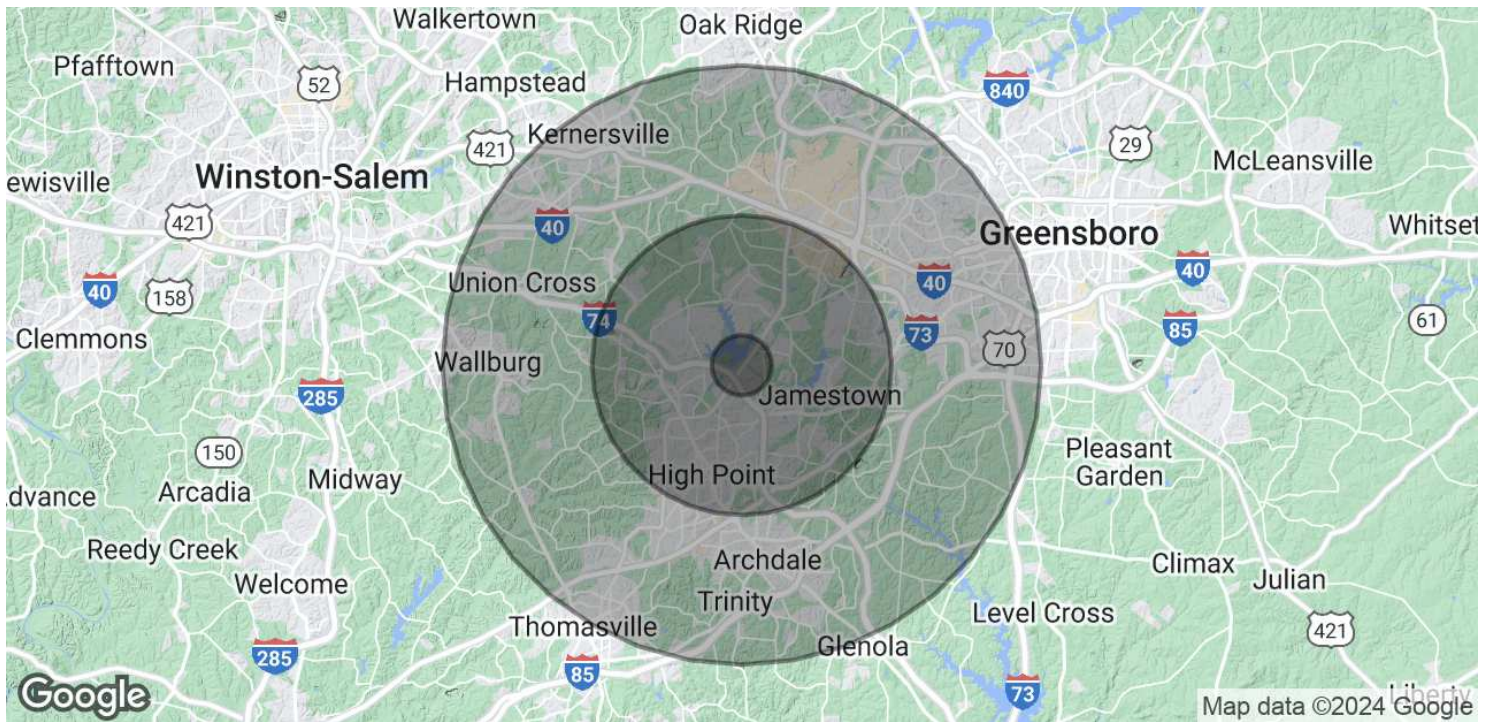
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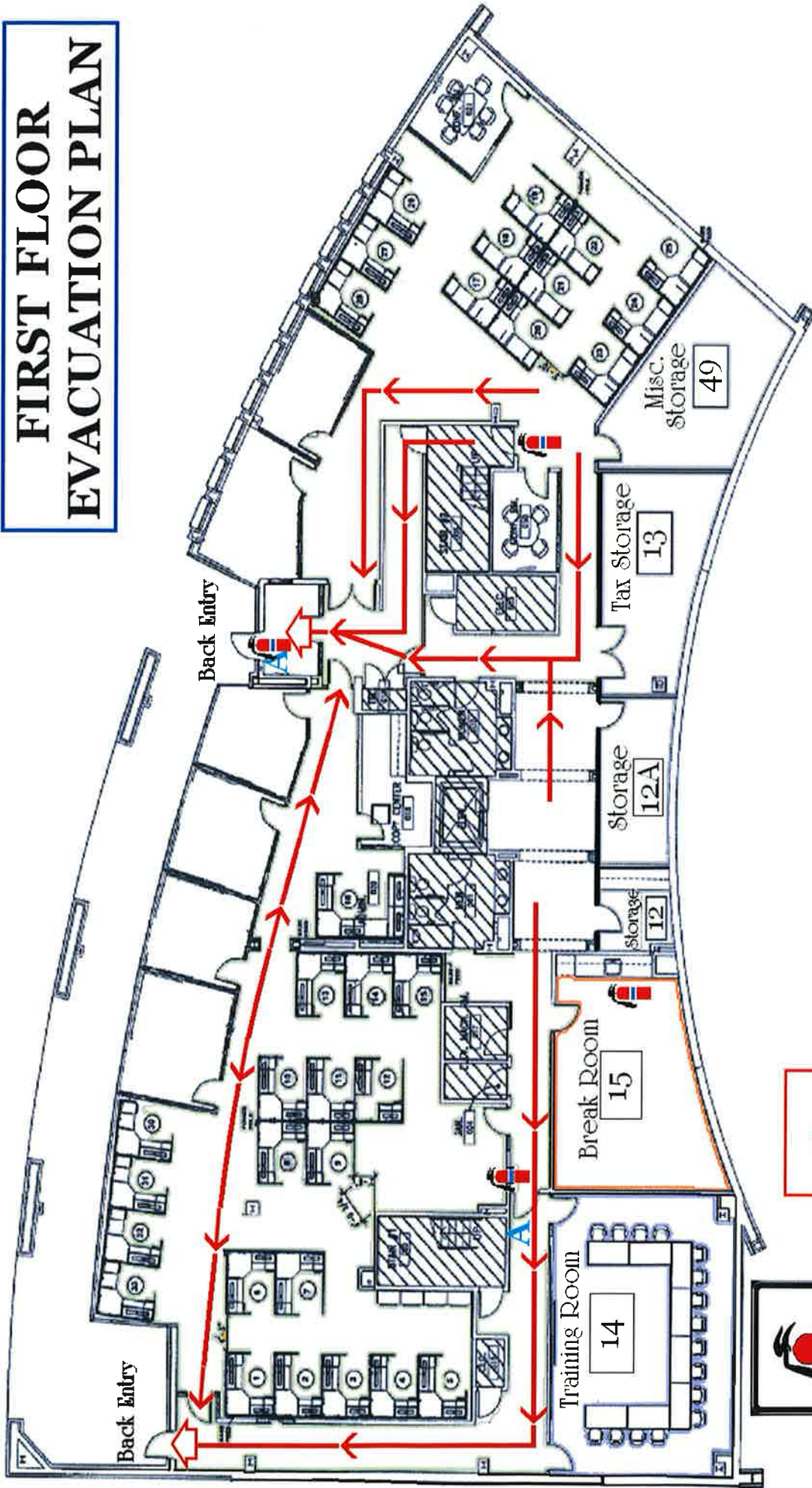
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| <b>POPULATION</b>              | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|---------------|----------------|-----------------|
| Total Population               | 5,940         | 122,399        | 332,593         |
| Average Age                    | 42.2          | 39.9           | 39.7            |
| Average Age (Male)             | 42.6          | 39.1           | 38.5            |
| Average Age (Female)           | 39.2          | 40.7           | 40.9            |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
| Total Households               | 2,464         | 53,430         | 147,382         |
| # of Persons per HH            | 2.4           | 2.3            | 2.3             |
| Average HH Income              | \$78,020      | \$69,262       | \$67,447        |
| Average House Value            | \$198,517     | \$160,788      | \$163,198       |


2020 American Community Survey (ACS)

# FIRST FLOOR EVACUATION PLAN



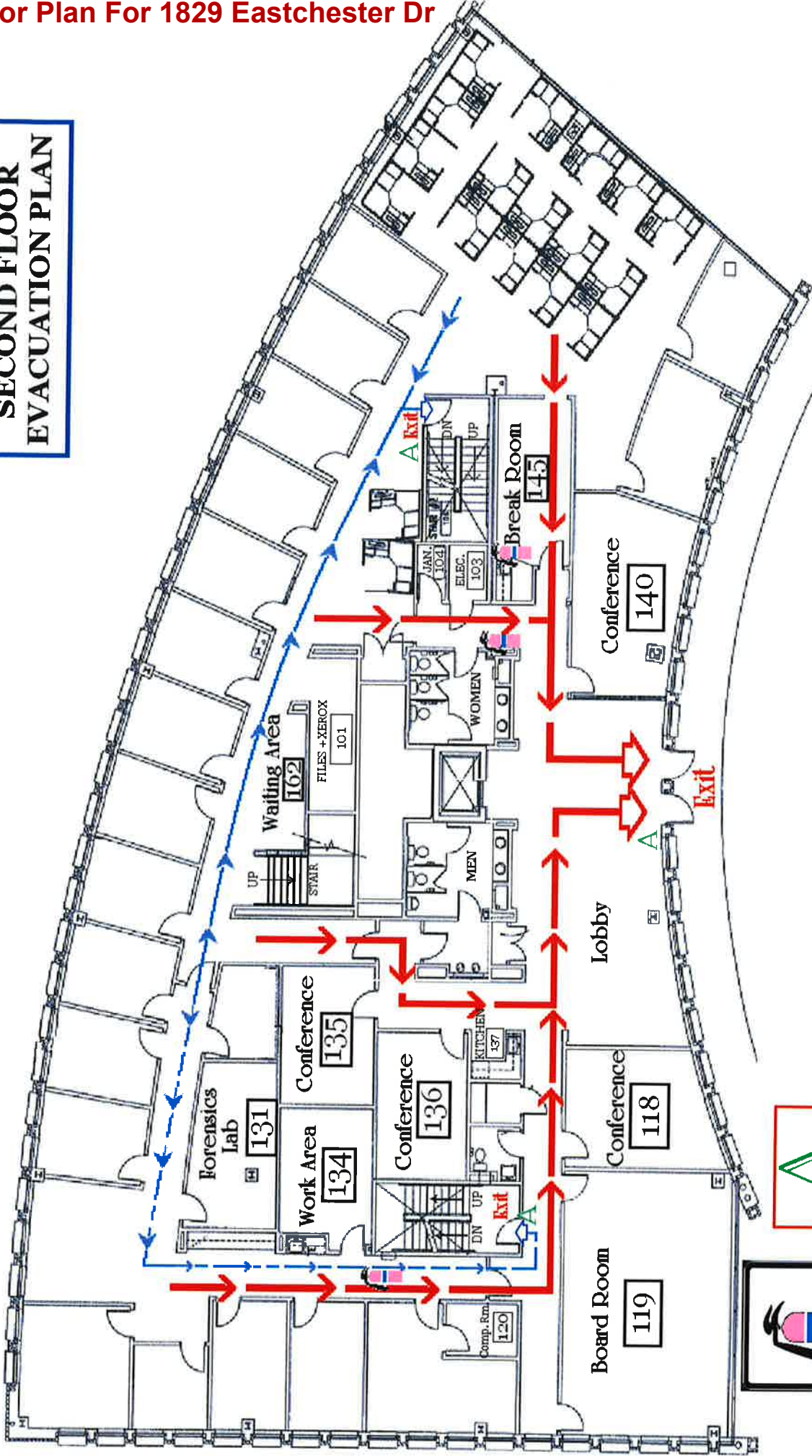
— Exit Route

|          |                       |
|----------|-----------------------|
| <b>A</b> | <b>FIRE<br/>ALARM</b> |
|----------|-----------------------|



|   |                              |
|---|------------------------------|
|  | <b>FIRE<br/>EXTINGUISHER</b> |
|---|------------------------------|

Floor Plan For 1829 Eastchester Dr

**SECOND FLOOR  
EVACUATION PLAN**

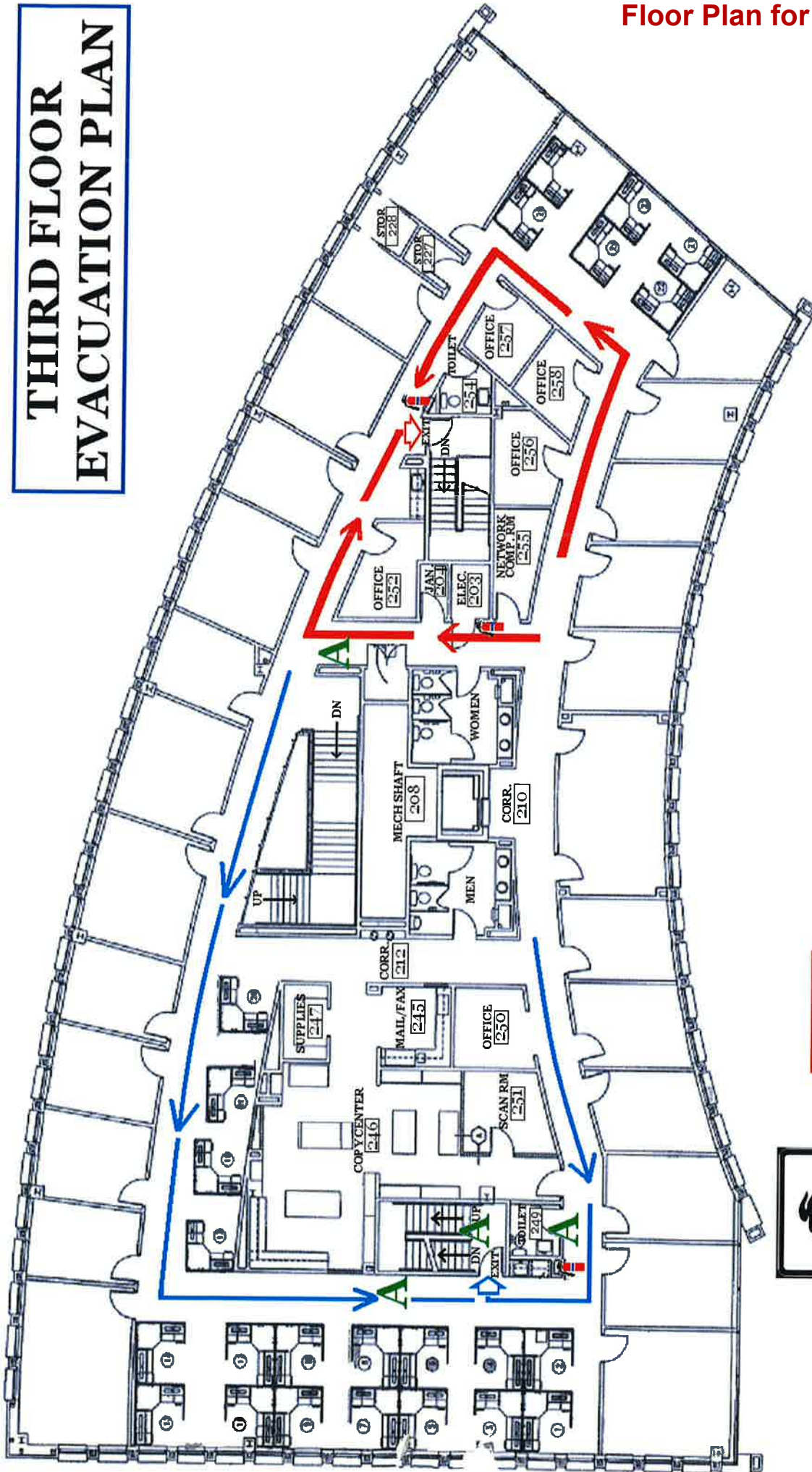


— PRIMARY EXIT  
— SECONDARY EXIT

|   |                          |
|---|--------------------------|
|  | <b>FIRE ALARM</b>        |
|  | <b>FIRE EXTINGUISHER</b> |

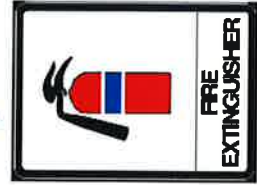
# THIRD FLOOR EVACUATION PLAN

Floor Plan for 1829 Eastchester Dr



— PRIMARY EXIT  
— SECONDARY EXIT

A  
 FIRE ALARM

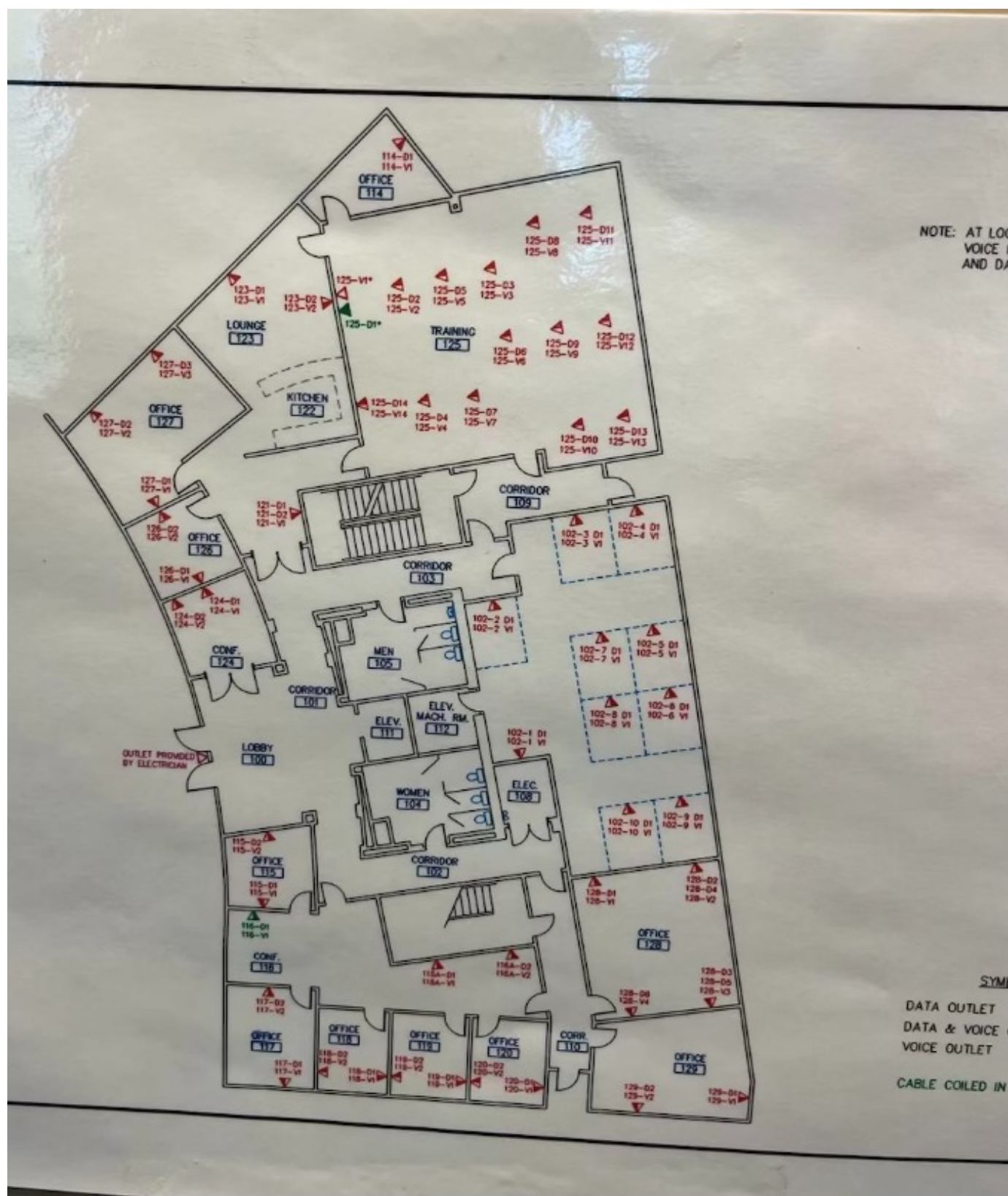




# Floor Plan for 1831 Eastchester Dr 1st Floor

## 1831 EASTCHESTER DR

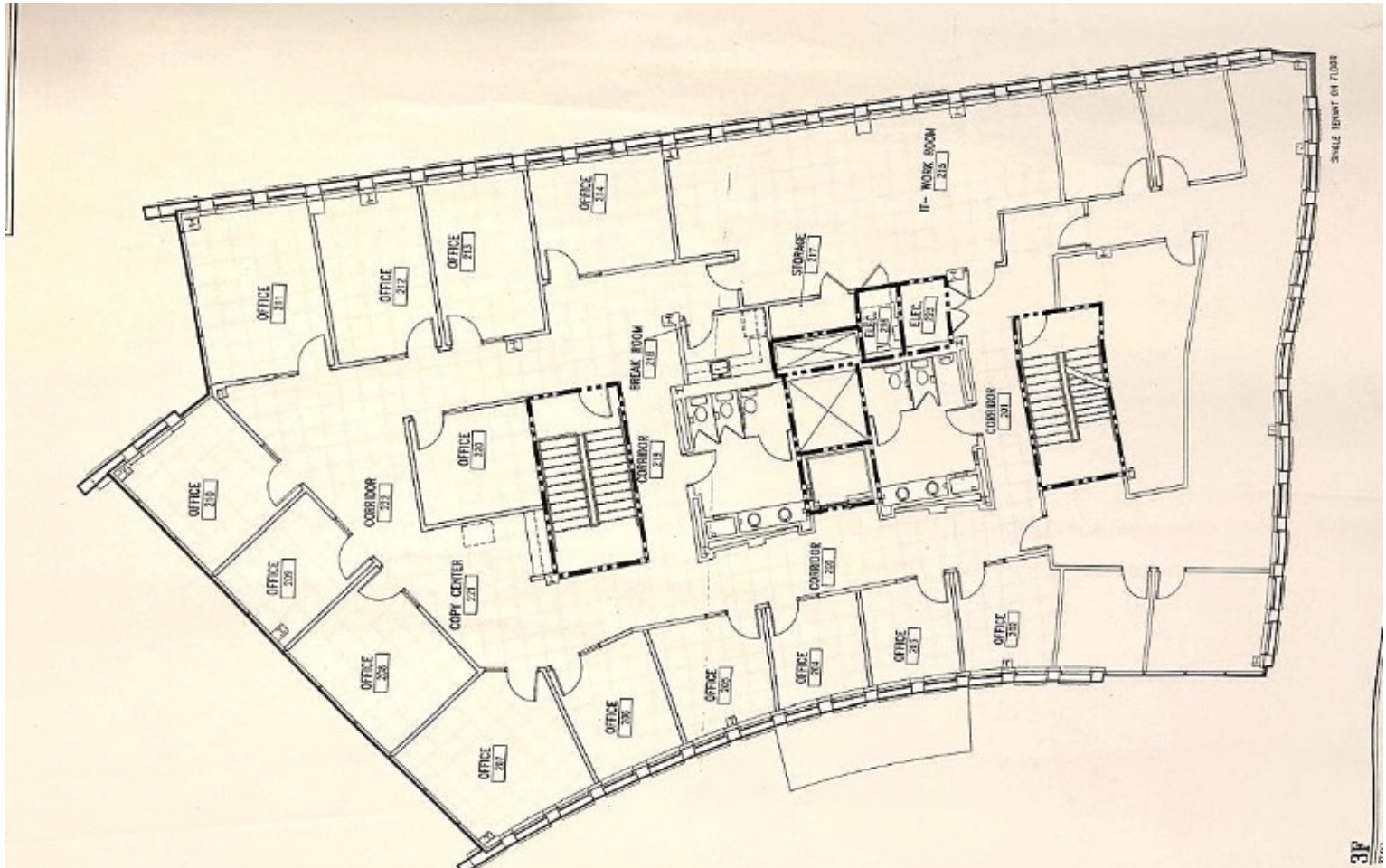
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**Floor Plan For 1831 Eastchester Dr  
2nd Floor**

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