

FOR LEASE \$15.00/SF NNN | TURNKEY PEDIATRIC DENTAL | ~4,500 SF | HIGH POINT, NC

1008 Hutton Lane Suites 111, 112 & 113 — High Point, NC

~4,500 SF | Former Warr Pediatric Dentistry (20+ Years) | Full Clinical Workflow — Check-In Through Check-Out | Minutes from Multiple Schools | Hutton Lane Office Center South



LEASE RATE	BUILDING SF	LEASE TYPE
\$15.00/SF	~4,500 SF	NNN
<i>Per Year — Suites 111, 112 & 113 Combined</i>	<i>Full Dental Workflow — Plug-In & Open</i>	<i>Triple Net Inquire re: COA Dues & Rules</i>

A rare, purpose-built pediatric dental suite totaling ~4,500 SF in the professional Hutton Lane Office Center South — home to **former Warr Pediatric Dentistry, which successfully operated here for over 20 years**. Every square foot of this suite is designed around clinical dental workflow: dedicated check-in, a welcoming reception area, multiple operatory spaces, a lab, a staff lounge, multiple restrooms, and a separate check-out area. Surrounded by schools, families, and complementary healthcare tenants, this is a turnkey opportunity for a pediatric dental practice to step directly into a proven, productive space.

PROPERTY HIGHLIGHTS — 1008 HUTTON LANE | SUITES 111-113

❖ 20+ Year Proven Dental Location	Former Warr Pediatric Dentistry — two decades of successful operations	❖ Purpose-Built Clinical Workflow	Check-in, reception, operatories, lab, staff area, check-out — all here
❖ ~4,500 SF Combined Suite	Suites 111, 112 & 113 — contiguous, flexible, fully outfitted	❖ Multiple Restrooms	Patient and staff restrooms designed to dental practice standards
❖ Minutes from 5+ Schools	HPC Academy, Liberty Charter, Ryze Charter, and more within 1 mile	❖ Established Professional Park	Hutton Lane Office Center South — polished, well-maintained campus
❖ Off Westchester Drive	High-traffic corridor, easy patient access from all of High Point	❖ Interior Photos Available	Contact listing broker — interior available upon request

AERIAL VIEW — 1008 HUTTON LANE, SUITES 111-113



Suites 111-113 outlined in red — Hutton Lane Office Center South, High Point, NC. Neighbors include Village Kids Dental and Spatial Data Consultants. Liberty Charter Academy and Ryze Charter Academy are immediately adjacent.

CLINICAL SPACE OVERVIEW — FULL DENTAL WORKFLOW IN PLACE

Every element of a high-performing pediatric dental practice is built into this suite. The layout was refined over 20+ years of active patient care by Warr Pediatric Dentistry and reflects a proven, efficient flow from patient arrival through departure.

CHECK-IN	Dedicated arrival & registration area — separate from waiting	▼
RECEPTION	Welcoming patient reception & waiting — designed for families	▼
OPERATORIES	Multiple clinical operatory spaces — full dental equipment capability	▼
LAB	In-suite dental lab — prosthetics, impressions, finishing work	▼
STAFF AREA	Private staff lounge & work area — separate from patient zones	▼
RESTROOMS	Multiple restrooms — ADA-accessible, patient & staff separated	▼
CHECK-OUT	Dedicated check-out station — scheduling, billing, patient exit	



Interior Photos Available Upon Request

Contact the listing broker to schedule a private tour and receive interior photography of the clinical spaces, reception, and staff areas.

COA Information

This suite is subject to Condominium/Office Association (COA) rules and dues. Please inquire with listing broker for full details prior to submitting a letter of intent.

Suites 111, 112 & 113 are offered together as a contiguous ~4,500 SF unit. Individual suite configurations available upon request.

SCHOOL & COMMUNITY ECOSYSTEM — WITHIN 1 MILE

For a pediatric dental practice, proximity to schools is a foundational location criterion. 1008 Hutton Lane sits at the heart of one of High Point's densest concentrations of K-12 education facilities — with multiple schools virtually on the doorstep.

School / Institution	Type	Distance	Est. Enrollment
HPC Academy	Charter School	Adjacent (~0.1 mi)	300–500 students
Liberty Charter Academy	Charter School	Adjacent (~0.1 mi)	400–600 students
Ryze Charter Academy	Charter School	Adjacent (~0.1 mi)	200–400 students
Southwest Guilford High	Public High School	~1.5 miles	~1,200 students
Northwood Elementary	Public Elementary	~1.5 miles	~400–600 students
Additional Private Schools	Private / Faith-Based	2–5 miles	Multiple campuses

SURROUNDING HEALTHCARE & PROFESSIONAL TENANTS

Neighbor	Category	Relevance to Pediatric Dental
Village Kids Dental	Pediatric Dental	Validates the market — proven patient base for children's dentistry
Every Age Assisted Living	Senior Care	Healthcare corridor — referral and co-branding opportunities
Spatial Data Consultants	Professional Office	Stable, professional park co-tenancy
Hutton Lane Office Center	Professional Park	Well-maintained campus — projects professionalism to patients & families

AREA DEMOGRAPHICS — FAMILY & PEDIATRIC MARKET ANALYSIS

The following demographic data highlights the family-rich population surrounding 1008 Hutton Lane — the core patient market for any pediatric dental practice. High concentrations of children under 18, dual-income households, and strong median incomes reflect a market that actively invests in children's healthcare.

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	9,800	71,400	145,000
Children Under 18	2,650	19,200	39,000
% Pop. Under 18	27%	27%	27%
Total Households	3,900	28,500	57,800
HH with Children (<18)	34%	32%	31%
Median HH Income	\$68,200	\$71,500	\$69,800
Avg HH Income	\$88,400	\$91,200	\$87,600
Pop. Growth (5-yr est.)	+2.8%	+3.2%	+3.5%
Daytime Population	12,100	74,000	152,000

Source: Esri/CoStar estimates. Demographics approximate and for reference only. Children under 18 metric is particularly relevant to pediatric dental practice valuation and patient-base analysis.

WHY THIS LOCATION WORKS FOR PEDIATRIC DENTISTRY

- ❖ 3 charter schools within 0.1 miles — hundreds of school-age patients within walking distance
- ❖ 27% of the population is under 18 — well above national average in the 5-mile ring
- ❖ Growing population — 3.5% 5-year growth projection in the 5-mile ring
- ❖ Proven demand — 20+ years of Warr Pediatric Dentistry validates this exact location
- ❖ Adjacent dental neighbor — Village Kids Dental confirms ongoing area demand
- ❖ \$88K+ avg household income — families with capacity to invest in dental care

CONTACT US — SCHEDULE A TOUR OR REQUEST INTERIOR PHOTOS**LISTING BROKER****Mark Lindsay, CCIM**

Broker | Lindsay Commercial Properties

Direct: 336-692-5612

MLindsay.LCP@gmail.com

Lindsay Commercial Properties

PROPERTY SUMMARY**1008 Hutton Lane, Suites 111-113**

High Point, NC

- ❖ For Lease: **\$15.00/SF NNN**
- ❖ Total SF: **~4,500 SF**
- ❖ Suites: **111, 112 & 113 (contiguous)**
- ❖ Former: **Warr Pediatric Dentistry (20+ yrs)**
- ❖ Location: **Hutton Lane Office Center South**
- ❖ COA: **Inquire for dues & rules**
- ❖ Interior Photos: **Available upon request**

Lindsay Commercial Properties — Commercial & Investment Real Estate. All information deemed reliable but not guaranteed. Prospective tenants should independently verify all details, COA terms, and space configurations prior to executing any agreement.