

HIGH POINT SHOWROOM CENTER

135 S Main St | High Point, NC



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\$8,300,000
PRICE



12.05%
CAP RATE



\$1,000,511
NOI



46,849 SF
GLA*



Prime Investment Opportunity | Multi-Tenant Retail/Showroom in the Greensboro-High Point MSA | Rare Opportunity to Acquire a Showroom Asset Structurally Connected to a Future High-Quality Hotel Redevelopment



Newly Renovated | Roof Covering a Majority of the Property Replaced in 2023 with a 10-Year Workmanship Warranty & 20-Year Materials Warranty



Strong Tenancy & Value-Add Opportunity | Major Tenants Include Karat Home (Z Gallerie) & The Phillips Collection | All Leases Feature 3% Annual Escalations | Significant Upside Opportunity by Leasing the Basement Suite



Core High Point Market District Presence | Furniture Capital of the World | The High Point Market is a Semi-Annual Event that Generates Over \$6.7 Billion in Annual Economic Impact



Premier Placement in the Showroom Corridor | Situated in Between the 3.5M SF International Home Furnishings Center Owned by Blackstone & the 400,000+ SF Showplace Center



Proximity to Major Employment & Healthcare Drivers | Located 17 Miles from JetZero's Future \$4.7B Aircraft Manufacturing Facility (14,500+ New Jobs) & Less than 1 Mile from the High Point Medical Center



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