

FREEMAN | COMMERCIAL REAL ESTATE



FOR SALE

FULLY LEASED, RECENTLY REMODELED CLASS A  
OFFICE BUILDING

1400 EASTCHESTER DRIVE | HIGH POINT, NC

CHARLIE FREEMAN & SHAWN O'NEILL

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## LOCATION

ADDRESS	1400 Eastchester Drive
CITY, STATE, ZIP	High Point, NC 27265
COUNTY	Guilford County

## PROPERTY INFORMATION

BUILDING SF	20,385 +/- SF
ZONING	OI
LOT SIZE	0.91 +/- AC
CAP RATE	8%
SALE PRICE	\$3,995,000

- + Fully leased & recently remodeled class A office building located on high traffic Eastchester Drive
- + 10,919 +/- SF space is fully furnished
- + New roof in 2026
- + Close proximity to interstate & a short drive to downtown High Point
- + Traffic Count, Eastchester Drive: **45,941 VPD**
- + Traffic Count, I-74: **53,349 VPD**





## DEMOGRAPHICS



### POPULATION

3 mi. - 63,042  
 5 mi. - 126,912  
 7 mi. - 177,049



### AVG. HH INCOME

3 mi. - \$87,182  
 5 mi. - \$96,911  
 7 mi. - \$95,960



### TOTAL BUSINESSES

3 mi. - 2,401  
 5 mi. - 4,662  
 7 mi. - 7,386



### TOTAL EMPLOYEES

3 mi. - 25,076  
 5 mi. - 56,005  
 7 mi. - 99,016

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MARSH & MCELLENAN  
AGENCY



## FREEMAN | COMMERCIAL REAL ESTATE

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