



N Main St

E. HARTLEY DR + OLD WINSTON RD  
WALMART-ADJACENT CORNER

E. Hartley

Old Winston Rd

VACANT COMMERCIAL CORNER PARCEL

# 409 OLD WINSTON ROAD

HIGH POINT, NC • QSR / CAR WASH / RETAIL PAD OPPORTUNITY

OFFERING MEMORANDUM



409 Old Winston Rd

Walmart

Chick-fil-A

TESLA

Bojangles

LOWE'S

HOBBY LOBBY

HARBOR FREIGHT

## PROPERTY SNAPSHOT

409 Old Winston Road | High Point, NC 27265 | Guilford County

**\$756,000**

LIST PRICE

**1.30**

LOT SIZE (AC)

**56,628**

LOT SIZE (SF)

**LB**

ZONING

**TWO**

FRONTAGE POINTS

**\$581.5K**

PRICE / ACRE

# INVESTMENT HIGHLIGHTS



## NATIONAL RETAILER ADJACENCY

Adjacent to Walmart Supercenter and Chick-Fil-A. Next to Lowes Home Improvement and Tesla.



## TWO POINTS OF FRONTAGE

Dual access on E. Hartley Dr + Old Winston Rd at a signalized intersection, ideal for drive-thru and car wash circulation.



## FLEXIBLE LB ZONING

Limited Business district supports restaurant, retail, office, personal service, and most neighborhood-commercial uses.



## ACTIVE TRIAD QSR PAD MARKET

Site offers a great pad site for QSR with high daily traffic counts.



## SCARCE CORNER PARCEL

One of the last re-developable corners in the trade area; surrounding block has fully transitioned to commercial.



## UNDERWRITES TO QSR FLOORS

27265 zip: 52,530 residents, \$73,981 median HH income clears national QSR and car wash site-selection thresholds.

# PARCEL HIGHLIGHTS

A Walmart-adjacent, signalized corner with two points of frontage and flexible Limited Business zoning.

**1**

## CO-TENANCY DEMAND

The adjacent Supercenter feeds discretionary food, fuel, and service spend directly to this pad.

**2**

## CORNER GEOMETRY

Two points of frontage on a signalized intersection deliver the ingress/egress flexibility car wash stacking and QSR drive-thru layouts require.

**3**

## ZONING FLEXIBILITY

LB district permits restaurant, retail, office, personal service, and most neighborhood-commercial uses.

**4**

## SCARCITY

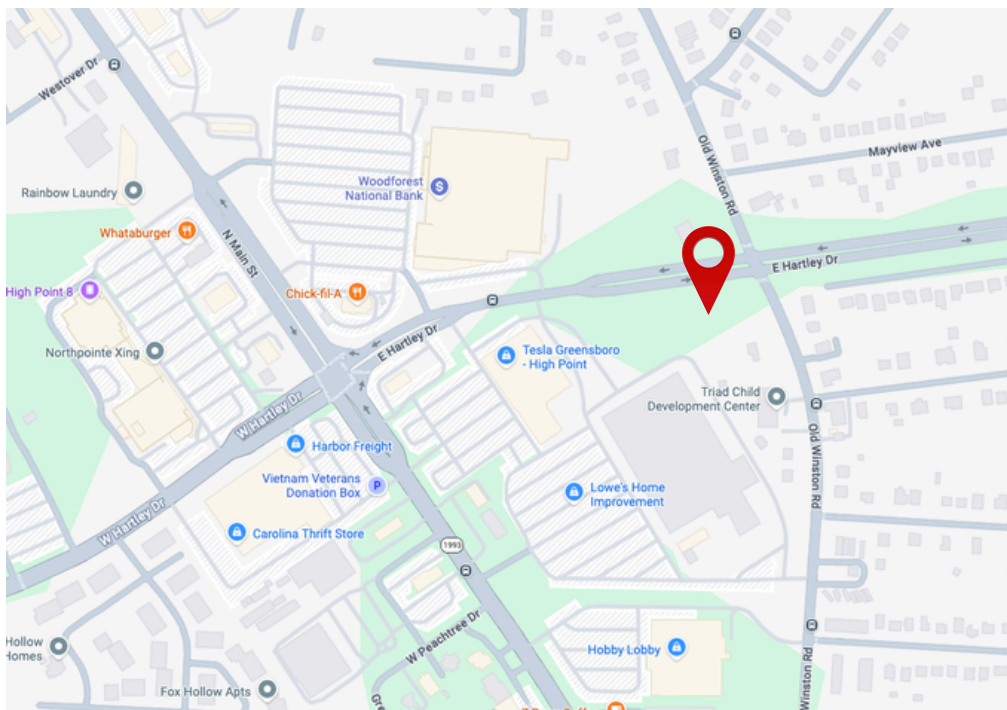
The corridor is built out and comparable LB-zoned corner parcels of this size are limited.

**LIST \$756,000 | \$581,538 / ACRE | 1.30 Acres**

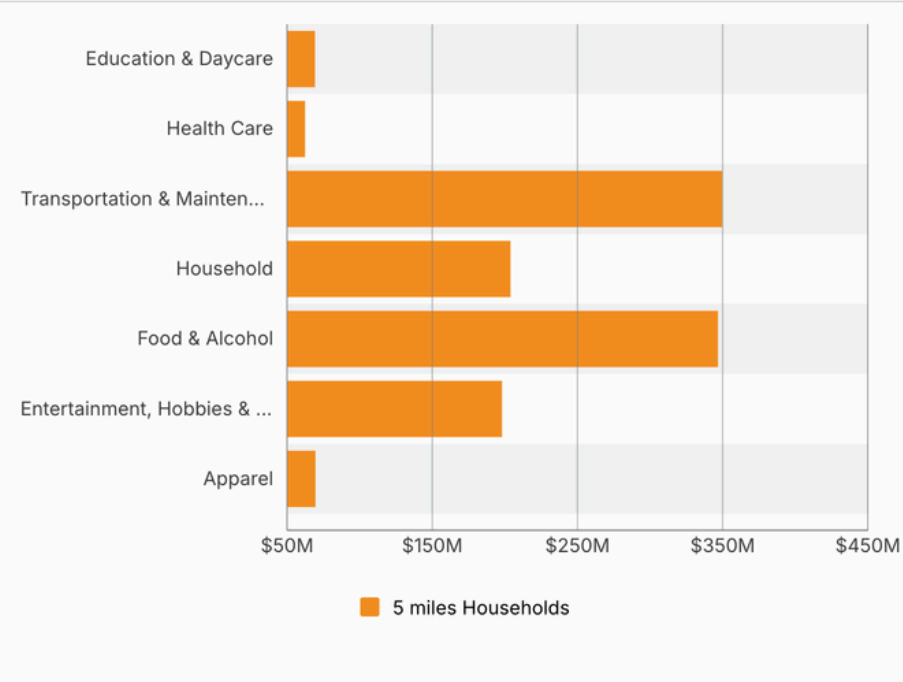
# TRADE AREA NATIONAL CO-TENANCY



# Traffic + Consumer Spending



## Consumer Spending



| COLLECTION STREET | CROSS STREET   | TRAFFIC VOLUME |
|-------------------|----------------|----------------|
| E. HARTLEY DR     | OLD WINSTON RD | 13,013         |
| N MAIN ST         | E. HARTLEY DR  | 23,734         |

# City of HIGH POINT, NC Overview

**114K+**

CITY OF HIGH POINT POPULATION

**1.7M**

PIEDMONT TRIAD MSA POPULATION

**6,300+**

HIGH POINT UNIVERSITY STUDENTS

**1.3M+ SF**

FURNITURELAND SOUTH

## ABOUT HIGH POINT

High Point, the "Furniture Capital of the World" anchors the southwest quadrant of the Piedmont Triad MSA (Greensboro / Winston-Salem / High Point), the third-largest metro in North Carolina at nearly 1.7M people. The semi-annual High Point Market draws 75,000+ international buyers across 11.5M SF of showrooms, driving seasonal lift in retail, hospitality, and food-service traffic. High Point University, ranked #1 Regional University in the South by U.S. News, has invested \$2.5B+ in campus expansion, fueling a stable young-professional demographic.

## LOCAL MAJOR EMPLOYERS

- Honda Aircraft Company
- Volvo Trucks North America
- FedEx Express Mid-Atlantic Hub
- Wake Forest Baptist Health
- Atrium Health • Novant Health
- Krispy Kreme (HQ) • PepsiCo
- Hanesbrands • The Fresh Market
- Furnitureland South • HPU
- Ralph Lauren • Daimler -Thomas-Built Buses • Aetna
- Environmental Air Systems

Source: U.S. Census, Greater High Point Chamber of Commerce, High Point University



EXCLUSIVELY LISTED BY



# SCOTT MOORE

*Broker*

scott@delillefield.com | Mobile: 336.501.8928

**DF** DeLille | Field  
COMMERCIAL REAL ESTATE

410 W. English Road, Suite A251  
High Point, NC 27262

[www.DeLilleField.com](http://www.DeLilleField.com)

OFFERING MEMORANDUM | 409 OLD WINSTON ROAD, HIGH POINT, NC