

1321 LONG STREET

HIGH POINT, NC 27262



**GENERAL OFFICE BUILDING
AVAILABLE FOR SALE OR
LEASE**



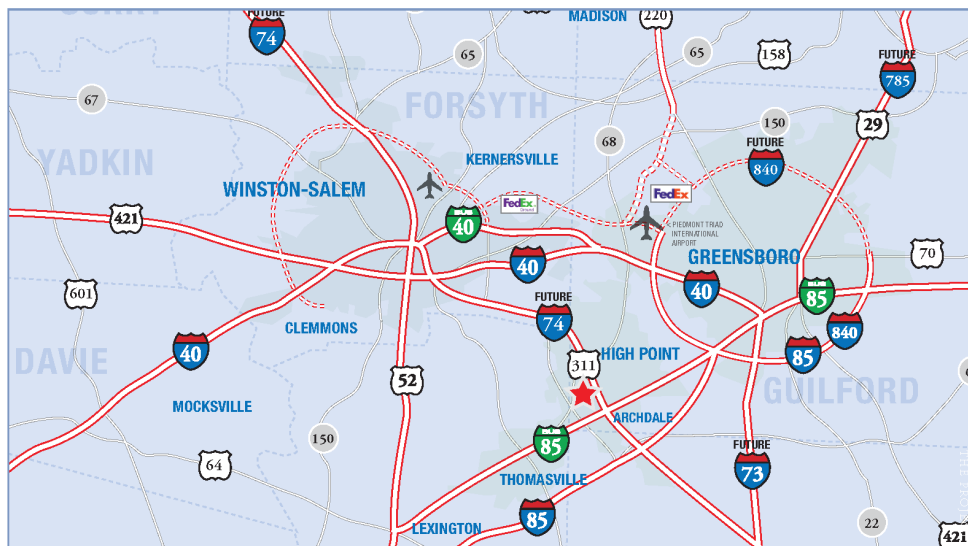
CALL FOR PRICING

+/- 12,624 RSF OFFICE BUILDING

Located just off Main St in High Point, NC within walking distance to a variety of retail and dining amenities.

PROPERTY FEATURES

- +/-12,624 RSF standalone property located on +/-1.2 acres
- Level 1 & 2: +/- 12,624 RSF (+/-6,312 RSF per floor)
- Lower level/storage(fully conditioned): +/- 2,400 RSF (not included in the building rentable SF)
- Efficient floor plan layout with access to lower level & 2nd level via (2) stairwells



LEASING CONTACTS

Bobby Finch
Executive Managing Director
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Ryan W. Gioffre
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cushmanwakefield.com

1ST FLOOR PLAN

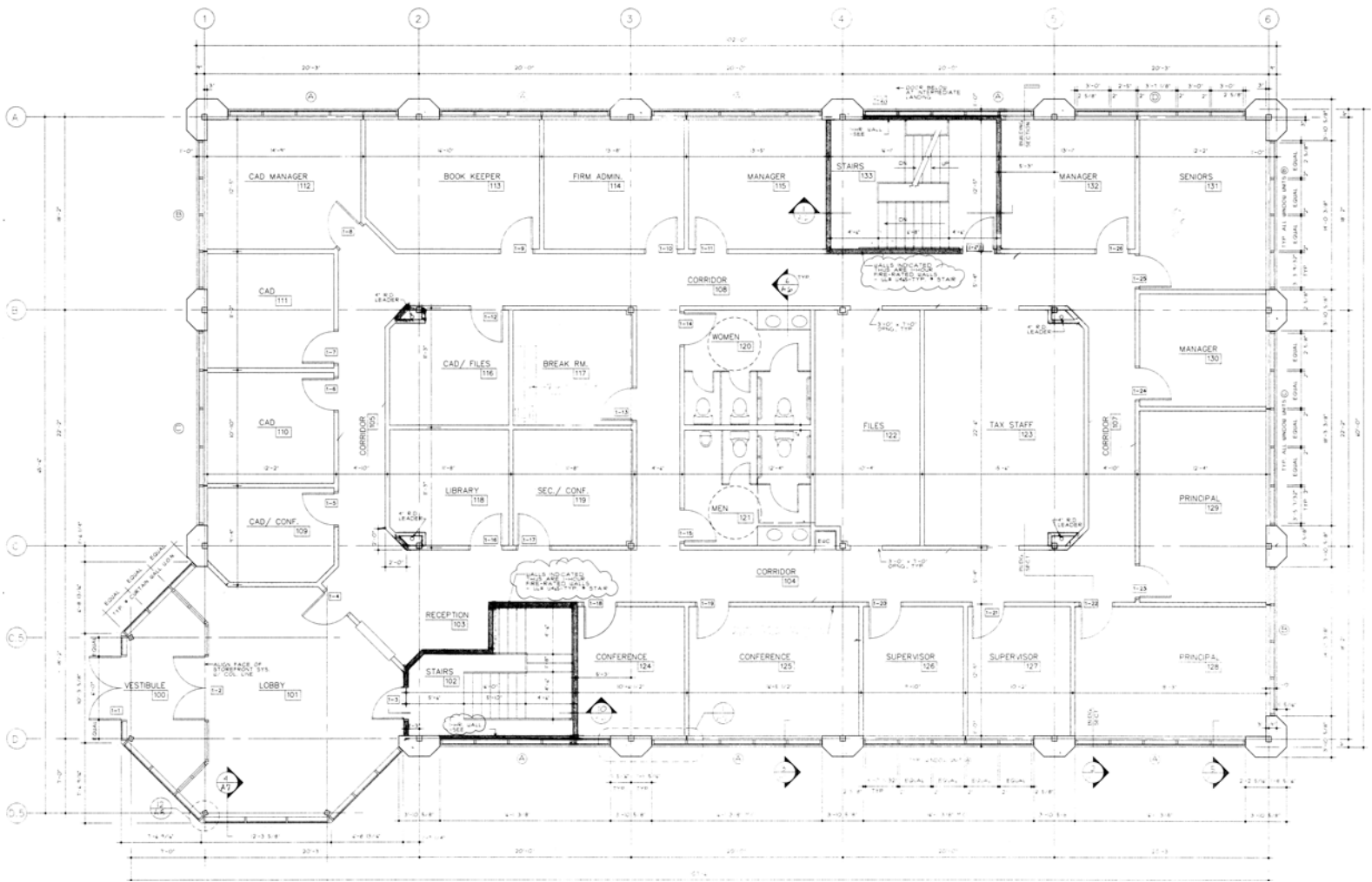
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FIRST FLOOR



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2ND FLOOR PLAN

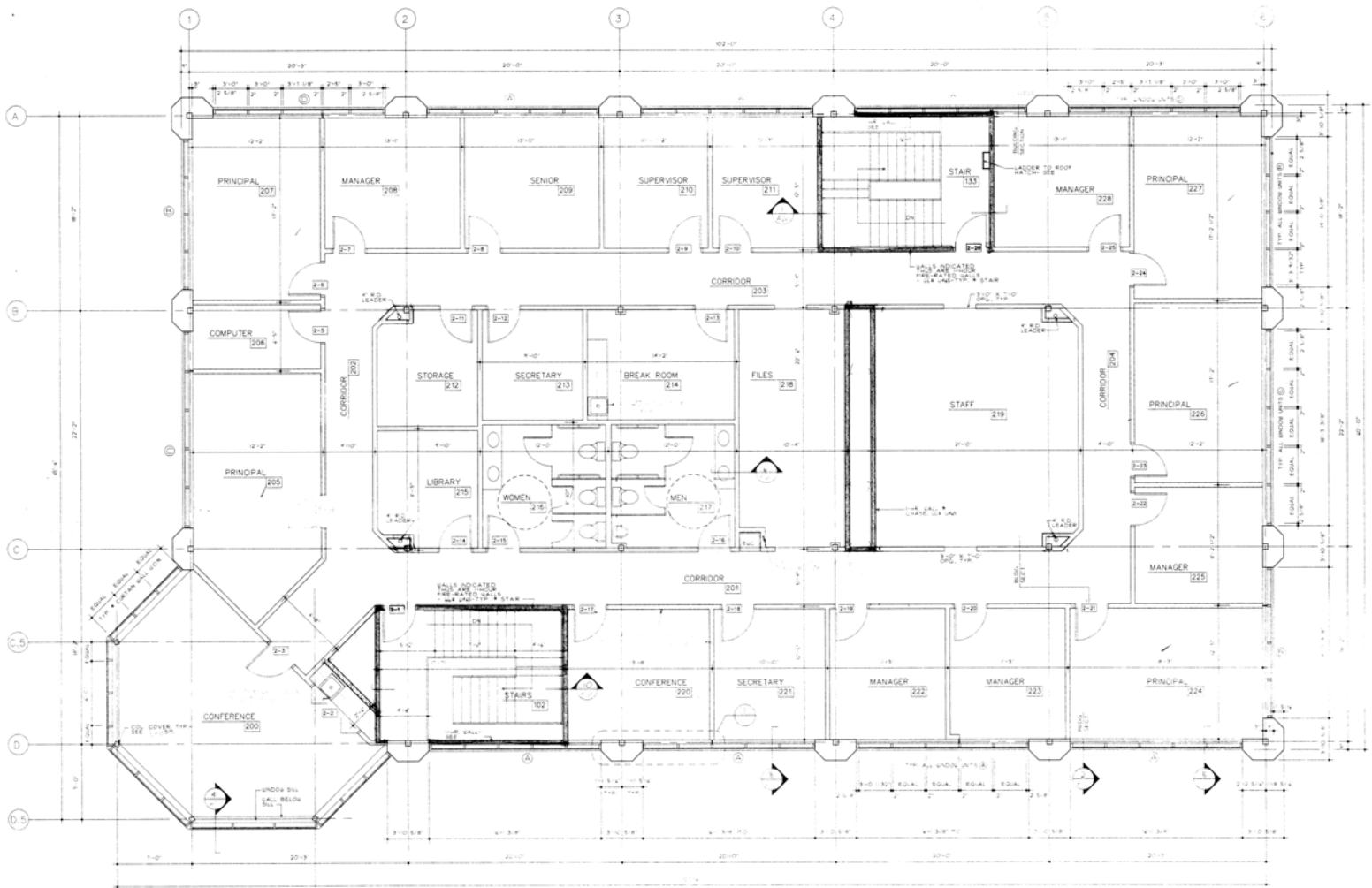
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SECOND FLOOR



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PARCEL AERIAL

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Demographics	CoStar, 2024		
	2 Mile	5 Miles	10 Miles
Population	34,442	112,516	275,125
Households	12,699	43,797	111,957
Average HH Income	\$67,959	\$72,185	\$78,637
Daytime Population	19,475	39,741	109,386

Traffic Volume	CoStar, 2022
	N Main St
N Main St Kelly Pl SE	25,709
N Main St & Hillcrest Pl	25,500
E Lexington Ave	9,900
E Lexington & Johnson	9,790
W Lexington & N Main	9,600

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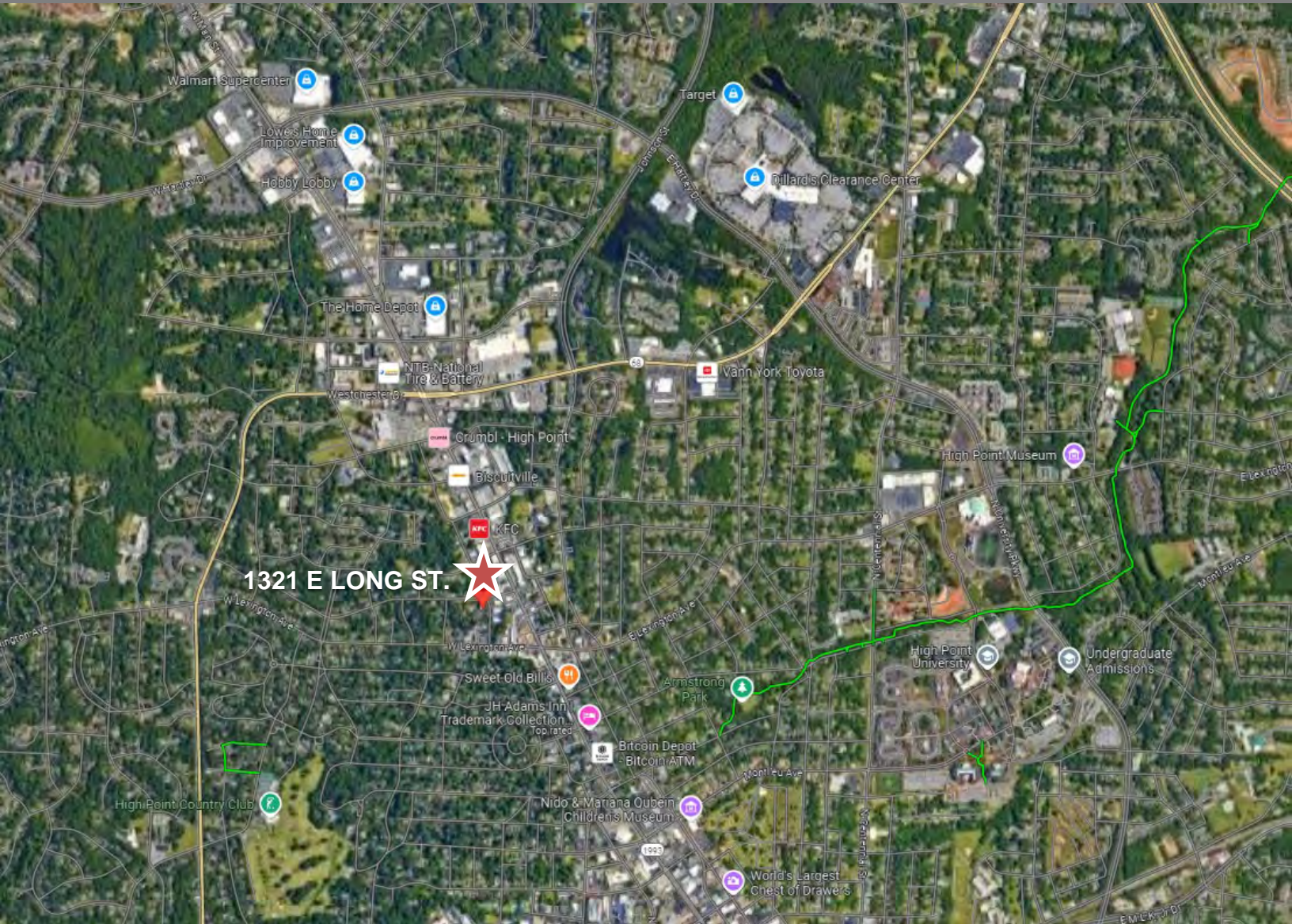
LOCATION AERIAL

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