

Outparcel Available For Lease

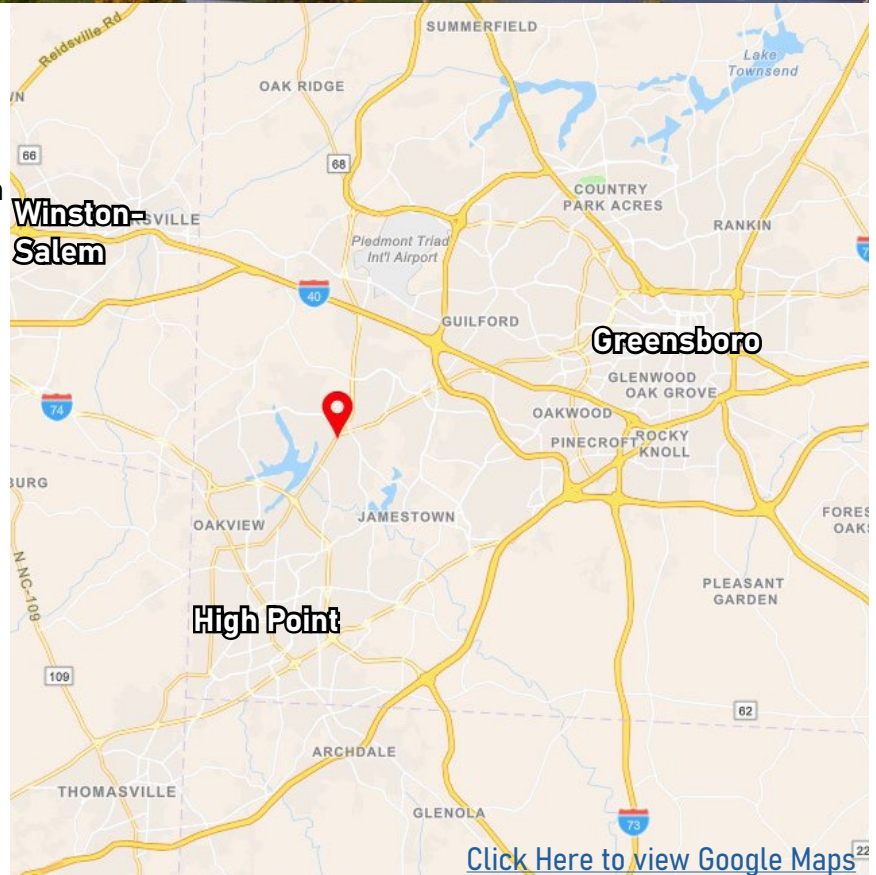


EASTOVER COMMONS | 3819 TINSLEY DRIVE High Point, NC



PROPERTY HIGHLIGHTS

- Situated between Greensboro and Winston-Salem, High Point has an estimated population of 117k.
- Subject site is located within the Deep River suburban neighborhood of High Point where 64% of the working population is employed in executive, management, and professional occupations.
- Prime visibility on Eastchester Drive with over 37,000 vehicles per day.
- 3,500 SF building pad available offering developed parking lot, cross-parking & cross-access within development.
- Available for Ground Lease only.



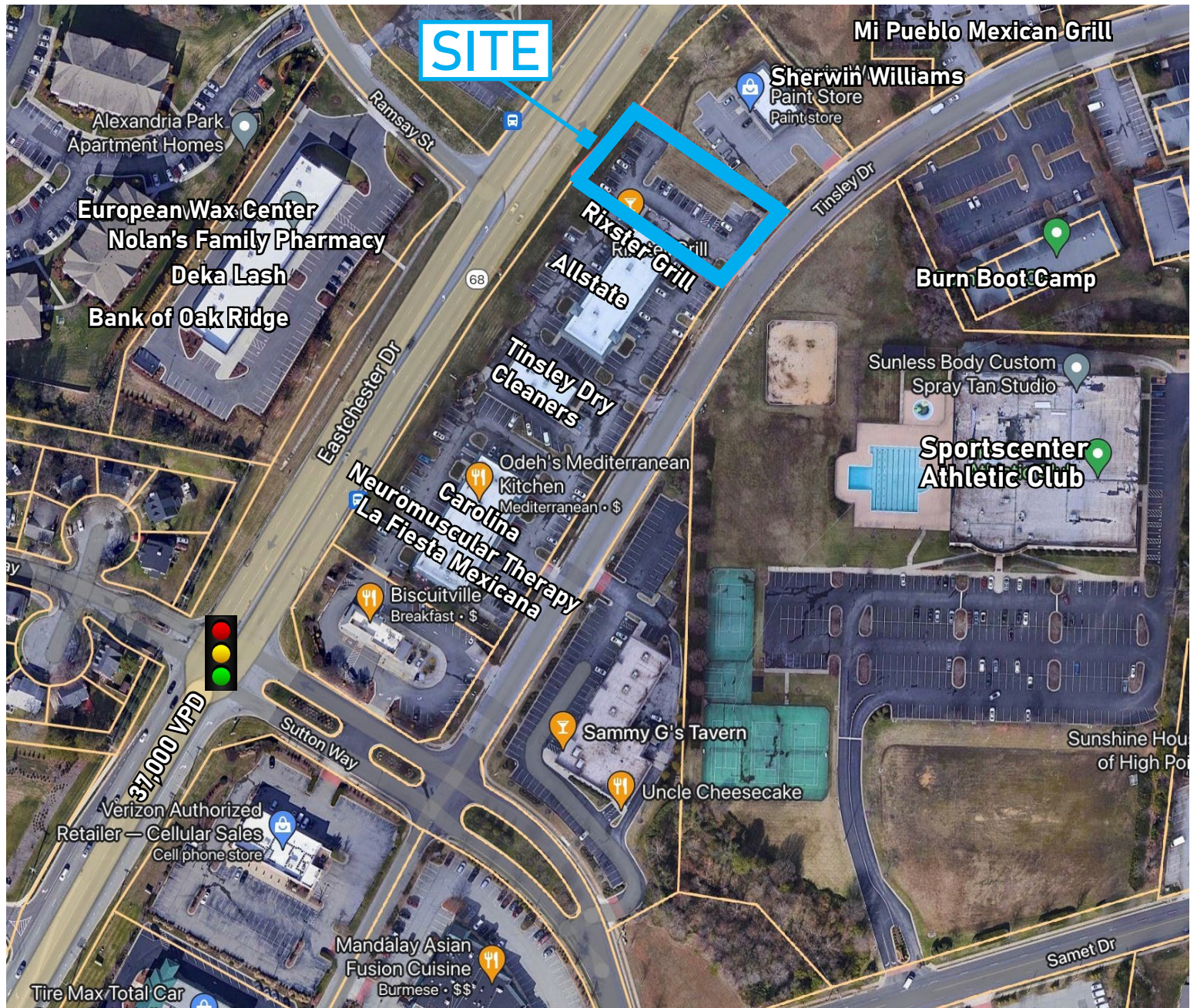
[Click Here to view Google Maps](#)

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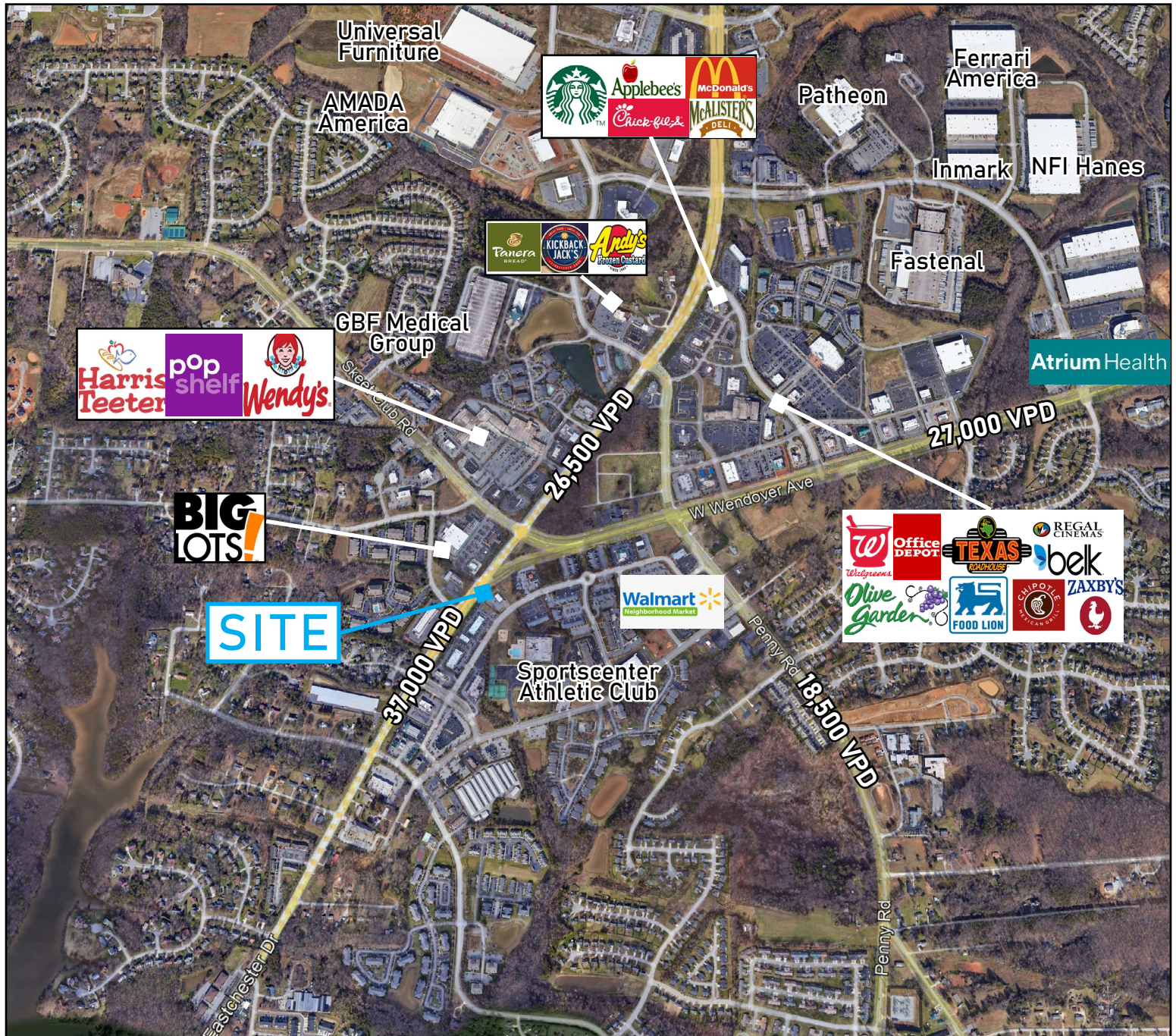
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ZONING	CU GB (Conditional Use General Business) AND CU RC (Conditional Use Retail Center)
PRICING	Contact Broker
DOCUMENTS	Click Here to view Conditional Use Restrictions Subject property is part of Lot 11B - Click Here for Plat Map Click Here to view Code of Ordinances

DISCLAIMER: Although the information contained herein was provided by sources believed to be reliable, Investment Retail, LLC makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions, or changes.

AREA MAP



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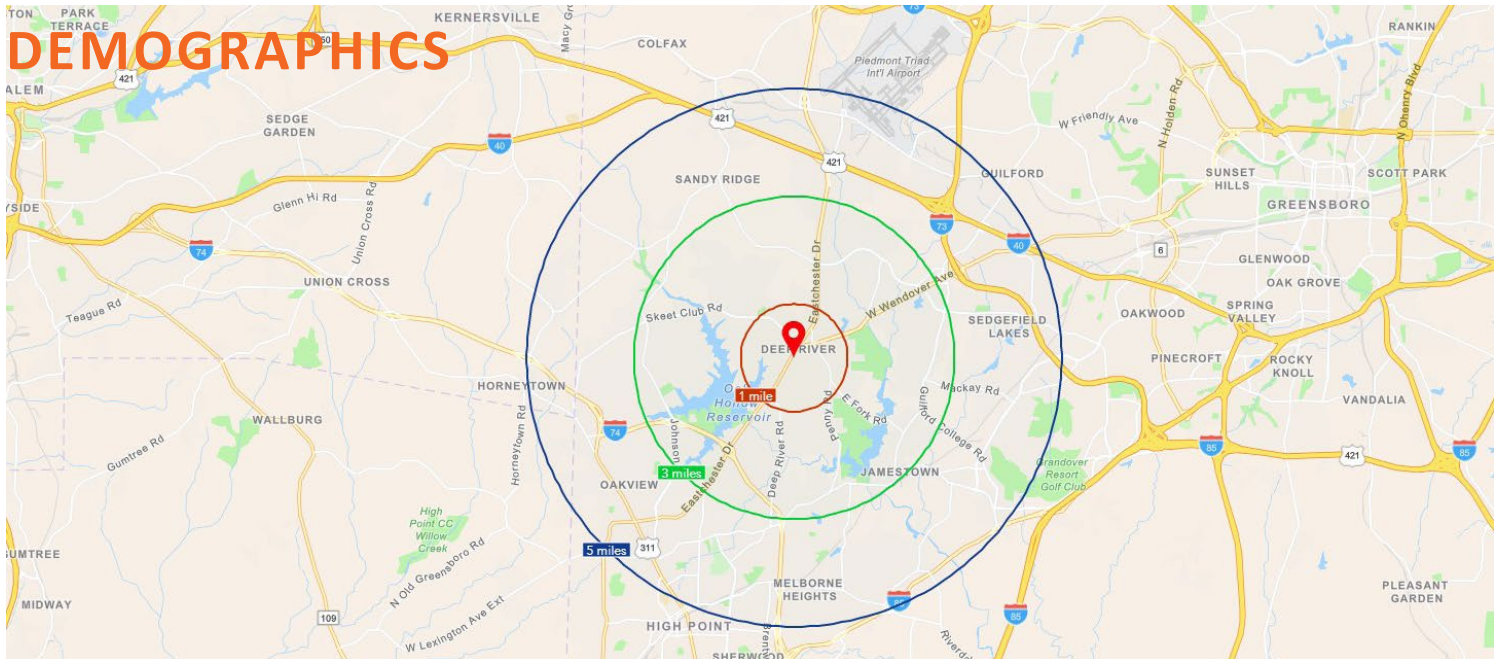
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POPULATION	1 MILE	3 MILES	5 MILES
2000 Population	3,695	29,397	89,638
2010 Population	6,332	39,934	110,029
2021 Population	6,819	45,176	121,575
2026 Population	7,162	47,615	127,159
2021-2026 Annual Rate	0.99%	1.06%	0.90%
2021 Daytime Population	7,544	46,273	136,190
2021 Median Age	40.5	41.3	38.1
HOUSEHOLDS			
2000 Households	1,432	11,382	35,593
2010 Households	2,876	16,299	44,531
2021 Households	3,117	18,300	49,225
2026 Total Households	3,274	19,266	51,565
2021-2026 Annual Rate	0.99%	1.03%	0.93%
2021 Avg. Household Size	2.18	2.45	2.40
HOUSING			
2021 Total Housing Units	3,399	19,939	54,743
2021 Owner Occupied Housing Units	60.1%	63.7%	52.2%
2021 Renter Occupied Housing Units	31.6%	28.1%	37.7%
2021 Vacant Housing Units	8.3%	8.2%	10.1%

AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
2021 Average Household Income	\$90,903	\$92,795	\$76,293
2026 Average Household income	\$101,987	\$104,004	\$86,042
MEDIAN HH INCOME			
2021 Median Income	\$71,237	\$76,327	\$56,394
2026 Median Income	\$77,718	\$83,541	\$62,898
EDUCATION			
Some college, No degree	19.0%	18.8%	20.4%
Bachelor's Degree	29.9%	30.4%	25.3%
Graduate/Professional	19.3%	18.6%	14.3%
RACE/ETHNICITY			
White Alone	58.3%	59.6%	51.9%
Black Alone	24.9%	24.7%	32.9%
Hispanic Origin	6.9%	6.3%	7.9%
AGE			
18+	79.8%	79.7%	79.6%
55+	30.4%	33.1%	29.9%
2021 EMPLOYED POPULATION BY OCCUPATION			
White Collar	78.6%	76.8%	69.7%
Services	10.3%	9.7%	12.4%
Blue Collar	11.1%	13.6%	17.9%

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