

High Point Gateway
+/- 1.0 to 8.57 Acres Retail/Mixed Use Sites Available
US 311 Bypass/Future I-74 @ Greensboro Road and
Deep River Road, High Point, North Carolina



Trade Area: Infill Urban Site in East High Point, positioned to serve a Densely Populated Residential Base, as well as benefitting from a Major Access Point to US 311 Bypass at Greensboro Road, Regional Access Point to the City of High Point and High Point University.

Site Attributes:

- > Signalized Intersection
- > Four (4) proposed Access Points
- > Rough Graded Sites provided with all Utilities stubbed to the Site.

Area Generators: US Hwy 311, High Point University

Demographic Profile (2010):	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Minute Drive Times</u>
Residential Population:	8,561	57,698	118,121	107,421
Avg HH Income:	\$55,422	\$57,099	\$69,753	\$65,956
Daytime Population:	3,800	24,298	52,106	46,881

Traffic Counts:

US 311 Bypass:	27,000 Vehicles Per Day (2009 NCDOT)
Greensboro Road:	15,000 Vehicles Per Day (2009 NCDOT)
Deep River Road:	5,400 Vehicles Per Day (2009 NCDOT)

Pricing: Priced on a Case by Case Basis

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Google
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Eye alt 7107 ft

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35°59'00.68"N 79°58'46.97"W elev 861 ft

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COMMERCIAL
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Imagery Date: 7/6/2010

SITE

RETAIL

HIGH SCHOOL

MIDDLE SCHOOL

ELEMENTARY SCHOOL

US Hwy 311

Deep River Road

Greensboro Road

Montlieu Ave

Spencer St

Enterprise Dr

Hampstead Dr

Waterloo Dr

Sterling Ave

Hampton Dr

Lindale Dr

Hickory Ct

Hickory Ln

Westland Pl

Beaumont Ave

Wayside St

Gordon St

Williams Ave

Waverly Ct

Carolina St

Wiltshire St

Woodruff Ave

Dallas Ave

Stoneycreek Dr

Suffolk Ave

Boulding Ave

Arbrook Ln

Wickham Ave

Allen Ct

Ambridge Ct

Rice Ct

Creekview Ct

Stone Loop

Blaircliff Dr

Beaucrest Ave

McGuinn Dr