

+/-3,000 SF Brick Restaurant Available
Hwy 68/3912 Sedgebrook Street, High Point, NC 27265
Property Available for Sale or Lease



Property Profile: Well located +/- 3,000 SF Restaurant with drive-thru in Hwy 68/ Eastchester Drive & Wendover submarket. Upper class Income with residential populous. Close to I-40. One of Triad MSA's strongest Restaurant and Retail submarkets.

Area Generators: Sheetz, 15+ area hotels, Piedmont Center (12,000 + employees) Bojangles', Harley Davidson, Steak Street, Pita Delight, Fire & Sticks Japanese Steakhouse, 2 Miles from Palladium Center, Food Lion, Walgreen's, Belk, Office Depot, Chick-fil-a, others.

Amenities:

- Drive-thru • Well built brick exterior restaurant with Outdoor patio
- Freestanding monument sign • 85+ Interior seats; +/- 42 parks
- Two (2) hoods; • Walk-in Cooler & Freezor

Demographic Profile:	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
Population:	26,443	91,682	210,054
Avg HH Income:	\$94,029	\$81,711	\$78,461
Employment:	21,087	74,657	170,153

Traffic Counts:	Hwy 68:	35,000 VPD (2016 NCDOT)
	Gallimore Dairy:	4,700 VPD (2016 NCDOT)

Sale Price: \$935,000; Lease Rate: \$5,500/Mth Absolute Net

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HOTELS - A

Hampton Inn
Residence Inn
Best Western Suites
Home 2 by Marriott
Comfort Suites
Springhill Suites
Hilton Garden Inn
Courtyard by Marriott
Fairfield Inn
Extended Stay

HOTELS - B

InTowne Suites
Holiday Inn Express
Red Roof Inn
Motel 6
Crestwood Suites
Biltmore Suites

HOTELS - A

Wendys
Bojangles

HOTELS - B

McDonalds
Shoneys
Taco Bell
Pizza Hut

SUBJECT PROPERTY

Hardees
Steak Street
Country BBQ
Fire & Sticks
Japanese

Sheetz

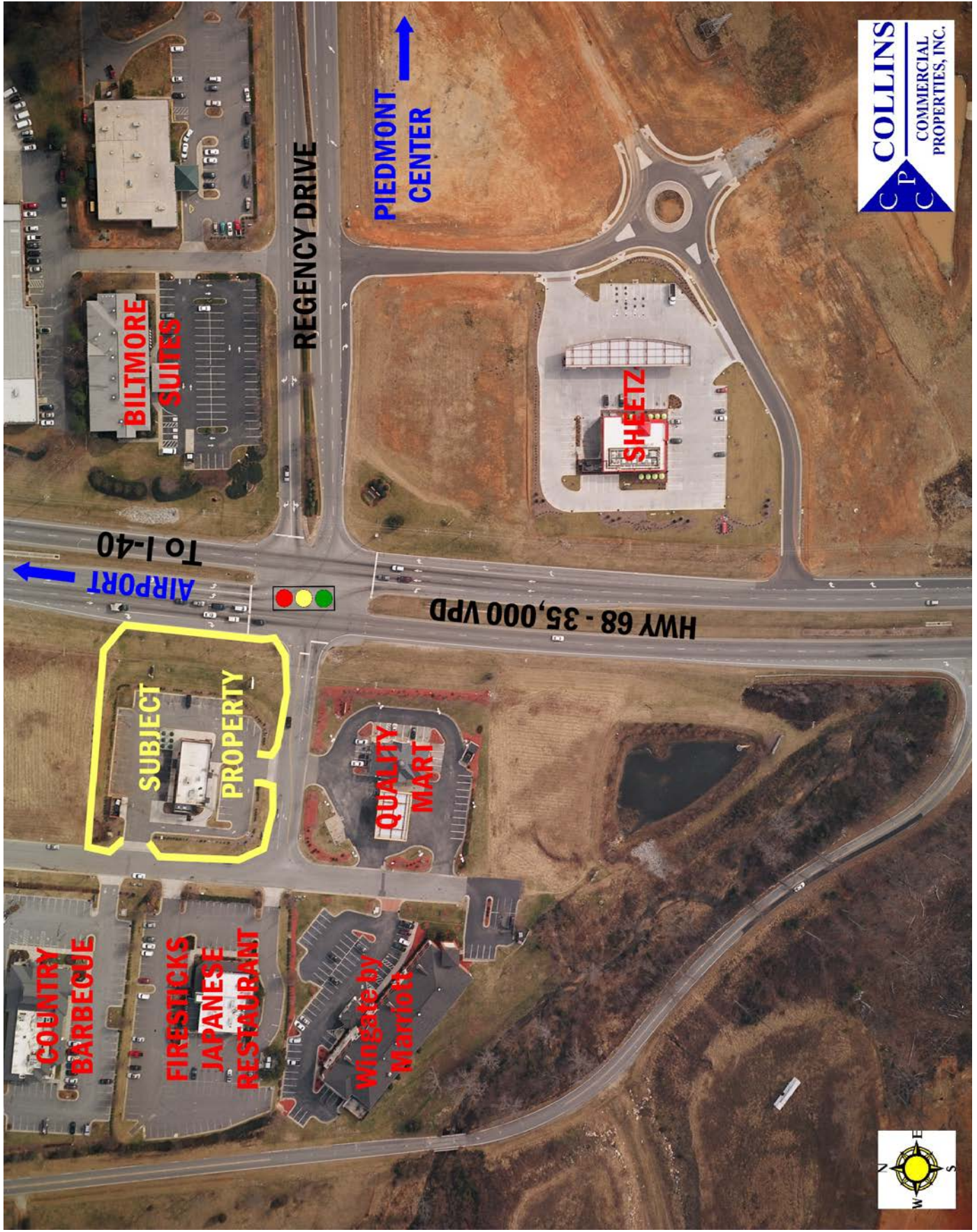
MENDENHALL AT
PIEDMONT
CENTRE

PIEDMONT
CENTRE SOUTH

Shoppes at Deep River

Food Lion, Walgreens, Office Depot,
Chick-fil-A, McDonalds, Applebees,
Wendys, Zaxbys, Starbucks

AIRPORT



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