## +/-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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No Warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein or hereafter provided, and same is provided subject to errors, omissions, change of price, rental or other conditions and withdrawal without notice. This information is given with the understanding that all negotiations relating to the leasing or sale of the property described herein shall be conducted through Collins Commercial Properties, Inc., Winston-Salem, North Carolina.





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THIS DOCUMENT ORGANIZY INSUID AND SEALED BY MOHA B. WESTOOTT, 024442, ON 05/19/04