



KEY FEATURES

- Center of High Point/Guilford County Retail Node
- 39,000 vehicles per day
- Access via Eastchester and Penny Roads
- Fiber optics available
- Close to Moses Cone and Wake Forest Baptist Health premier hospitals
- 1250' of road frontage on Eastchester Drive
- 590' of road frontage on Penny Road

LAND AVAILABLE FOR DEVELOPMENT

FOR SALE

PALLADIUM PREMIER CENTER PROPERTY

2721-2725 NC Hwy 68 South, High Point, NC 27265

This large contiguous tract is in a fast growing retail area across Highway NC 68 from the Palladium and offers a prime redevelopment opportunity with 39,000 VPD. Located off Premier Drive, the land has frontage on both Eastchester and Penny Roads and is located close to both Moses Cone and Wake Forest Baptist Health premier hospitals. Don't miss this opportunity to own 18.91+/- acres in the heart of High Point's Palladium retail area!

LEARN MORE ABOUT THIS PROPERTY

JORDAN REECE, CCIM

jordan@commercialrealtync.com

336.793.0890, ext 209

DEMOGRAPHICS WITHIN 3 MILES

KEY FACTS

39,367
Population



2.5
Average Household Size

40.1
Median Age

\$78,087
Median Household Income

Median Household Income

EDUCATION

5%
No High School Diploma



15%
High School Graduate



26%
Some College



54%
Bachelor's/Grad/Prof Degree

BUSINESS



1,444
Total Businesses



29,740
Total Employees

EMPLOYMENT

79%
White Collar

12%
Blue Collar

9%
Services

3.2%
Unemployment Rate

INCOME



\$78,087
Median Household Income



\$38,740
Per Capita Income



\$173,986
Median Net Worth

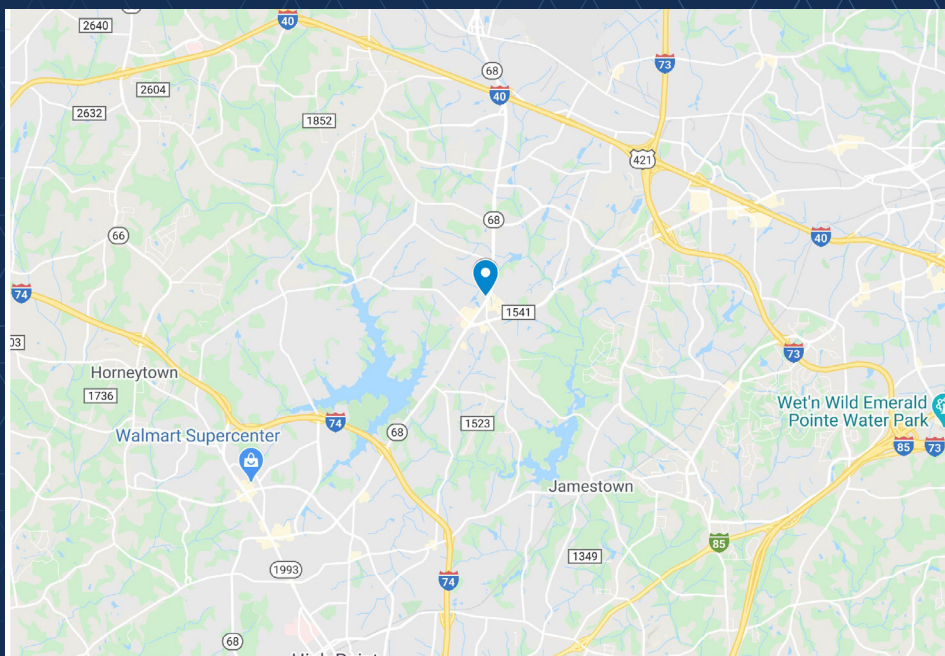
Households By Income

The largest group: \$100,000 - \$149,999 (20.0%)

The smallest group: <\$15,000 (3.3%)

Indicator	Value	Difference	
<\$15,000	3.3%	-7.5%	<div style="width: 3.3%;"></div>
\$15,000 - \$24,999	4.5%	-5.9%	<div style="width: 4.5%;"></div>
\$25,000 - \$34,999	7.1%	-3.6%	<div style="width: 7.1%;"></div>
\$35,000 - \$49,999	12.9%	-0.7%	<div style="width: 12.9%;"></div>
\$50,000 - \$74,999	19.4%	+0.3%	<div style="width: 19.4%;"></div>
\$75,000 - \$99,999	17.3%	+4.7%	<div style="width: 17.3%;"></div>
\$100,000 - \$149,999	20.0%	+7.4%	<div style="width: 20.0%;"></div>
\$150,000 - \$199,999	9.8%	+4.4%	<div style="width: 9.8%;"></div>
\$200,000+	5.7%	+0.9%	<div style="width: 5.7%;"></div>

Bars show deviation from Guilford County



PROPERTY DEMOGRAPHICS SUMMARY

INCOME WITHIN 1 MILE RADIUS OF SITE

HOUSEHOLDS BY INCOME	2019		2024	
	NUMBER	PERCENT	NUMBER	PERCENT
<\$15,000	81	3.3%	71	2.8%
\$15,000 - \$24,999	122	5.0%	109	4.3%
\$25,000 - \$34,999	160	6.6%	140	5.5%
\$35,000 - \$49,999	373	15.4%	345	13.6%
\$50,000 - \$74,999	507	21.0%	499	19.7%
\$75,000 - \$99,999	441	18.2%	450	17.7%
\$100,000 - \$149,999	449	18.6%	521	20.5%
\$150,000 - \$199,000	189	7.8%	275	10.8%
\$200,000+	97	4.0%	127	5.0%
MEDIAN HOUSEHOLD INCOME	\$72,655		\$79,427	
AVERAGE HOUSEHOLD INCOME	\$87,516		\$99,185	
PER CAPITA INCOME	\$35,957		\$40,852	

AGE WITHIN 1 MILE RADIUS OF SITE

POPULATION BY AGE	CENSUS 2010		CENSUS 2019		CENSUS 2024	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0 - 4	330	6.4%	310	5.6%	319	5.5%
5 - 9	363	7.0%	339	6.1%	330	5.7%
10 - 14	351	6.8%	366	6.6%	360	6.2%
15 - 19	320	6.2%	337	6.1%	345	5.9%
20 - 24	277	5.4%	287	5.2%	313	5.4%
25 - 34	771	14.9%	763	13.7%	756	13.0%
35 - 44	879	17.0%	861	15.5%	892	15.3%
45 - 54	819	15.8%	841	15.1%	840	14.4%
55 - 64	556	10.7%	731	13.1%	775	13.3%
65 - 74	283	5.5%	451	8.1%	542	9.3%
75 - 84	142	2.7%	197	3.5%	266	4.6%
85+	82	1.6%	79	1.4%	88	1.5%

HIGH POINT DAILY WORK COMMUTER PROFILE

COMMUTE PROFILE

2721 NC-68 S, High Point, North Carolina, 27265

This infographic provides information about how population age 16+ travels to work. This data comes from the the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis of the ACS from Esri's data team at www.esri.com/software/american-community-survey

TRANSPORTATION TO WORK



0.1%

Took Public Transportation



7.1%

Carpooled



0.7%

Walked to Work



0.1%

Bike to Work

WORKERS



19,126

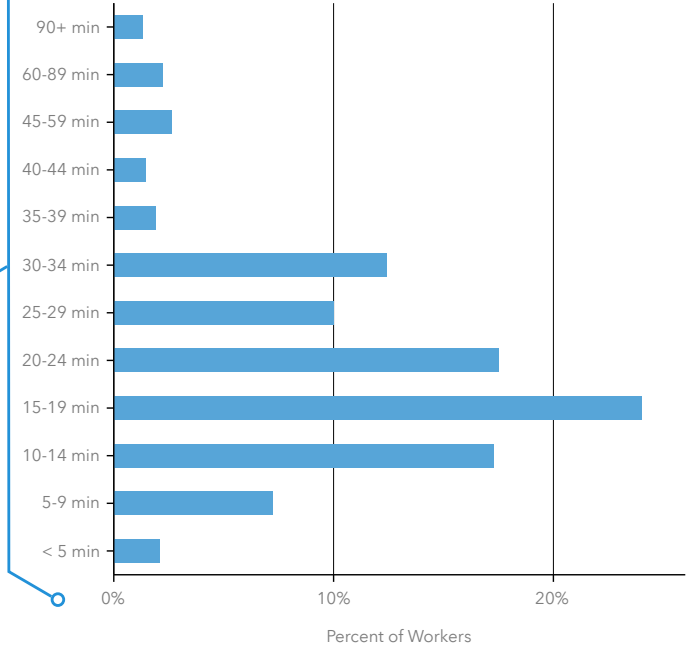
ACS Workers Age 16+



86.3%

Drove Alone to Work

TRAVEL TIME TO WORK





PALLADIUM PREMIER CENTER PROPERTY

PROPERTY DETAILS

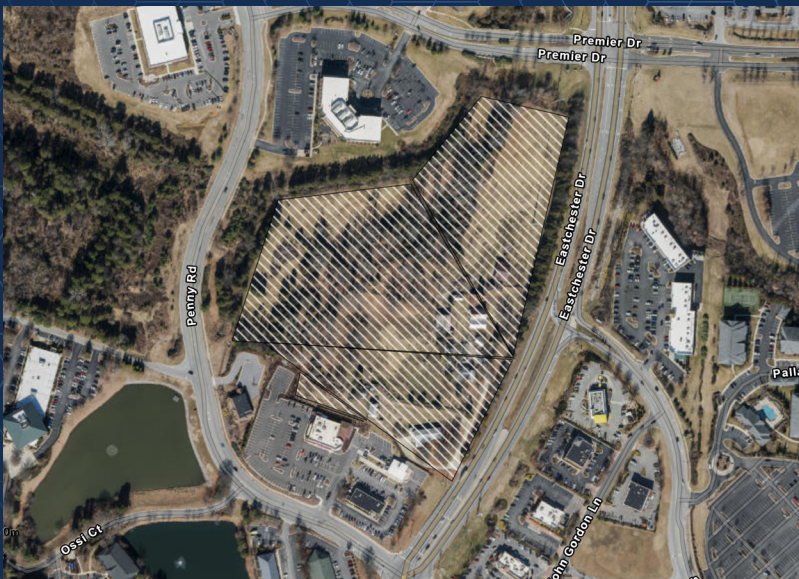
Property Type	Land	Acres	18.91
----------------------	------	--------------	-------

UTILITIES

Electrical	City of High Point	Sewer	City of High Point	Heat	PNG
Water	City of High Point				

TAX INFORMATION

Zoning	AG
---------------	----



LOCATION FEATURES

- Center of High Point/Guilford County retail node
- 39,000 VPD
- Access via Eastchester and Penny Roads
- Fiber optics available
- Close to Moses Cone and Wake Forest Baptist Health premier hospitals
- 1250' of road frontage on Eastchester
- 590' of road frontage on Penny Road