



Deep River Center
For Lease

\$16.50 NNN (\$3.95 TICAM)
2,040 SF

2401 Penny Road, High Point, NC 27356

Off Eastchester Drive near Palladium Shopping Center



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Property Features

This strip center has tremendous front footage on Eastchester and Penny Road at a four-way intersection across from Chick-Fil-A and Panera Bread. If your business requires traffic, visibility and a location which is easy to find, please see if our layouts fit your needs.

- 2,040 +/- SF space available
- 5 offices, easily converted to training classroom or conference room
- 63 parking spaces
- Nearby restaurants and shopping
- Halfway between Greensboro and High Point
- **Lease rate:** \$16.50 NNN
TICAM: \$3.95

LOCATION

- High traffic Intersection of Hwy 68 (Eastchester Dr) 40,000 cars per day
- Neighboring businesses include Panera Bread, Chick-Fil-A, McDonalds
- Across the street from Palladium Shopping Center and Regal Theatre & IMAX

ZONING

- GOM (Office/ Retail)

CAPITAL IMPROVEMENTS

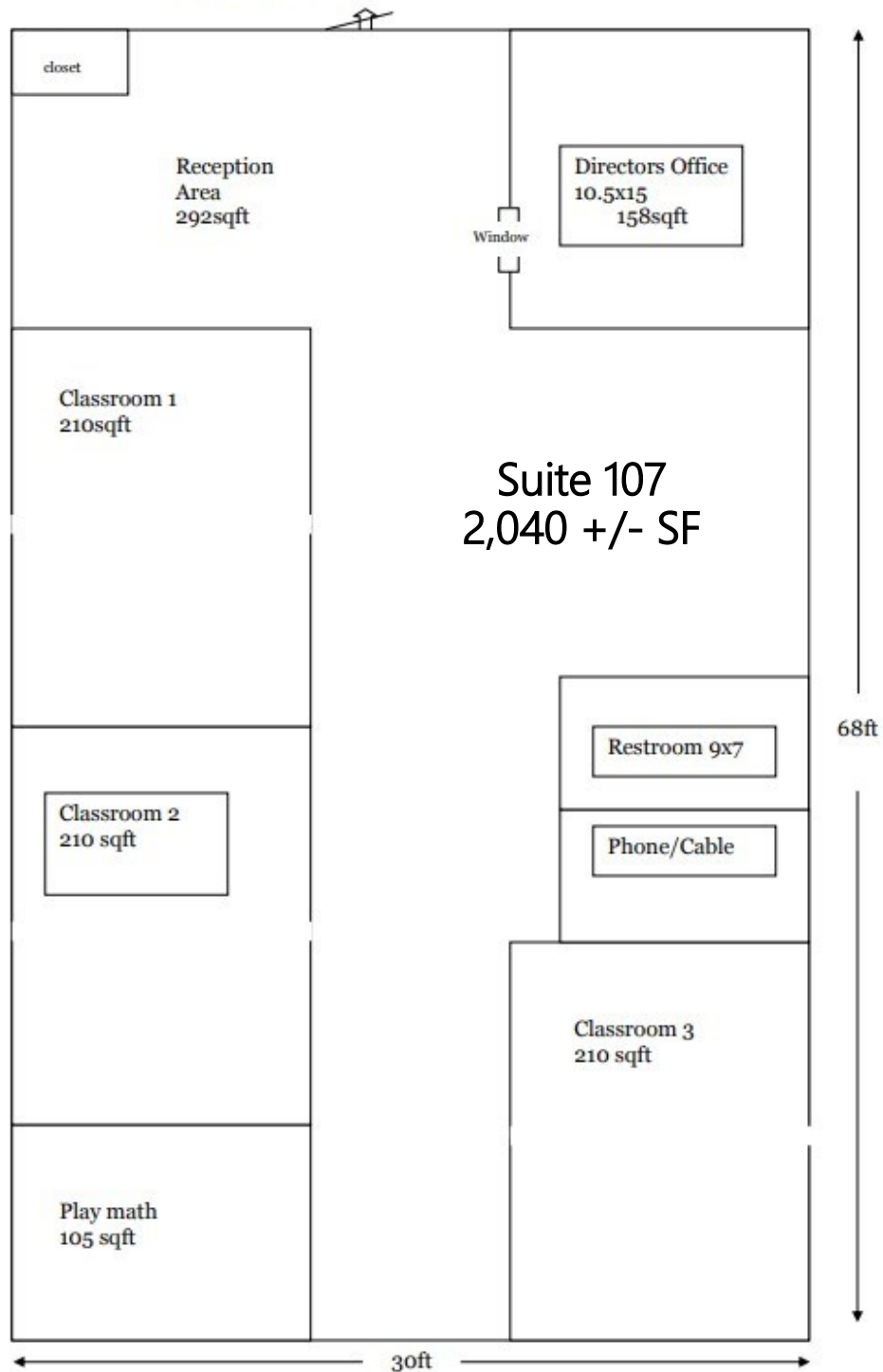
- New Roof - 2018
- HVAC – replaced 2013
- Parking Lot Resurfaced - 2019
- Waste Corral - 2019



2021 DEMOGRAPHICS

	2 Miles	5 Miles
Population	22,997	114,818
Avg. HH Income	\$92,811	\$77,928
Traffic Volume: 38,585 VPD		





Close proximity to shopping, restaurants, cinemas and businesses.



Deep River Pointe Business Center



Suite	Tenant	Size (SF)
101	Singha Thai	3,049
103	Bubbleful Tea	1,022
105	Achieve Medical Weight Loss	1,743
107	AVAILABLE	2,040
109	Wine & Design	1,224

Neighbors



The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.