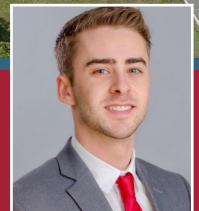


LAND FOR SALE
3821 Sutton Way
High Point, NC 27265



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
336-379-8771

Austin Hill, Broker
ahill@bipinc.com
P: 336-541-5510



3821 Sutton Way, High Point, NC 27265

FOR SALE

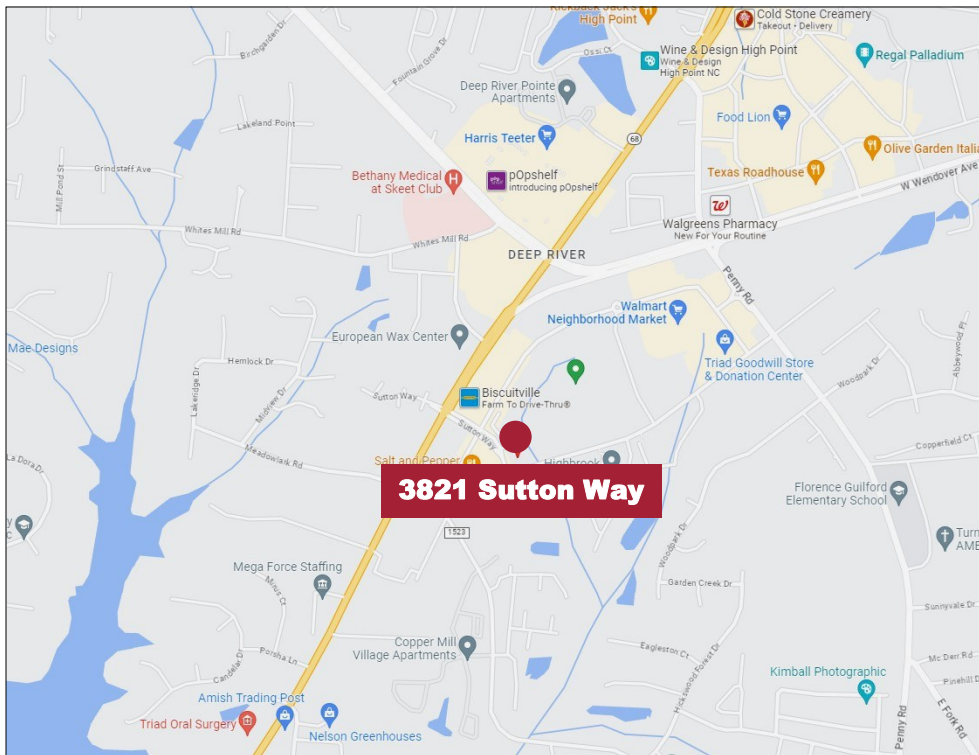
Price: \$185,000

Acreage: 0.71 +/-

Zoning: CU-GB (General Business)

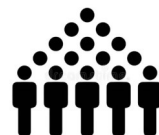
3821 Sutton Way is well-positioned at the hard corner of Samet Drive and Sutton Way. The property offers versatile General Business zoning, which offers possibilities for a variety of commercial uses. Excellent location in busy commercial corridor, directly adjacent to the Sportcenter Athletic Club and many area retailers. Historical site plan for office building is available upon request.





POPULATION

2 Mile	5 Miles	10 Miles
20,307	121,255	379,290



AVERAGE HH INCOME

2 Mile	5 Miles	10 Miles
\$98,749	\$78,981	\$74,903



TRAFFIC

Eastchester Drive & Sutton Way
37,501 vehicles per day



1007 Battleground Avenue, Suite 401, Greensboro NC 27408

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.