

# BUILDING FOR LEASE GREAT STORAGE OPTION

1308 Starr Drive | High Point NC 27260

**GRAHAM STOREY**  
graham@cityplat.com  
919.698.8799

**JESSE DURHAM**  
jesse@cityplat.com  
919.612.6588

**KEVIN JOSE**  
kevin@cityplat.com  
919.348.5559

**CITYPLAT**  
COMMERCIAL REAL ESTATE



# TABLE OF CONTENT

---

3. Property Dashboard

8. Floor Plan

9. Location Map

10. Parcel Map

12. Market Overview

13. Demographics

# PROPERTY DASHBOARD

18,068 SF

Total Available SF

\$3 PSF

Lease Rate

NNN

Lease Type

LI

Existing Zoning

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
TOTAL POPULATION	3,163	40,192	91,352
MED HOUSEHOLD INCOME	\$33,519	\$43,923	\$48,202

## KEY AMENITIES

- Parcel Lot Area: Ample space for 53'
- The Ceiling Height: property is 11 feet
- Access to major highways

## PROPERTY HIGHLIGHTS

The property is a single-tenancy building constructed of metal.

It offers 18,068 square feet of rentable space

The property sits on 1.96 acres of land and provides 12 surface parking spaces, equivalent to 0.66 spaces per 1,000 square feet of rentable area.

The property is located 20.4 miles from the airport. Within a 50-mile radius, there are 2.3 million people, within 250 miles, 26.1 million, and within 500 miles, a population of 117.7 million.















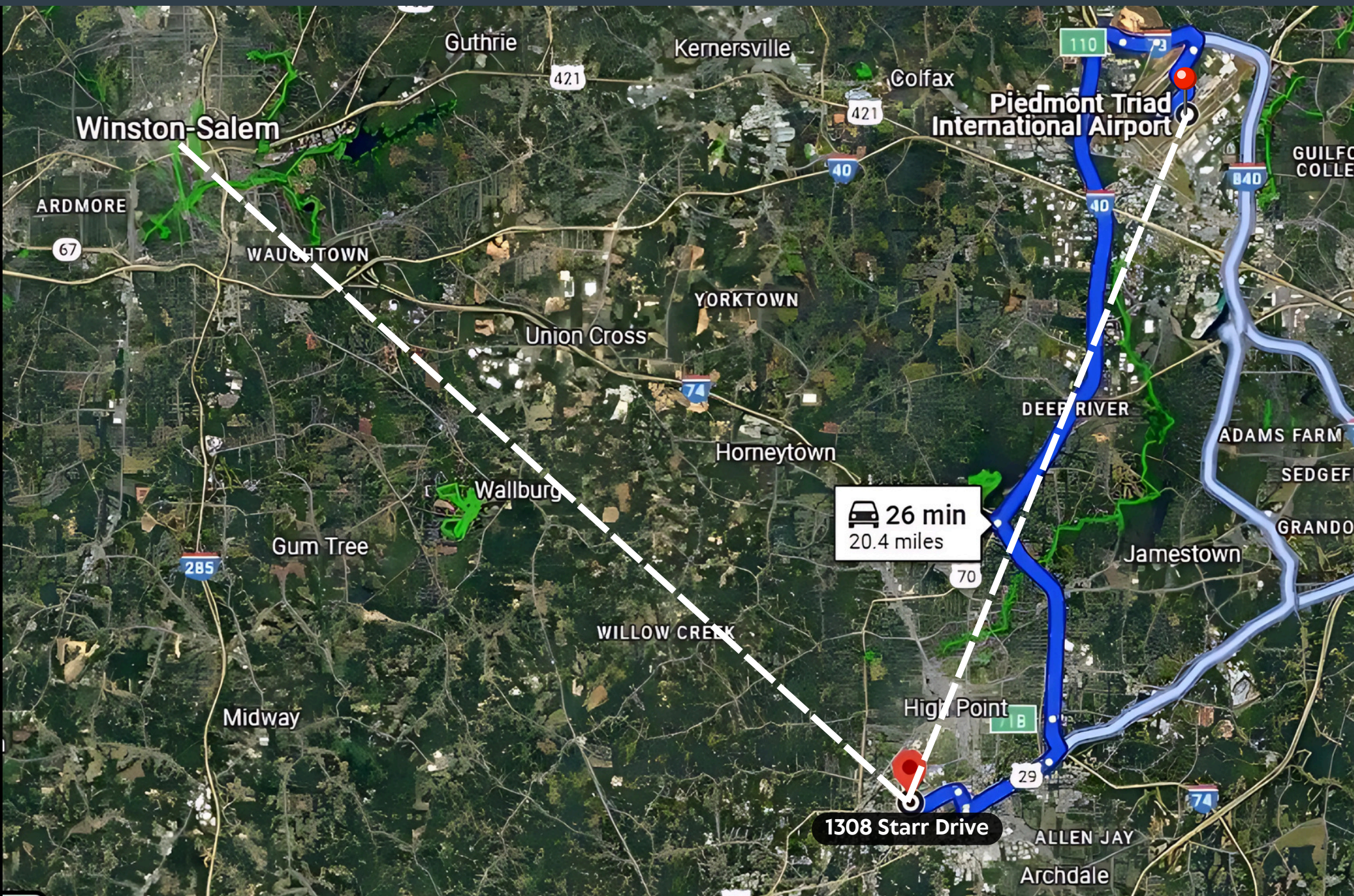


# FLOOR PLAN



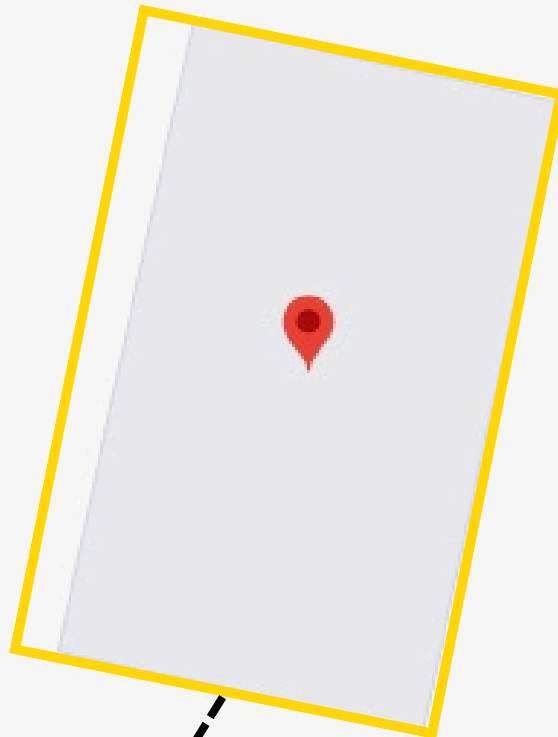


# LOCATION MAP





# PARCEL MAP



1308 STARR DRIVE (18,068 SF GREENHOUSE) IS CURRENTLY AVAILABLE FOR LEASE, WITH NEIGHBORING BUILDINGS ADDING TO THE APPEAL OF THIS STRATEGIC INDUSTRIAL HUB NEAR MAJOR HIGHWAYS.



Carolyn Fabric  
Fabric store







1308

1306

1310

1304

Starr Drive



# MARKET OVERVIEW

High Point, North Carolina, also known as the "Home Furnishings Capital of the World," is a booming city with a strong economy and a vibrant community. The city's biannual High Point Market, the world's largest home furnishings trade show, significantly impacts the local economy by attracting thousands of international exhibitors and buyers. It has a strong industrial and manufacturing base, particularly in textiles, electronics, and logistics. Its strategic location in the Piedmont Triad, alongside Greensboro and Winston-Salem, provides excellent connectivity and access to major transportation routes, making it an attractive destination for businesses and investors. In recent years, High Point has undergone significant revitalization, with investments in infrastructure and community projects transforming the city's downtown area into a vibrant hub of activity. New restaurants, shops, and entertainment venues have emerged, attracting both residents and visitors alike. High Point University, a prominent private institution, further contributes to the city's dynamic culture and economy by drawing students from across the country.





# SURROUNDING DEMOGRAPHICS

RADIUS	1 Miles	3 Miles	5 Miles
2029 PROJECTION	3,275	42,168	108,585
2024 ESTIMATE	3,229	41,301	106,510
ANNUAL GROWTH 2020-2024	9.31%	7.90%	3.02%
ANNUAL GROWTH 2024-2029	1.42%	2.10%	1.95%
2020 CENSUS	2,954	38,276	103,388
2024 POPULATION BY HISPANIC ORIGIN	865	5,997	13,352
2024 POPULATION	3,229	41,301	106,510
WHITE	1,061 32.86%	17,202 41.65%	50,554 47.46%
BLACK	933 28.89%	14,248 34.50%	33,108 31.08%
AM. INDIAN & ALASKAN	40 1.24%	277 0.67%	586 0.55%
ASIAN	321 9.94%	2,769 6.70%	6,402 6.01%
HAWAIIAN & PACIFIC ISLAND	0 0.00%	6 0.01%	17 0.02%
OTHER	874 27.07%	6,798 16.46%	15,843 14.87%
U.S. ARMED FORCES	0	65	118

INCOME	1 Miles	3 Miles	5 Miles
2024 AVG HOUSEHOLD INCOME	\$44,915	\$62,216	\$63,709
2024 MED HOUSEHOLD INCOME	\$33,519	\$43,923	\$48,202

HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2029 PROJECTION	1,269	16,484	42,083
2024 ESTIMATE	1,252	16,137	41,268
ANNUAL GROWTH 2020-2024	8.96%	8.37%	3.14%
ANNUAL GROWTH 2024-2029	1.36%	2.15%	1.97%
2020 CENSUS	1,149	14,891	40,011
OWNER OCCUPIED	404 32.27%	7,332 45.44%	21,719 52.63%
RENTER OCCUPIED	848 67.73%	8,805 54.56%	19,549 47.37%

2024 HOUSEHOLDS BY HH INCOME	1,253	16,135	41,269
INCOME: <\$25,000	424 33.84%	4,714 29.22%	10,053 24.36%
INCOME: \$25,000 - \$50,000	448 35.75%	4,400 27.27%	11,301 27.38%
INCOME: \$50,000 - \$75,000	165 13.17%	2,528 15.67%	7,638 18.51%
INCOME: \$75,000 - \$100,000	139 11.09%	1,714 10.62%	5,001 12.12%
INCOME: \$100,000 - \$125,000	37 2.95%	997 6.18%	3,089 7.49%
INCOME: \$125,000 - \$150,000	21 1.68%	637 3.95%	1,727 4.18%
INCOME: \$150,000 - \$200,000	10 0.80%	639 3.96%	1,423 3.45%
INCOME: \$200,000+	9 0.72%	506 3.14%	1,037 2.51%



# CONFIDENTIALITY DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party(ies) receiving it from CityPlat, LLC and should not be made available to any other person or entity without the written consent of CityPlat, LLC. If you are not the intended recipient, you are hereby notified that any retention, dissemination, duplication, forwarding, copying or taking any action in reliance on the contents of this information is strictly prohibited. If you receive this Offering Memorandum in error, whether in electronic or printed form, please notify the sender and destroy the document. This Offering has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.







COMMERICAL REAL ESTATE



**GRAHAM STOREY**

graham@cityplat.com  
919.698.8799



**KEVIN JOSE**

kevin@cityplat.com  
919.348.5559



**JESSE DURHAM**

jesse@cityplat.com  
919.612.6588

---

107 Fayetteville St, Suite 400, Raleigh NC 27601

919.650.2643

[www.cityplat.com](http://www.cityplat.com)

BIC | Pat Moore

