

FLEXIBLE SINGLE-TENANT OFFICE OPPORTUNITY

2080 Brentwood Street | High Point, NC 27263

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COMMERCIAL REAL ESTATE

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PROPERTY DASHBOARD

\$2,300,000

Asking Price

Office

Property Type

28,400

Total SF

3.07

Acres

1989

Year Built

PROPERTY HIGHLIGHTS

- On-site Caterpillar 3406 diesel generator (600 amp / 480V) supports full-building operations
- Refreshed parking lot with capacity for approximately 215 vehicles
- Large break room with commercial-grade appliances, prep area, seating for 60+, and a fenced outdoor patio
- Four total restrooms, including two newly updated with showers
- Comprehensive exterior lighting across all building sides and parking areas
- Prime location just off Business I-85, offering excellent regional connectivity

PROPERTY DESCRIPTION

2080 Brentwood Street presents a rare opportunity to acquire a high-quality, move-in-ready office property in the heart of High Point, North Carolina. This ±28,000 square foot freestanding brick building was originally constructed as a customer service center for Sears Roebuck and has since served a variety of office and IT-related functions, demonstrating its inherent adaptability and enduring infrastructure.

Positioned on a well-maintained site with parking for approximately 200 vehicles, the building offers a functional and highly flexible layout. Perimeter private offices surround a large, open central core—ideal for a wide array of uses including sales operations, corporate offices, call centers, training facilities, or even co-working environments. The building is in pristine condition and ready for immediate occupancy.

Significant capital improvements have been completed, including a new 50 MIL DURO-LAST membrane roof (w/ 20-year transferrable warranty), multiple new and serviced Trane HVAC units, and a full-building diesel backup generator. Additional amenities such as a spacious break room with commercial appliances, refreshed bathrooms (including showers), and updated exterior security lighting enhance tenant comfort and operational reliability.

With its adaptable configuration, robust mechanical systems, and immediate functionality, 2080 Brentwood is perfectly suited for a single-tenant user seeking a high-capacity, professional office space—or an investor repositioning for future flexibility in a strong regional market.

RECENT UPGRADES

New Roof

Installed by Applied Roofing

- 50 MIL DURO-LAST membrane
- 20-year transferable warranty

HVAC System Improvements

- Brand-new Trane 12.5 Ton units installed in Zones 1 & 5
- Zone 6: Trane 15 Ton unit (installed ~5 years ago)
- Zones 2, 3, and 4 fully serviced and operating properly

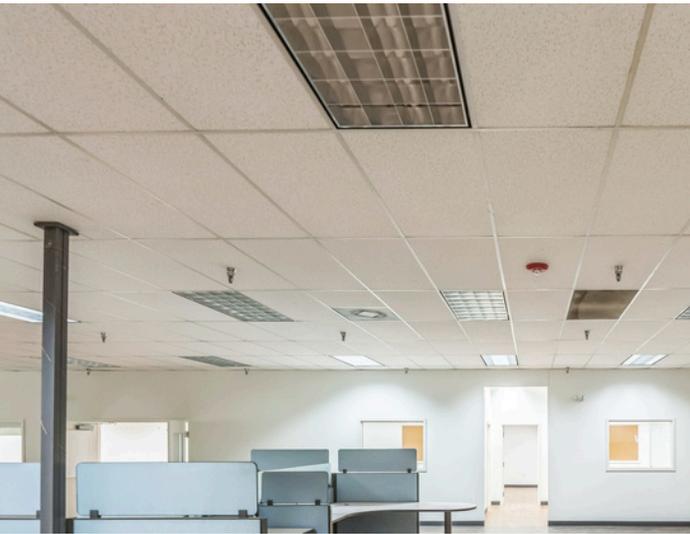
Parking Lot Refreshed

Resurfaced and re-stripped with parking for ~200 vehicles







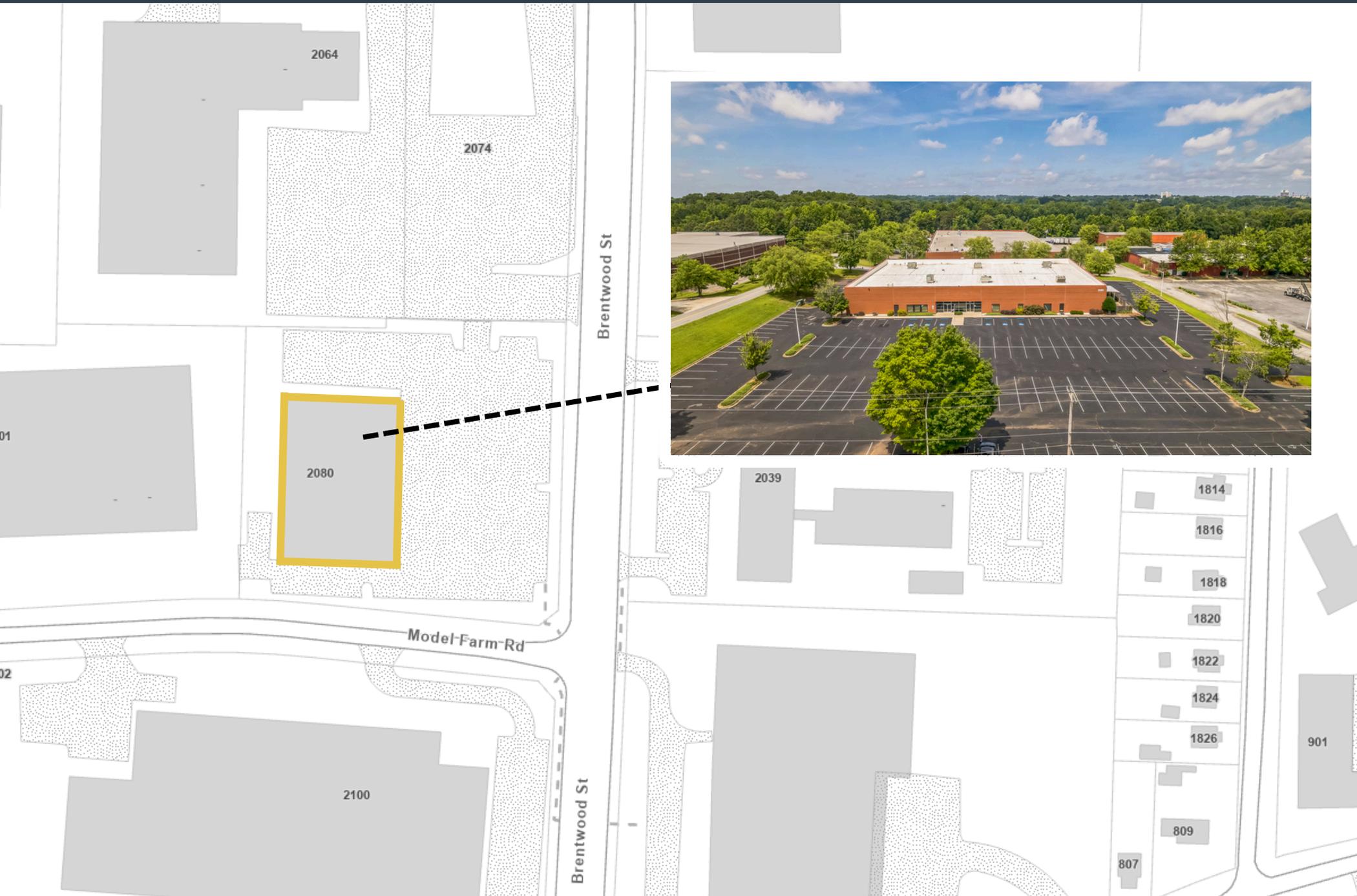


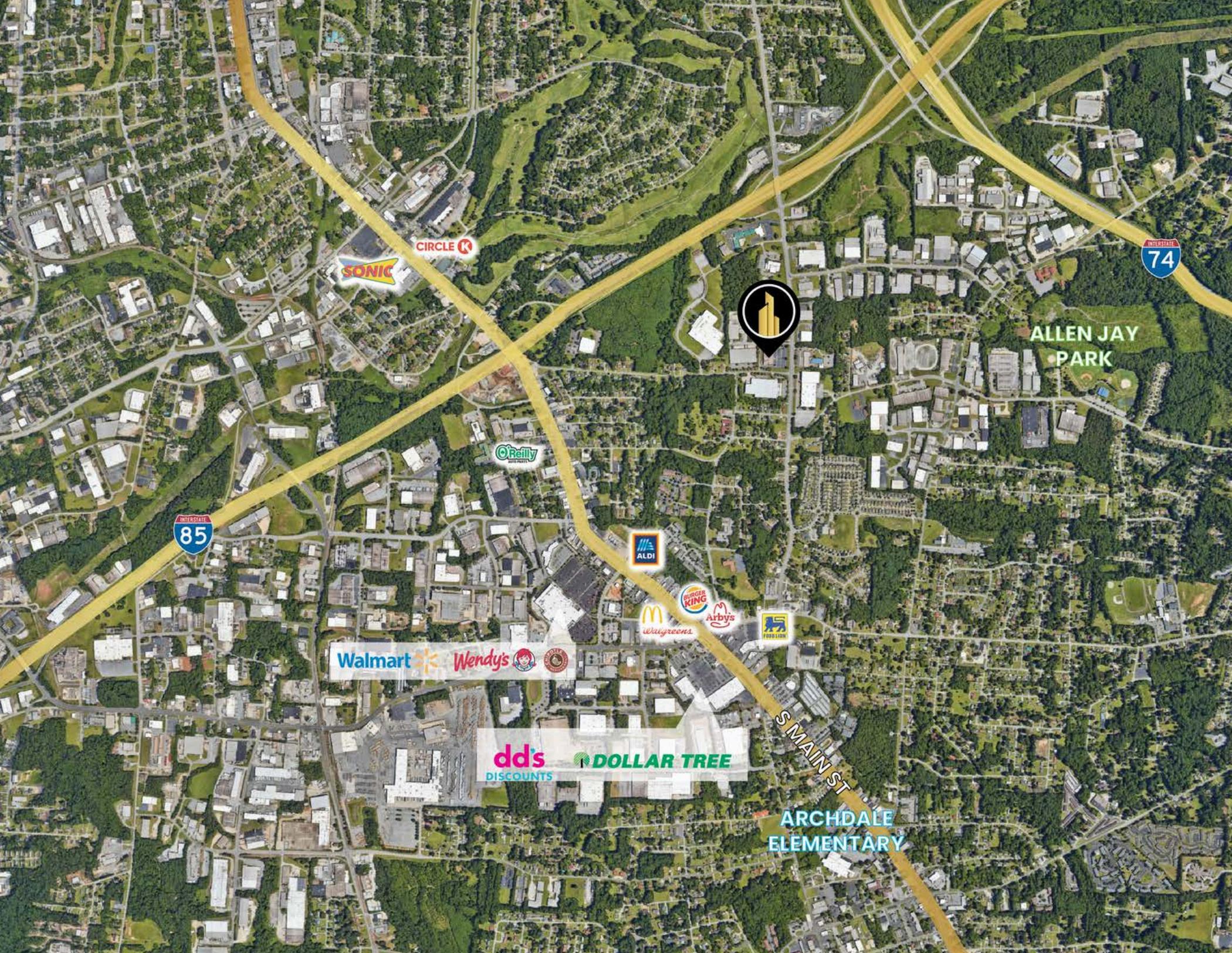


FLOOR PLAN



PARCEL MAP





SONIC

CIRCLE K

INTERSTATE 74

ALLEN JAY PARK

INTERSTATE 85

O'Reilly

ALDI

McDonald's

BURGER KING

Arby's

WALGREENS

Walmart

Wendy's

ROSS

dd's DISCOUNTS

DOLLAR TREE

S MAIN ST

ARCHDALE ELEMENTARY



MARKET OVERVIEW

Located in the heart of North Carolina's Piedmont Triad region, High Point is a dynamic city recognized for its strategic location, diverse economy, and robust industrial base. As part of the Greensboro–High Point MSA, the city benefits from direct access to major highways including I-74, I-85, and US-311, enabling seamless connectivity to Greensboro, Winston-Salem, and Charlotte.

High Point has historically been known as the “Furniture Capital of the World”, and today continues to thrive as a hub for manufacturing, logistics, and distribution. The presence of High Point University, ongoing downtown revitalization, and large-scale developments like The Pit (multi-use stadium) and The Outfields project have spurred economic growth and urban transformation.

With access to a skilled workforce, competitive operating costs, and a pro-business climate, High Point remains an attractive destination for investors and owner-users seeking long-term value and operational efficiency in the Triad's evolving commercial landscape.

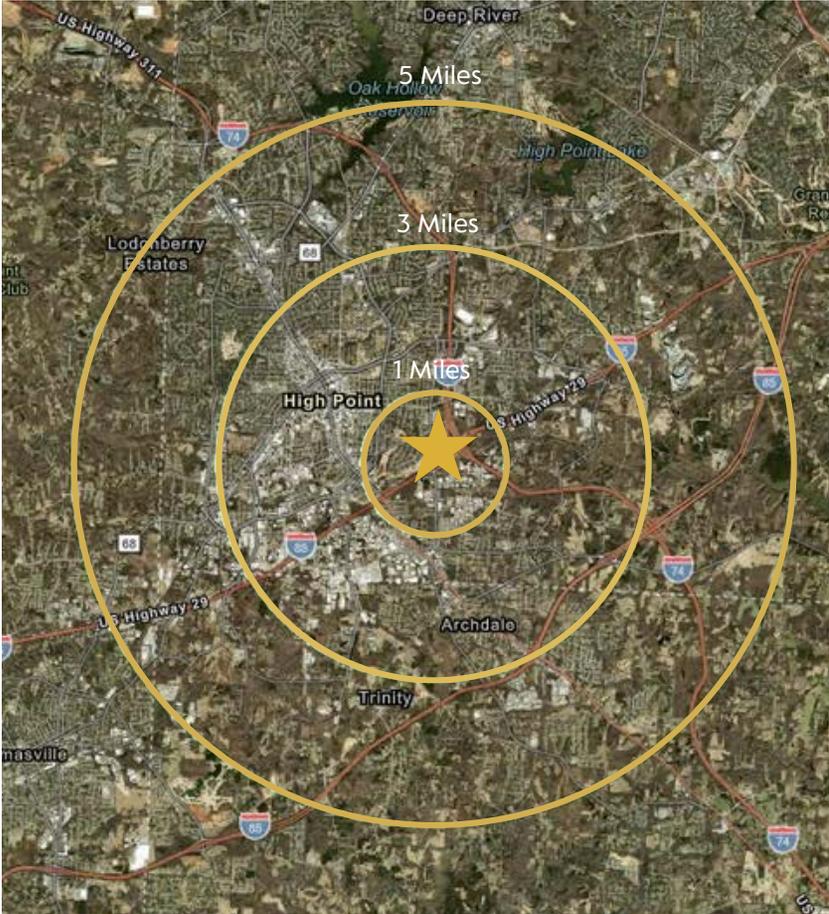


DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2020 POPULATION	5,421	50,630	98,612
2025 POPULATION	5,279	50,185	99,255
ANNUAL GROWTH 2020-2025	1.51%	2.03%	2.52%
ANNUAL GROWTH 2025-2030	-0.52%	-0.18%	0.13%
MEDIAN AGE	34.6	34.9	38.9

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2020 HOUSEHOLDS	2,073	18,195	38,171
2025 HOUSEHOLDS	2,095	18,588	39,408
ANNUAL GROWTH 2020-2025	0.21%	0.43%	0.64%
ANNUAL GROWTH 2025-2030	0.06%	0.15%	0.25%
AVG HOUSEHOLD SIZE	2.52	2.42	2.37

INCOME	1 Mile	3 Miles	5 Miles
AVG HOUSEHOLD INCOME	\$62,116	\$61,443	\$77,014
MEDIAN HOUSEHOLD INCOME	\$49,826	\$47,539	\$57,021



HOUSING	1 Mile	3 Miles	5 Miles
MEDIAN HOME VALUE	\$143,843	\$154,694	\$176,884
MEDIAN YEAR BUILT	1973	1973	1978

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