

## Highway 68 High Point Heron Place Retail For Lease or Sale

- ◆ 4008 Mendenhall Oaks Parkway, High Point NC
- ◆ Great Traffic!
- ◆ Great Visibility!
- ◆ Upscale Retail!
- ◆ Total Available for Lease 7,136 sf
- ◆ 1,423 to 4,269 sf Available
- ◆ Lease Price \$14psf
- ◆ Contact Broker for Sale Information



### FREEMAN

COMMERCIAL REAL ESTATE

1255 Creekshire Way, Suite 200  
Winston-Salem, NC 27103

FOR FURTHER INFORMATION  
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Visit us on the Web

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

### -FEATURES-

- ◆ High traffic - 34,000 cars per day
- ◆ Located on busy Highway 68 in High Point
- ◆ Across from Moses Cone MedCenter
- ◆ Demographics:
 

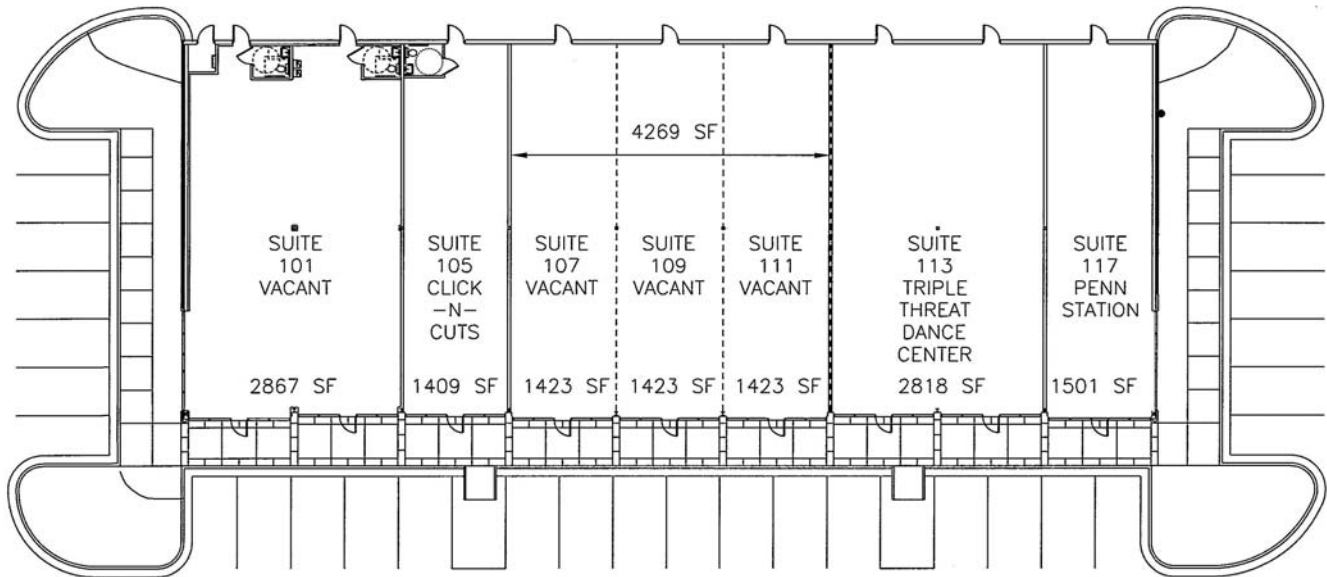
5 Mile Population .....	94,805
10 Minute Drive Time .....	52,719
Median HH Income .....	\$79,187

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# FREEMAN COMMERCIAL REAL ESTATE

4008 Mendenhall Oaks Parkway  
High Point, NC

## Site Plan



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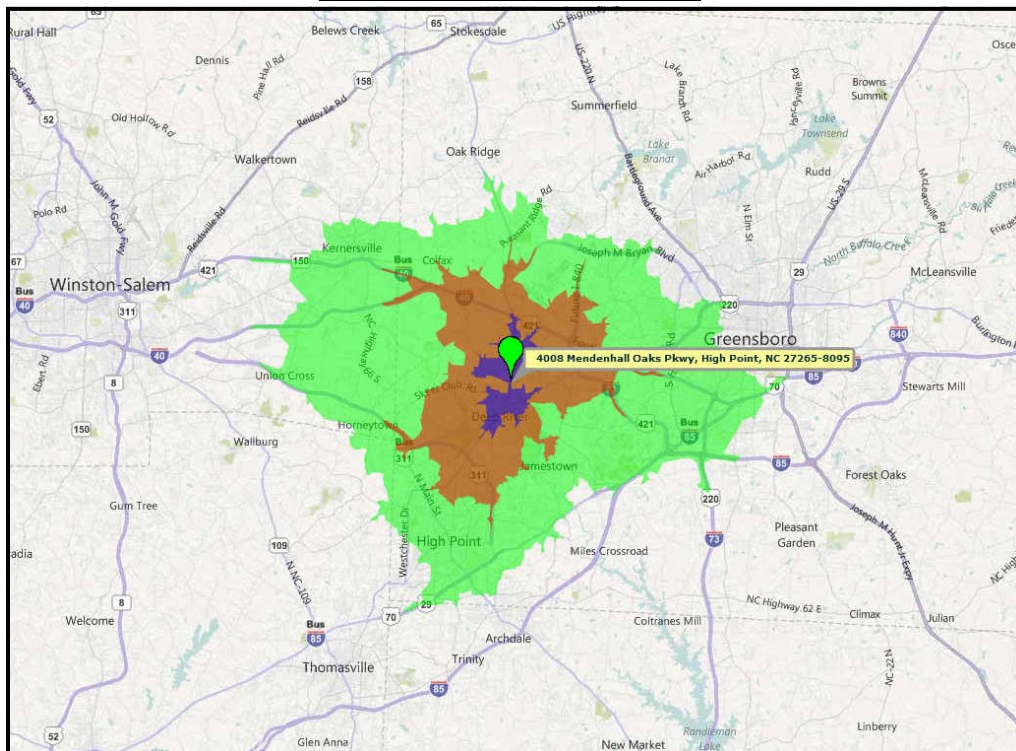
# FREEMAN COMMERCIAL REAL ESTATE

4008 Mendenhall Oaks Parkway  
High Point, NC

Aerial



Drive Time 5, 10, 15 Minutes



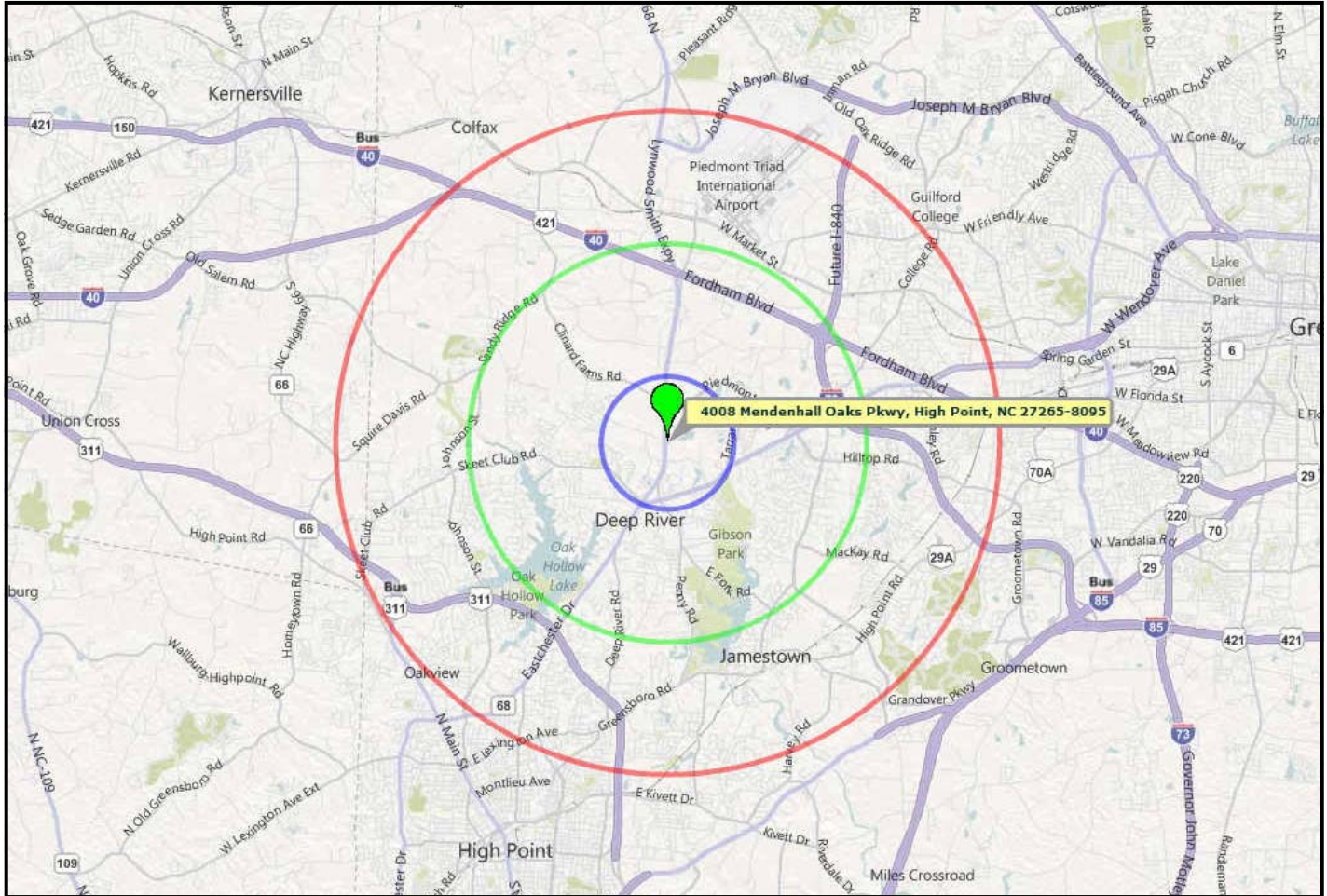
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# FREEMAN COMMERCIAL REAL ESTATE

**4008 Mendenhall Oaks Parkway  
High Point, NC**

Regional Map



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# FREEMAN COMMERCIAL REAL ESTATE

## 4008 Mendenhall Oaks Parkway High Point, NC

### Demographics



4008 Mendenhall Oaks Pkwy, H...

### Executive Summary

Prepared by Abner Wright

Latitude: 36.04311

Longitude: -79.961143

Drive Time: 5, 10, 15 Minutes

	5 minutes	10 minutes	15 minutes
<b>2010 Population</b>			
Total Population	4,819	52,719	235,297
Male Population	48.8%	48.3%	48.4%
Female Population	51.2%	51.7%	51.6%
Median Age	38.3	36.6	36.3
<b>2010 Income</b>			
Median HH Income	\$79,187	\$65,426	\$55,369
Per Capita Income	\$37,814	\$33,517	\$28,423
Average HH Income	\$94,567	\$78,970	\$67,934
<b>2010 Households</b>			
Total Households	1,790	22,071	97,392
Average Household Size	2.67	2.36	2.36
<b>2010 Housing</b>			
Owner Occupied Housing Units	77.5%	60.6%	52.7%
Renter Occupied Housing Units	14.9%	31.4%	38.2%
Vacant Housing Units	7.6%	8.1%	9.0%
<b>Population</b>			
1990 Population	1,236	26,507	170,656
2000 Population	2,786	41,435	206,124
2010 Population	4,819	52,719	235,297
2015 Population	5,572	58,647	251,563
1990-2000 Annual Rate	8.47%	4.57%	1.91%
2000-2010 Annual Rate	5.49%	2.38%	1.3%
2010-2015 Annual Rate	2.95%	2.15%	1.35%

In the identified market area, the current year population is 235,297. In 2000, the Census count in the market area was 206,124. The rate of change since 2000 was 1.3 percent annually. The five-year projection for the population in the market area is 251,563, representing a change of 1.35 percent annually from 2010 to 2015. Currently, the population is 48.4 percent male and 51.6 percent female.

#### Households

1990 Households	429	10,794	69,854
2000 Households	988	17,096	84,680
2010 Households	1,790	22,071	97,392
2015 Households	2,092	24,670	104,472
1990-2000 Annual Rate	8.7%	4.71%	1.94%
2000-2010 Annual Rate	5.97%	2.52%	1.37%
2010-2015 Annual Rate	3.17%	2.25%	1.41%

The household count in this market area has changed from 84,680 in 2000 to 97,392 in the current year, a change of 1.37 percent annually. The five-year projection of households is 104,472, a change of 1.41 percent annually from the current year total. Average household size is currently 2.36, compared to 2.38 in the year 2000. The number of families in the current year is 59,368 in the market area.

#### Housing

Currently, 52.7 percent of the 107,067 housing units in the market area are owner occupied; 38.2 percent, renter occupied; and 9.0 percent are vacant. In 2000, there were 90,597 housing units - 54.3 percent owner occupied, 39.2 percent renter occupied and 6.5 percent vacant. The rate of change in housing units since 2000 is 1.64 percent. Median home value in the market area is \$129,430, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 2.42 percent annually to \$145,897. From 2000 to the current year, median home value changed by 1.74 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

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## 4008 Mendenhall Oaks Parkway High Point, NC

### Demographics



4008 Mendenhall Oaks Pkwy, H...

### Executive Summary

Prepared by Abner Wright

Latitude: 36.04311  
Longitude: -79.961143

Drive Time: 5, 10, 15 Minutes

	5 minutes	10 minutes	15 minutes
<b>Median Household Income</b>			
1990 Median HH Income	\$50,077	\$33,592	\$29,674
2000 Median HH Income	\$68,577	\$51,290	\$41,956
2010 Median HH Income	\$79,187	\$65,426	\$55,369
2015 Median HH Income	\$86,088	\$75,230	\$63,122
1990-2000 Annual Rate	3.19%	4.32%	3.52%
2000-2010 Annual Rate	1.41%	2.4%	2.74%
2010-2015 Annual Rate	1.69%	2.83%	2.66%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$20,636	\$16,956	\$15,339
2000 Per Capita Income	\$30,912	\$26,596	\$22,942
2010 Per Capita Income	\$37,814	\$33,517	\$28,423
2015 Per Capita Income	\$41,443	\$37,292	\$31,901
1990-2000 Annual Rate	4.12%	4.6%	4.11%
2000-2010 Annual Rate	1.99%	2.28%	2.11%
2010-2015 Annual Rate	1.85%	2.16%	2.34%
<b>Average Household Income</b>			
1990 Average Household Income	\$56,507	\$41,040	\$37,030
2000 Average Household Income	\$81,864	\$63,935	\$54,876
2010 Average HH Income	\$94,567	\$78,970	\$67,934
2015 Average HH Income	\$102,410	\$87,446	\$76,037
1990-2000 Annual Rate	3.78%	4.53%	4.01%
2000-2010 Annual Rate	1.42%	2.08%	2.1%
2010-2015 Annual Rate	1.61%	2.06%	2.28%

#### Households by Income

Current median household income is \$55,369 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$63,122 in five years. In 2000, median household income was \$41,956, compared to \$29,674 in 1990.

Current average household income is \$67,934 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$76,037 in five years. In 2000, average household income was \$54,876, compared to \$37,030 in 1990.

Current per capita income is \$28,423 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$31,901 in five years. In 2000, the per capita income was \$22,942, compared to \$15,339 in 1990.

#### Population by Employment

Total Businesses	491	3,215	13,713
Total Employees	10,768	54,110	161,493

Currently, 88.1 percent of the civilian labor force in the identified market area is employed and 11.9 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 90.4 percent of the civilian labor force, and unemployment will be 9.6 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 70.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 64.8 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 15.4 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 19.8 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 81.4 percent of the market area population drove alone to work, and 2.3 percent worked at home. The average travel time to work in 2000 was 20.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

#### Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 13.9 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 25.9 percent were high school graduates only (29.6 percent in the U.S.)
- 7.2 percent had completed an Associate degree (7.7 percent in the U.S.)
- 22.7 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 9.4 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

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