

# INVESTMENT OPPORTUNITY—2718 SOUTH MAIN ST. HIGH POINT, NC



**US DEVELOPMENTS**  
BROKERAGE, DEVELOPMENT, MANAGEMENT.

5925 Carnegie Blvd.  
Suite 200  
Charlotte, NC 28209  
[www.usdevelopments.com](http://www.usdevelopments.com)

**Kimberlee Rosenburgh**  
**VP of Operations/Broker**  
704-576-4322 Mobile  
[krosenburgh@usdevelopments.com](mailto:krosenburgh@usdevelopments.com)



# OVERVIEW

Net, Net Lease and located on the busy street of S Main St. in High Point this is a newly remodeled Subway leased by a tenant with multiple locations. In addition to the renovations, the roof and the HVAC have been replaced in the past two years.

## HIGHLIGHTS

- Newly remodeled
- Busy Highway
- Recent Tax Reduction—\$8,099 per year
- 6.61% Cap Rate
- 2019 NOI \$52,801

## SUMMARY

- Asking Price: \$799,000
- Lot Size: .5 Acres
- Total SF: 2077 SF

## LOCATION HIGHLIGHTS

- Several large Industries
- Home to High Point University
- Close to residential and businesses



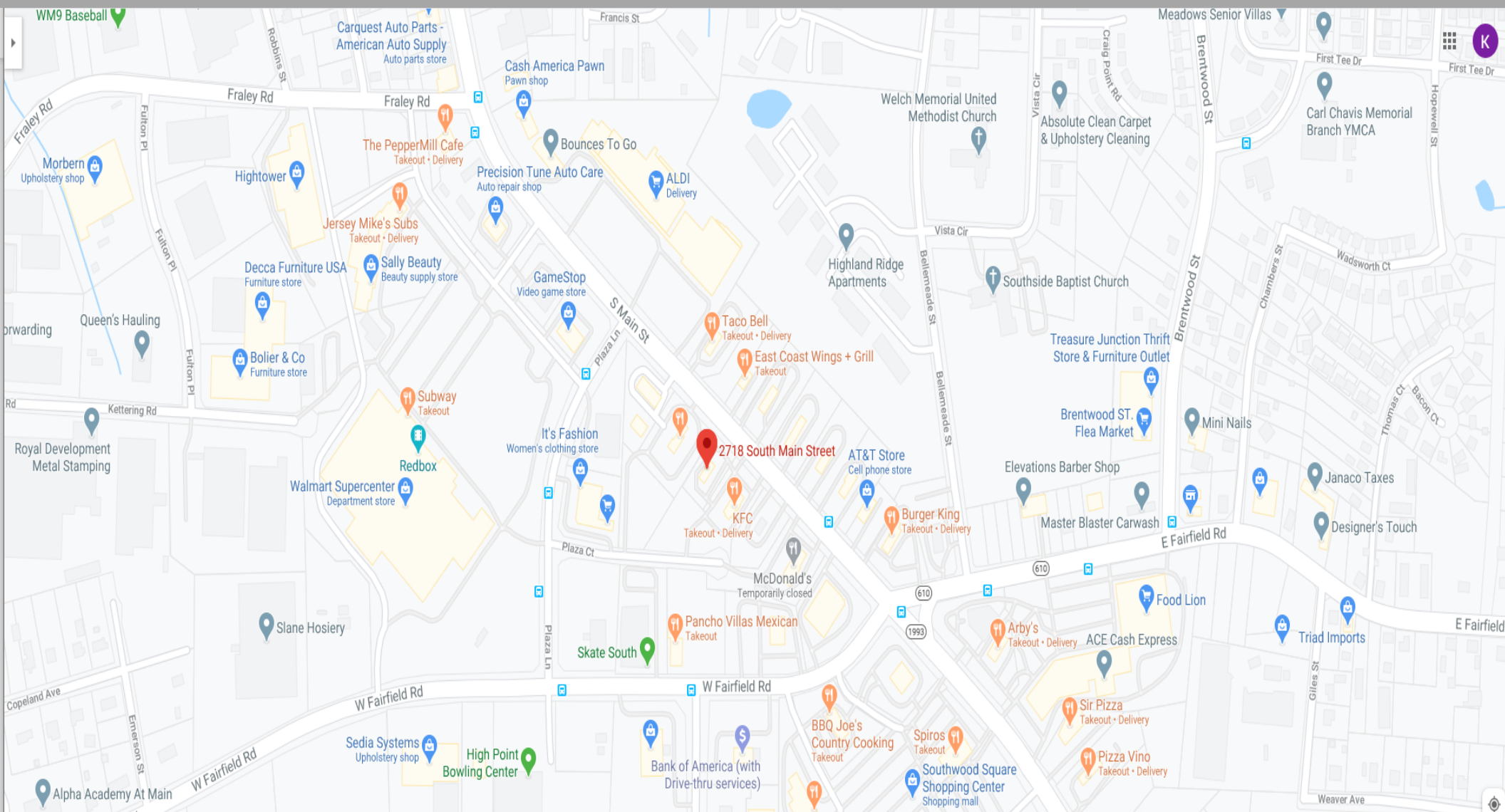
**US DEVELOPMENTS**  
BROKERAGE, DEVELOPMENT, MANAGEMENT.

5925 Carnegie Blvd.  
Suite 200  
Charlotte, NC 28209  
[www.usdevelopments.com](http://www.usdevelopments.com)

**Kimberlee Rosenburgh**  
**VP Of Operations/Broker**  
704-576-4322 Mobile  
[krosenburgh@usdevelopments.com](mailto:krosenburgh@usdevelopments.com)



# AERIAL MAP



**US DEVELOPMENTS**  
BROKERAGE, DEVELOPMENT, MANAGEMENT.

5925 Carnegie Blvd.  
Suite 200  
Charlotte, NC 28209  
[www.usdevelopments.com](http://www.usdevelopments.com)

**Kimberlee Rosenburgh**  
**VP Of Operations/Broker**  
704-576-4322 Mobile  
[krosenburgh@usdevelopments.com](mailto:krosenburgh@usdevelopments.com)

# COMMUNITY OVERVIEW

High Point is a city located in the Piedmont Triad region of the U.S. state of North Carolina. Most of the city is located in Guilford County, with portions extending into neighboring Randolph, Davidson, and Forsyth counties. High Point is North Carolina's only city that extends into four counties.

As of the 2010 census the city had a total population of 104,371,<sup>[5]</sup> with an estimated population of 112,791 in 2019.<sup>[6]</sup> High Point is currently the ninth-largest municipality in North Carolina, and the 259th-largest city in America.

Major industries in High Point include furniture, [textiles](#), and bus manufacturing. The city's official slogan is "North Carolina's International City" due to the semi-annual [High Point Furniture](#)

## DEMOGRAPHICS

	High Point
POPULATION	109,849
MEDIAN HH INCOME	\$44,642
MEDIAN AGE	36.4
HOUSEHOLDS	40,988 (2010)
DAILY TRAFFIC—S Main St	23,000 CARS PER DAY ON STREET





# COMPANY SUMMARY

US Developments Brokerage Team brings a wealth of experience in brokerage as well as leasing, site selection, valuation and real estate investment. We are well established in the Carolinas, providing off market opportunities to our clients.

As a team we are committed to do whatever it takes to provide solutions for all our clients' real estate needs. This commitment, combined with over 50 years of real estate experience, will be put to use to solve all of your needs as our client. The value add we bring to our brokerage clients is that we understand how to develop and manage real estate. Sharing this information helps our clients to make better decisions.



## Kimberlee Rosenburgh

### VP of Operations/Broker

[krosenburgh@usdevelopments.com](mailto:krosenburgh@usdevelopments.com)

704-576-4322 Mobile

Ms. Rosenburgh entered into the Real Estate industry in 2011. Working for Dynamic Asset Management as a Human Resource Consultant in the asset management business she became drawn to the fast paced, always changing real estate profession. After over 25 years in the Human Resource field, with brokerage firms such as Trans Western Cary Winston, she decided to move into real estate sales and obtained her license to practice in 2014. Ms. Rosenburgh has worked and continues to work for US Developments as their Broker in Charge for North and South Carolina representing clients in land, commercial and residential transactions.



**US DEVELOPMENTS**  
BROKERAGE, DEVELOPMENT, MANAGEMENT.

5925 Carnegie Blvd.  
Suite 200  
Charlotte, NC 28209  
[www.usdevelopments.com](http://www.usdevelopments.com)

**Kimberlee Rosenburgh**  
**VP Of Operations/Broker**  
704-576-4322 Mobile  
[krosenburgh@usdevelopments.com](mailto:krosenburgh@usdevelopments.com)