

# 1701 Westchester Dr.

HIGH POINT, NC 27262



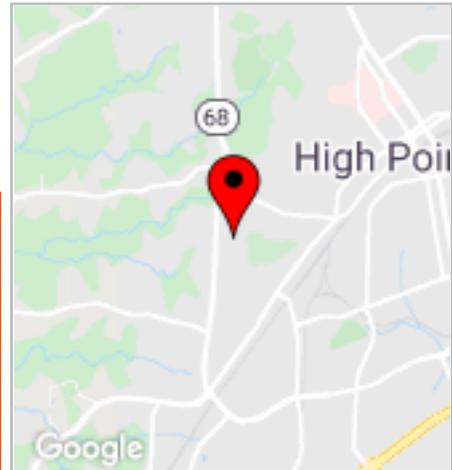
Price: \$8,250,000

## Property Highlights

- Former JC Penny- Remodeled to +/-1200 Member Cathedral
- Expansion Capability
- +/-130,000 sqft on +/- 11 acres
- Numerous classrooms of various sizes
- State of the Art Audio/Visual Setup



1912 Eastchester Dr Ste. 200  
High Point, NC 27265  
[www.lindsayrealestateholdings.com](http://www.lindsayrealestateholdings.com)



# TABLE OF CONTENTS

mlindsay.lcp@gmail.com

Professional Bio	3
Property Description	4
Property Photos	5
Location Map	8
Aerial Map	9
Demographics	10
Detailed Demographics	11



## Lindsay Commercial Properties | High Point, NC

Why Choose Lindsay Commercial Properties?

...Because of our Team of Professionals and our Values.

Lindsay Commercial Properties was founded and built with a vision to BE the BEST for our clients through dedication to Excellence, and the integrity to DO the Best for our clients, through our Experience and Innovation.

Mark Lindsay, CCIM: Founder & President and 2019 President-Elect / 2020 President of the High Point Association of Realtors.

Mark leads our firm as President and founder. With more than 13 years of experience in commercial real estate, he works with industrial, warehouse, manufacturing and shopping center properties, as well as site selections, 1031 tax-free exchanges and investment properties. Mark is a member of the National, North Carolina and High Point Associations of Realtors; 2014 Past President of HPRAR Board, Past President and Treasurer of the HP Realtors Commercial Alliance (HPRCA), Board of Governors member for NC RCA; Past President and current Director for Board of Directors of the High Point Association of Realtors, Member of the Community Services & Property Management Committees of HPRAR and NCAR Property Management Division; RLI (Realtors Land Institute) working toward an ALC (Accredited Land Consultant) designation; CCIM (Certified Commercial Investor Member); as well as the Triad CIE (commercial information exchange) member.

Mark is a Veteran of the Gulf War, an Ironman athlete, marathoner, and a graduate of Clemson University with a BS degree in Electrical Engineering and holds NC Licenses for Commercial Contracting and Insurance.

As the founder, Mark strives to build and maintain relationships with clients, customers, and peers in the Real Estate field.

## PROPERTY DESCRIPTION

1701 Westchester Dr.  
1701 Westchester Dr. | High Point, NC 27262

04



### Mixed Use Property

Lindsay Commercial Properties is excited for the opportunity to market the Wesleyan Church Property at 1701 Westchester in High Point.

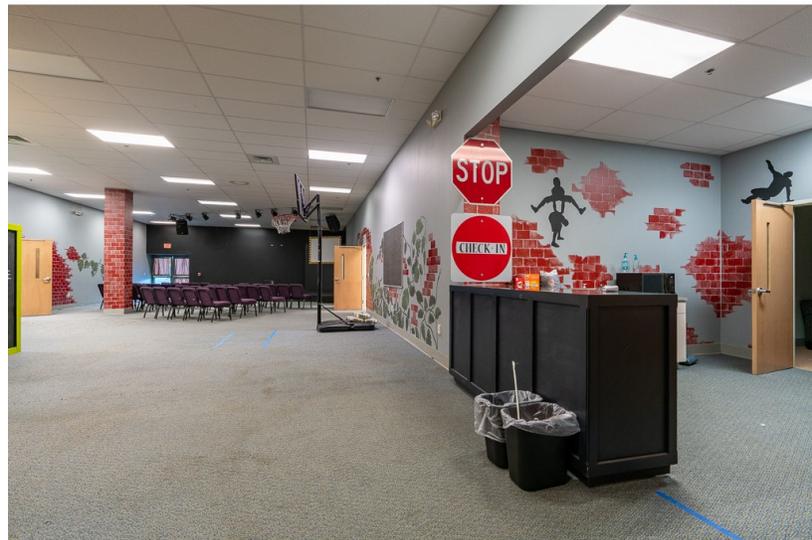
This 130,000 +/- sqft facility could not be reproduced on this 11 +/- acre property for less than \$90/sqft

- \* State of the Art Audio/Visual setup
- \*1700 +/- member cathedral
- \*Expansion Capability
- \*Numerous and Spacious Classroom Areas
- \*Substantial Office Spaces
- \*Vast Parking Lot
- \*Beautifully Remodeled with a few more updates to come

The only questions that would arise from a potential buyer would be concerns with the roof and age of the HVAC, could it be something other than a church (yes-showroom and retail) and what is the future of Westchester Corridor.

# PROPERTY PHOTOS

1701 Westchester Dr.  
1701 Westchester Dr. | High Point, NC 27262



# PROPERTY PHOTOS

1701 Westchester Dr.  
1701 Westchester Dr. | High Point, NC 27262



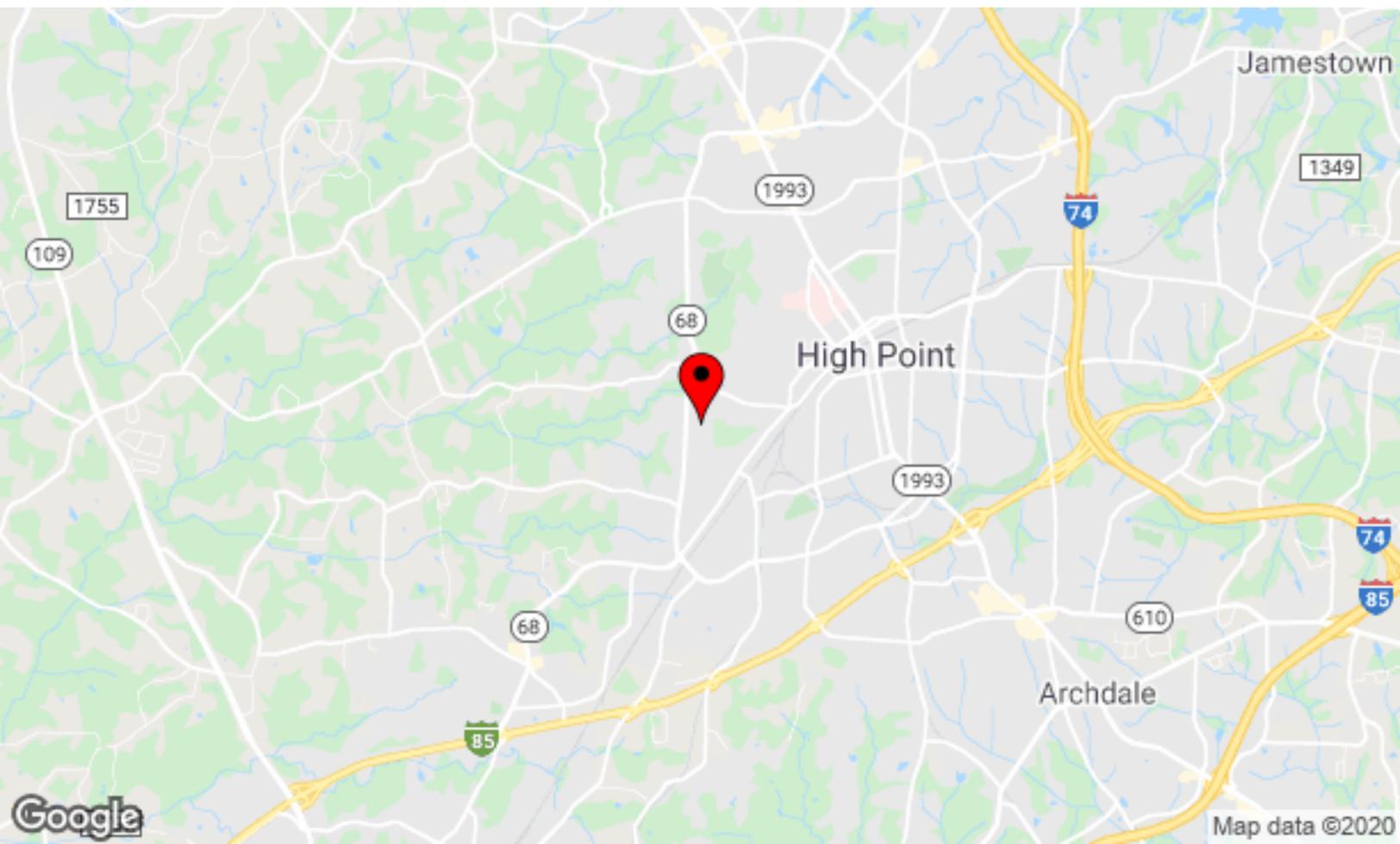
# PROPERTY PHOTOS

1701 Westchester Dr.  
1701 Westchester Dr. | High Point, NC 27262



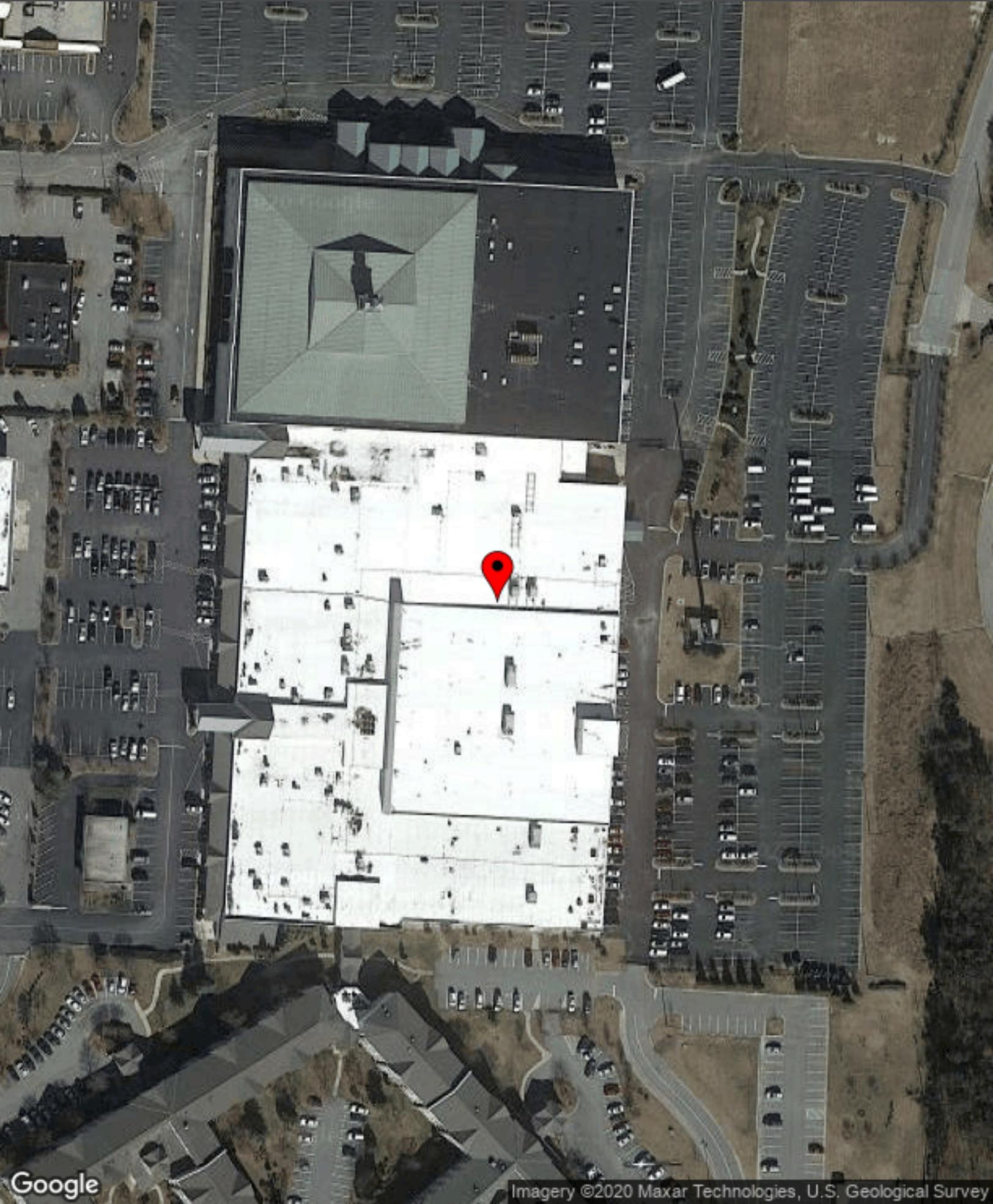
# LOCATION MAP

1701 Westchester Dr.  
1701 Westchester Dr. | High Point, NC 27262



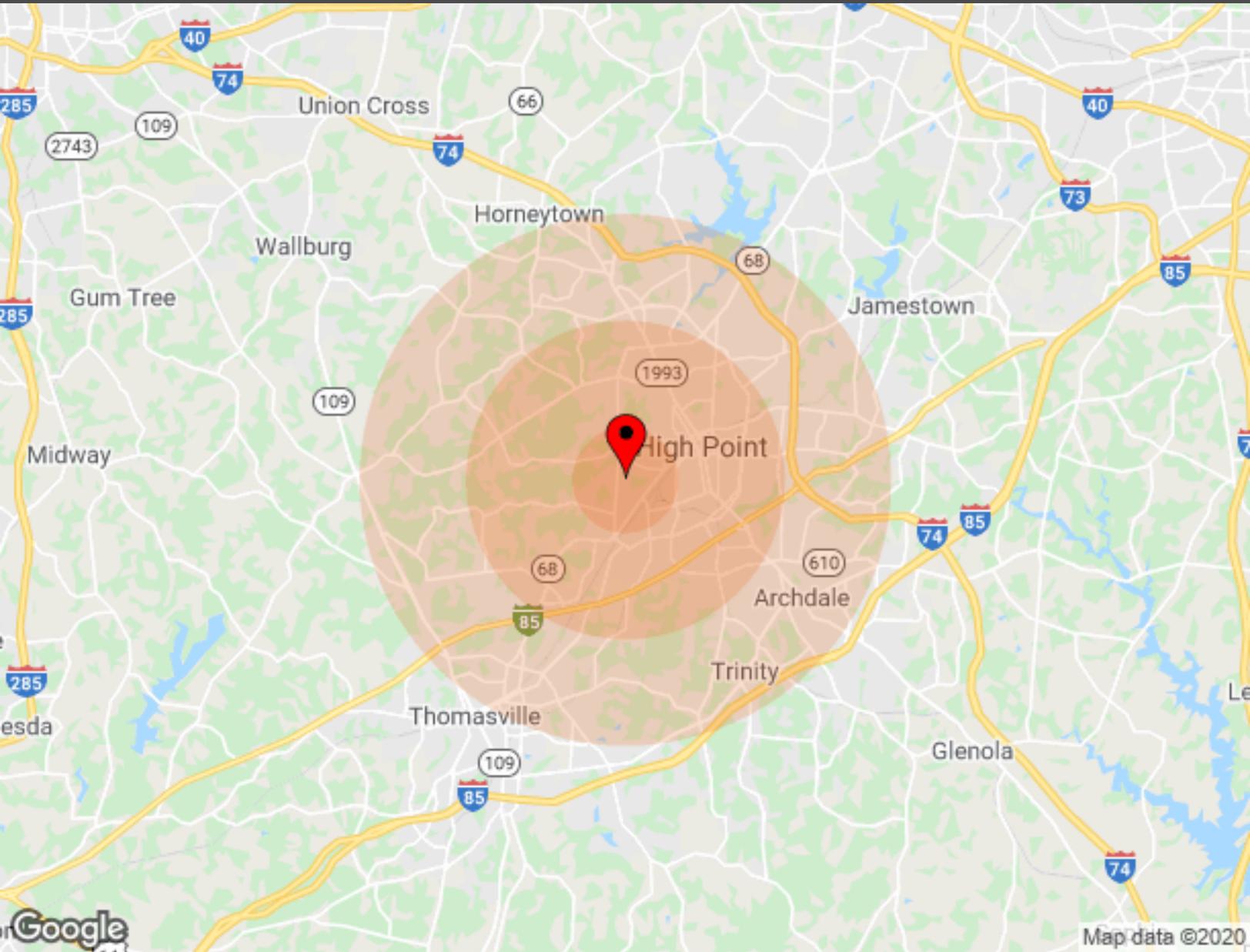
# AERIAL MAP

1701 Westchester Dr.  
1701 Westchester Dr. | High Point, NC 27262



# DEMOGRAPHICS

1701 Westchester Dr.  
1701 Westchester Dr. | High Point, NC 27262



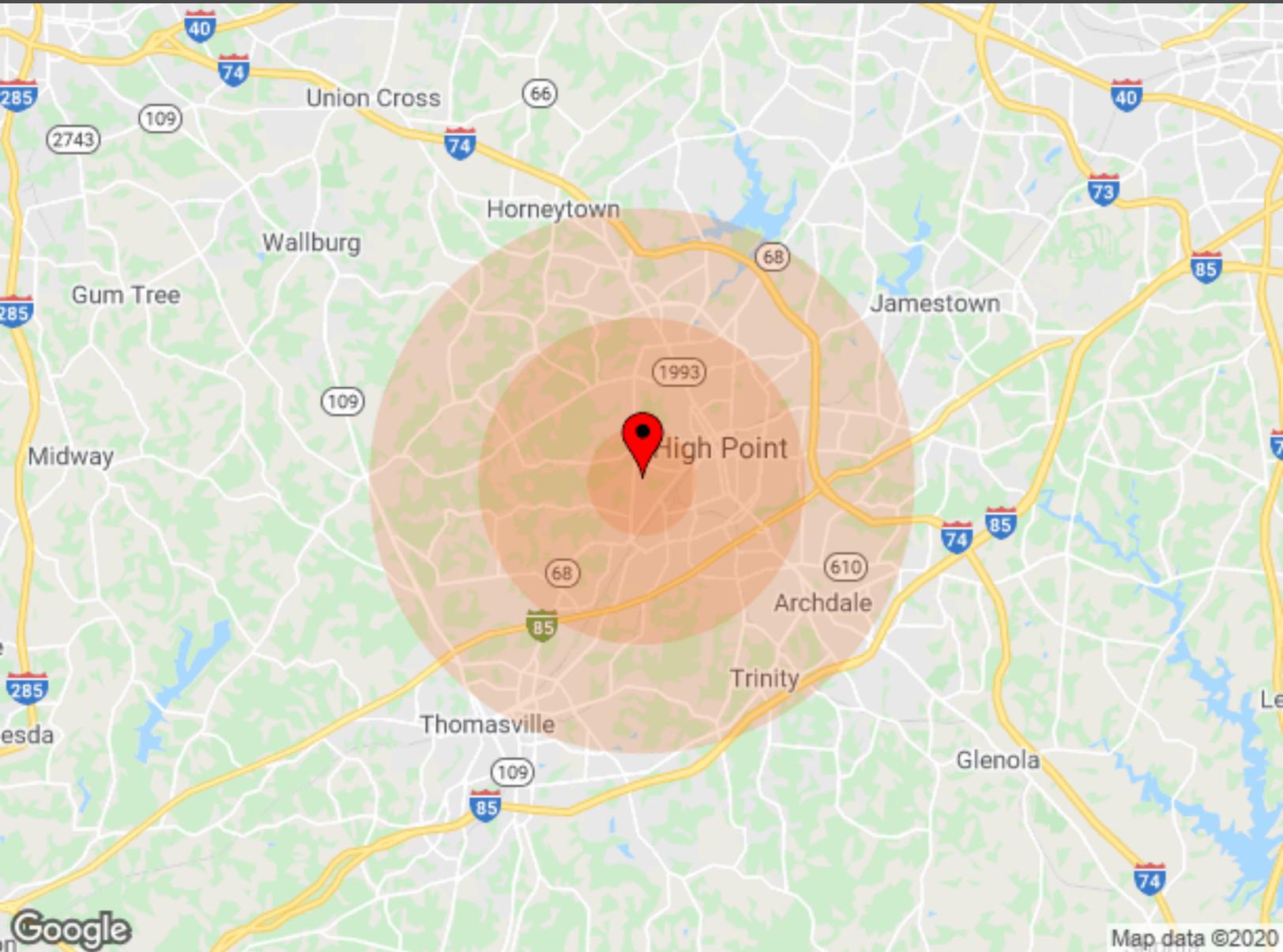
Population	1 Mile	3 Miles	5 Miles
Male	1,837	20,147	47,106
Female	2,114	21,911	50,867
Total Population	3,951	42,058	97,973
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	651	8,886	20,188
Ages 15-24	518	5,979	13,681
Ages 55-64	524	4,417	10,822
Ages 65+	935	6,314	14,860
Race	1 Mile	3 Miles	5 Miles
White	2,969	20,429	54,509
Black	526	15,919	32,250
Am In/AK Nat	9	94	169
Hawaiian	N/A	N/A	N/A
Hispanic	419	5,585	10,893
Multi-Racial	538	8,486	15,612

Income	1 Mile	3 Miles	5 Miles
Median	\$40,080	\$27,572	\$34,292
< \$15,000	207	4,674	8,107
\$15,000-\$24,999	331	2,527	5,654
\$25,000-\$34,999	153	2,181	5,174
\$35,000-\$49,999	202	2,562	6,070
\$50,000-\$74,999	294	2,344	7,001
\$75,000-\$99,999	103	766	3,126
\$100,000-\$149,999	214	830	2,118
\$150,000-\$199,999	79	278	626
> \$200,000	65	287	553

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,998	20,842	46,429
Occupied	1,799	17,587	40,201
Owner Occupied	1,232	8,222	21,840
Renter Occupied	567	9,365	18,361
Vacant	199	3,255	6,228

# DETAILED DEMOGRAPHICS

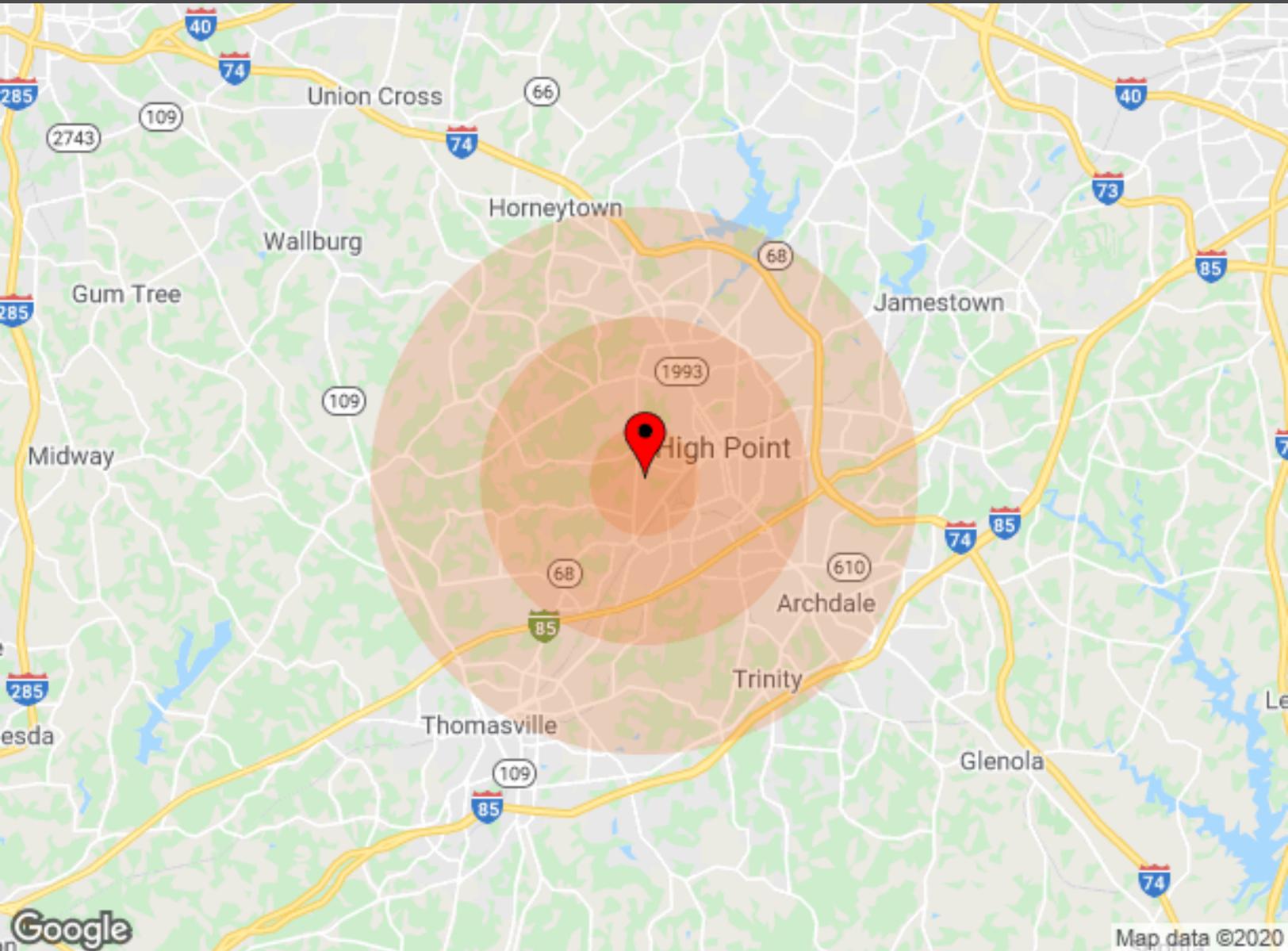
1701 Westchester Dr.  
1701 Westchester Dr. | High Point, NC 27262



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Male	1,837	20,147	47,106
Female	2,114	21,911	50,867
Total Population	3,951	42,058	97,973
<b>Housing</b>			
Total Units	1,998	20,842	46,429
Occupied	1,799	17,587	40,201
Owner Occupied	1,232	8,222	21,840
Renter Occupied	567	9,365	18,361
Vacant	199	3,255	6,228
<b>Race</b>			
White	2,969	20,429	54,509
Black	526	15,919	32,250
Am In/AK Nat	9	94	169
Hawaiian	N/A	N/A	N/A
Hispanic	419	5,585	10,893
Multi-Racial	538	8,486	15,612

# DETAILED DEMOGRAPHICS

1701 Westchester Dr.  
1701 Westchester Dr. | High Point, NC 27262



Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	178	2,519	5,740	Median	\$40,080	\$27,572	\$34,292
Ages 5-9	238	3,254	7,386	< \$10,000	79	2,890	4,509
Ages 10-14	235	3,113	7,062	\$10,000-\$14,999	128	1,784	3,598
Ages 15-19	255	3,073	6,974	\$15,000-\$19,999	196	1,336	2,908
Ages 20-24	263	2,906	6,707	\$20,000-\$24,999	135	1,191	2,746
Ages 25-29	238	2,756	6,392	\$25,000-\$29,999	117	1,186	2,669
Ages 30-34	201	2,715	6,247	\$30,000-\$34,999	36	995	2,505
Ages 35-39	177	2,726	6,306	\$35,000-\$39,999	92	842	1,969
Ages 40-44	203	2,785	6,494	\$40,000-\$44,999	62	1,033	2,319
Ages 45-49	247	2,843	6,670	\$45,000-\$49,999	48	687	1,782
Ages 50-54	257	2,637	6,313	\$50,000-\$60,000	197	1,163	3,487
Ages 55-59	264	2,383	5,752	\$60,000-\$74,000	97	1,181	3,514
Ages 60-64	260	2,034	5,070	\$75,000-\$99,999	103	766	3,126
Ages 65-69	228	1,696	4,213	\$10,000-\$124,999	146	512	1,321
Ages 70-74	191	1,377	3,332	\$125,000-\$149,999	68	318	797
Ages 74-79	165	1,080	2,555	\$150,000-\$199,999	79	278	626
Ages 80-84	130	789	1,794	> \$200,000	65	287	553
Ages 85+	221	1,372	2,966				