

1321 LONG STREET

FOR SALE/LEASE | HIGH POINT, NC 27262

Linville | Team Partners

COMMERCIAL REAL ESTATE



STAND-ALONE OFFICE AVAILABLE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF \pm	12,624
SALE PRICE	\$1,775,000
LEASE RATE	\$15.75, Modified Gross

DESCRIPTION

Stand-alone office building in uptown High Point. The building is $\pm 12,624$ RSF, spread over 2 floors, on ± 1.20 acres. It features a glass entrance/reception area, tons of windows and natural light, and lower-level conditioned storage ($\pm 2,400$ SF, not counted in overall SF). Each floor has a breakroom with kitchenette and 2 multi-stall restrooms. There are 2 interior stairwells for access to each floor and ample onsite parking. Located 2 blocks off Main Street, where there are many restaurants and retailers. 1 mile from Highway 68/Eastchester/Westchester and 3 miles from I-74. Current lease runs through December 2025.



KATIE HAYES

E Katie@LTPcommercial.com

M 336.473.0206

P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com

P 336.724.1715

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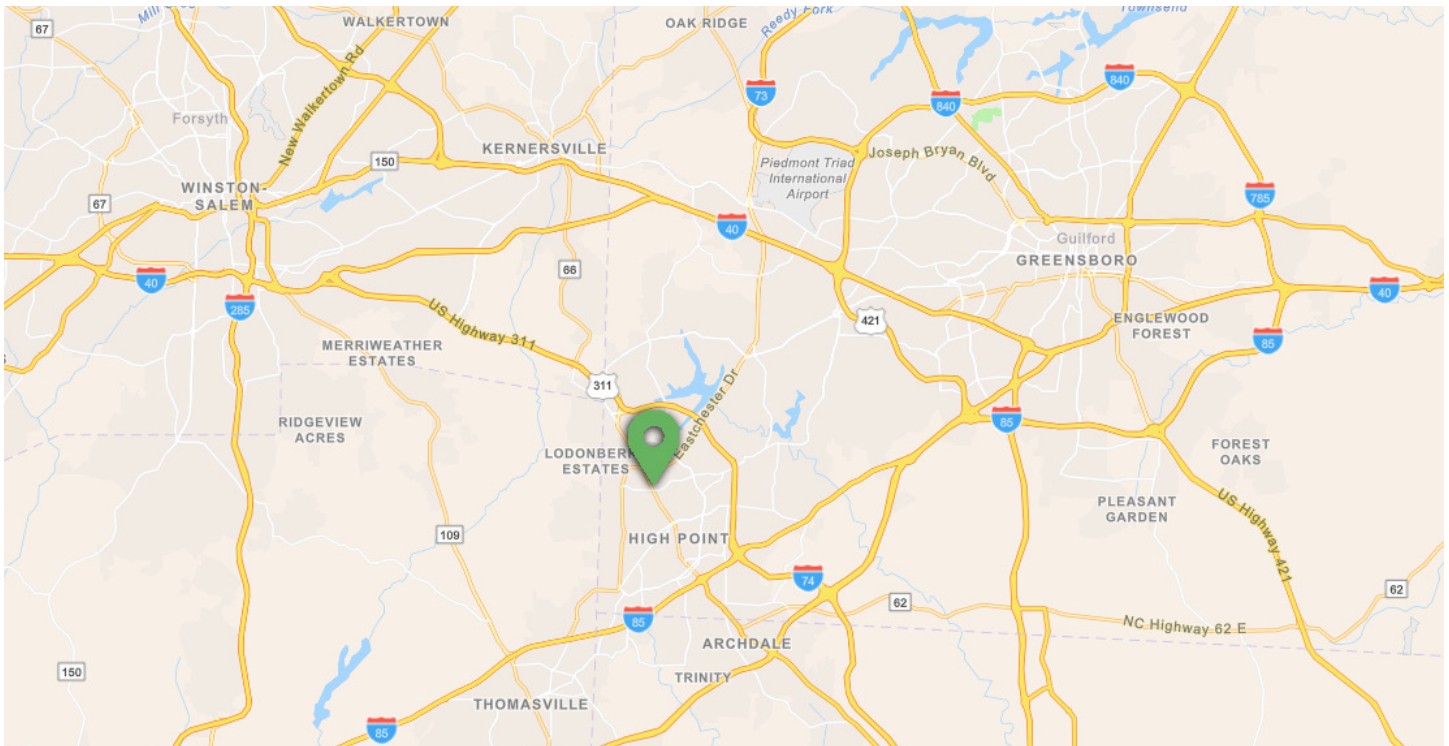
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THE PIEDMONT TRIAD

The Piedmont Triad is a fast-growing region in central North Carolina with a population of over 1.7 million and projections to reach 2 million by 2030. The area is experiencing consistent growth in both population and business, supported by a workforce of over 800,000 and a strong pipeline of talent from local colleges and universities, including Wake Forest, UNC-Greensboro, NC A&T, and High Point University. Known for its strategic location along major interstates and proximity to airports, the Triad is a hub for advanced manufacturing, aerospace, life sciences, and logistics. Major employers like Toyota, Boom Supersonic, FedEx, and numerous biotech firms are fueling regional investment and job creation. The High Point Furniture Market, one of the largest trade shows in the world, also brings a significant economic boost. With lower-than-average business costs, strong infrastructure, favorable tax incentives, and a high quality of life, the Piedmont Triad is an ideal location to start, grow, or relocate a business.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,467	61,823	112,201
AVERAGE HH INCOME	\$102,701	\$85,172	\$97,305
DAYTIME POPULATION	12,359	67,236	117,441



DISTANCE TO

- 1.5 MILES** HIGH POINT UNIVERSITY
- 2 MILES** HIGH POINT FURNITURE MARKET
- 14 MILES** PIEDMONT TRIAD INTERNATIONAL AIRPORT
- 18 MILES** DOWNTOWN WINSTON-SALEM
- 79 MILES** CHARLOTTE-DOUGLAS INTERNATIONAL AIRPORT

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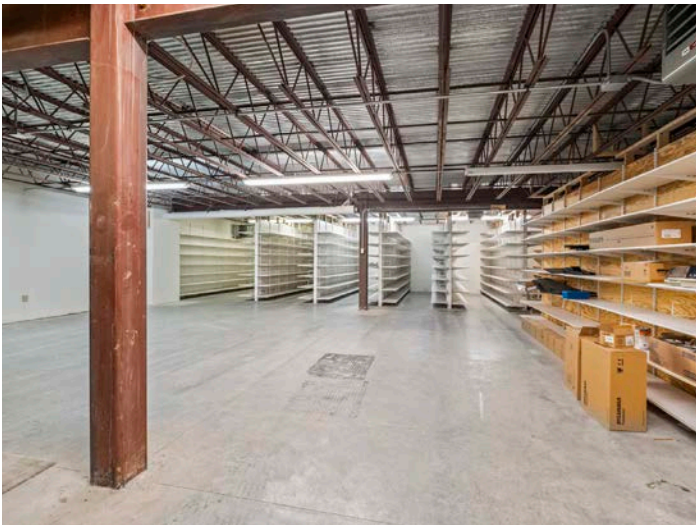
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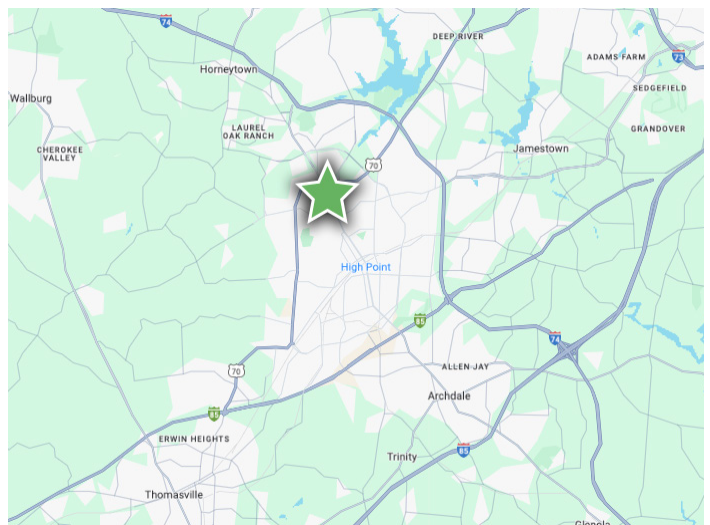
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KEY FEATURES

- ±12,624 RSF, spread over 2 floors
- Features a glass entrance/reception area, natural light, and lower-level conditioned storage (±2,400 SF, not counted in overall SF)
- Breakroom with kitchenette on each floor
- Ample onsite parking
- Located near many restaurants and retailers



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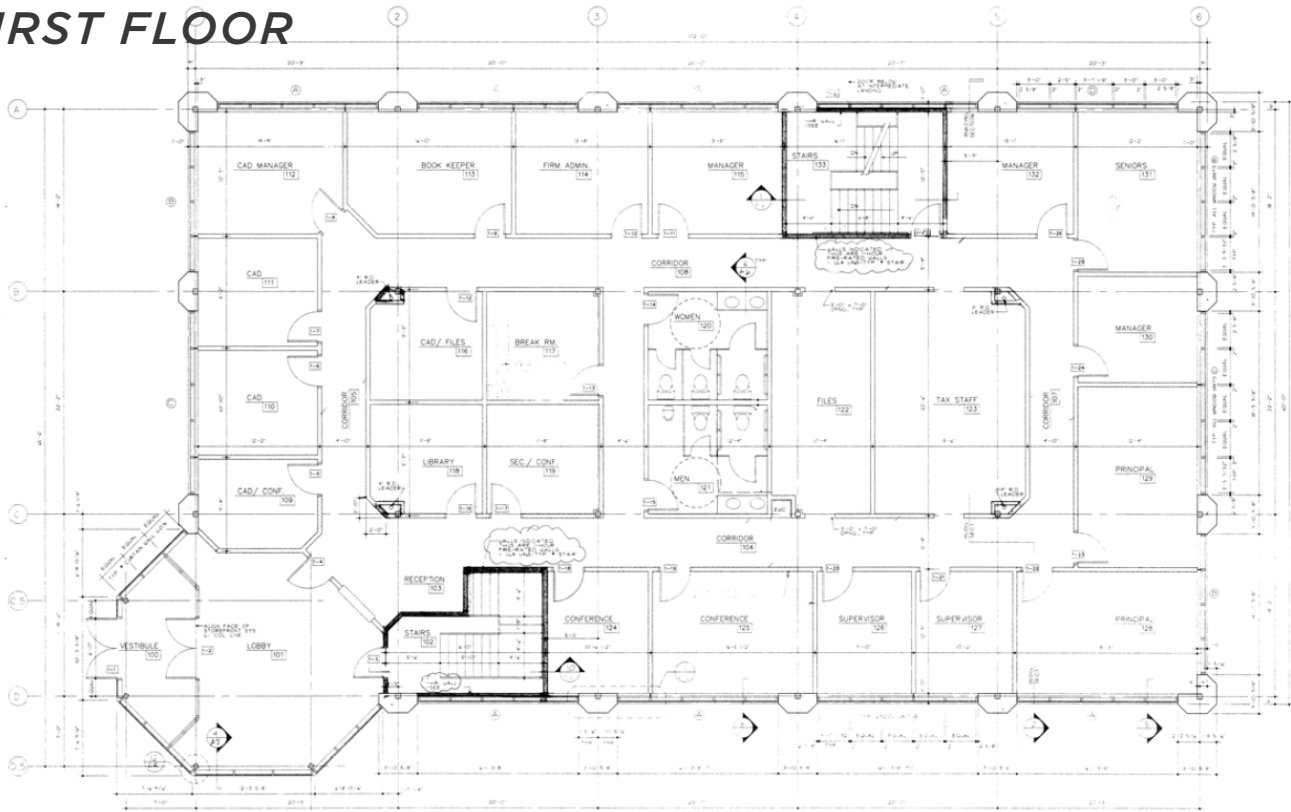
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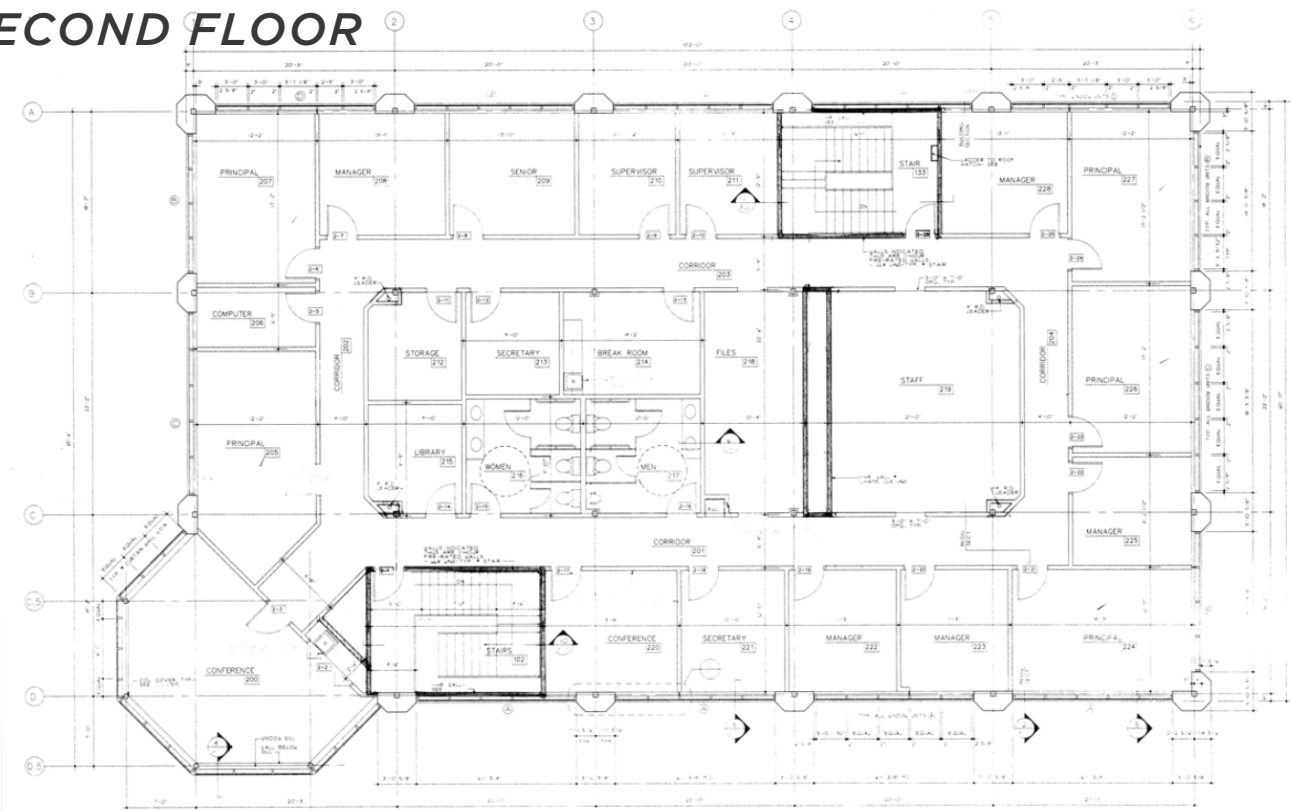
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FIRST FLOOR



SECOND FLOOR



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PROPERTY INFORMATION

PROPERTY TYPE	Office	YEAR BUILT	1996
AVAILABLE SF ±	12,624	ZONING	LO
ACRES	1.20	PARKING	65 Surface Spaces

PRICING & TERMS

SALE PRICE	\$1,775,000	LEASE RATE	\$15.75, Modified Gross
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DESCRIPTION

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