

1661 WESTCHESTER DRIVE - HIGH POINT, NC

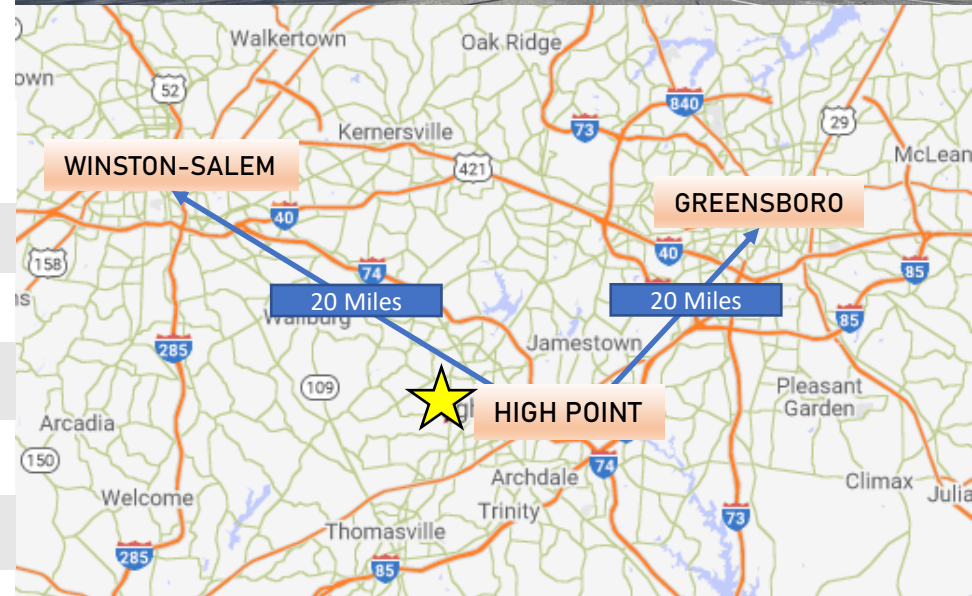
12,686 SF Restaurant FOR SALE / LEASE

HIGHLIGHTS

- 2.3 acres of land and 12,686 SF free standing retail available
- 120 Parking Spaces
- Great visibility on busy Westchester Drive
- Close proximity to retail, medical, and dense residential
- Easy access to Bus. 85, I-24, and Hwy 311

DEMOGRAPHICS

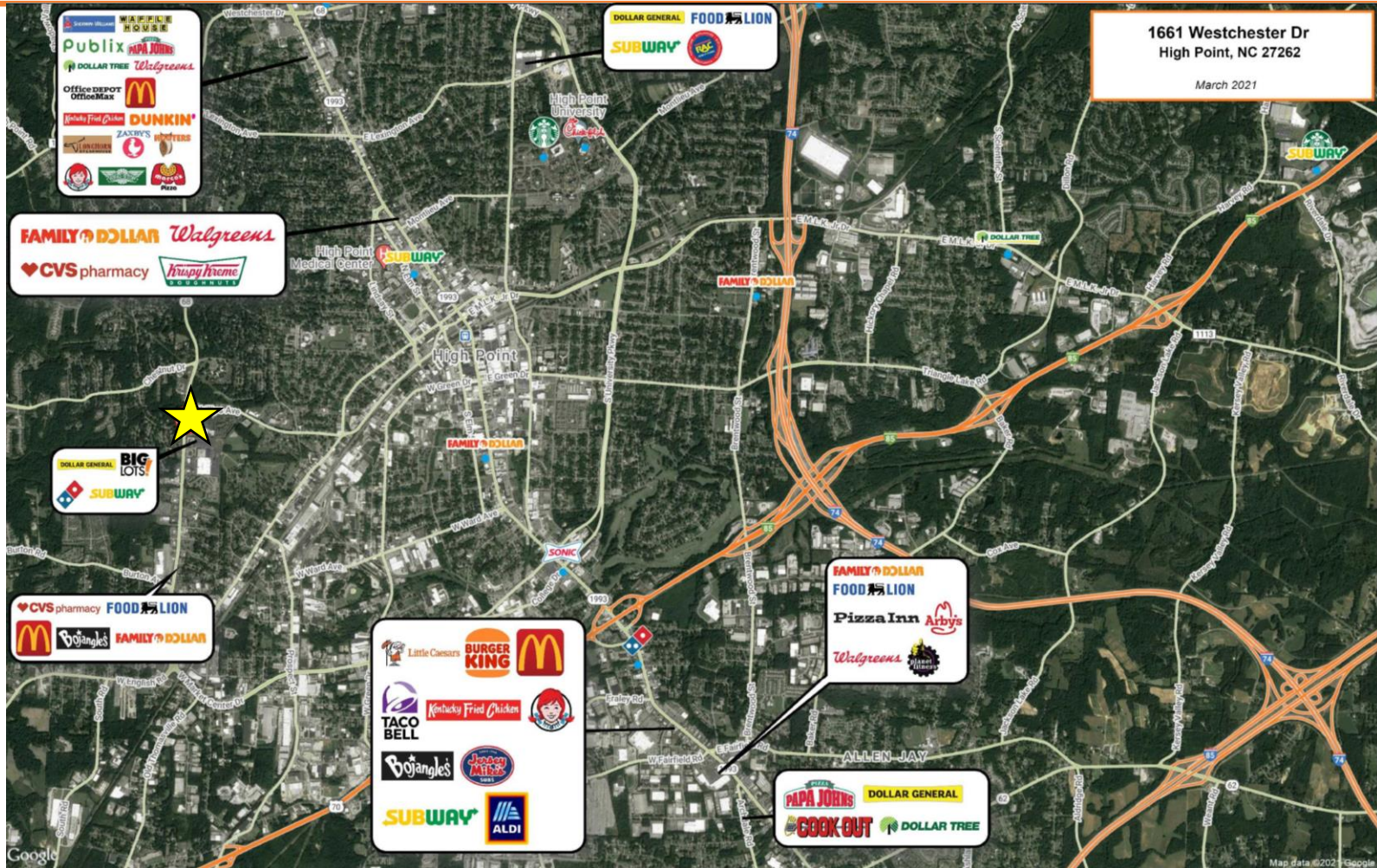
<i>Radius:</i>	1-Mile	3-Mile	5-Mile
Population	5,904	45,698	100,868
Households	2,383	17,647	39,927
Avg HH Income	\$79,307	\$57,814	\$62,138
Employees	5,369	38,579	60,632



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MARKET AERIAL

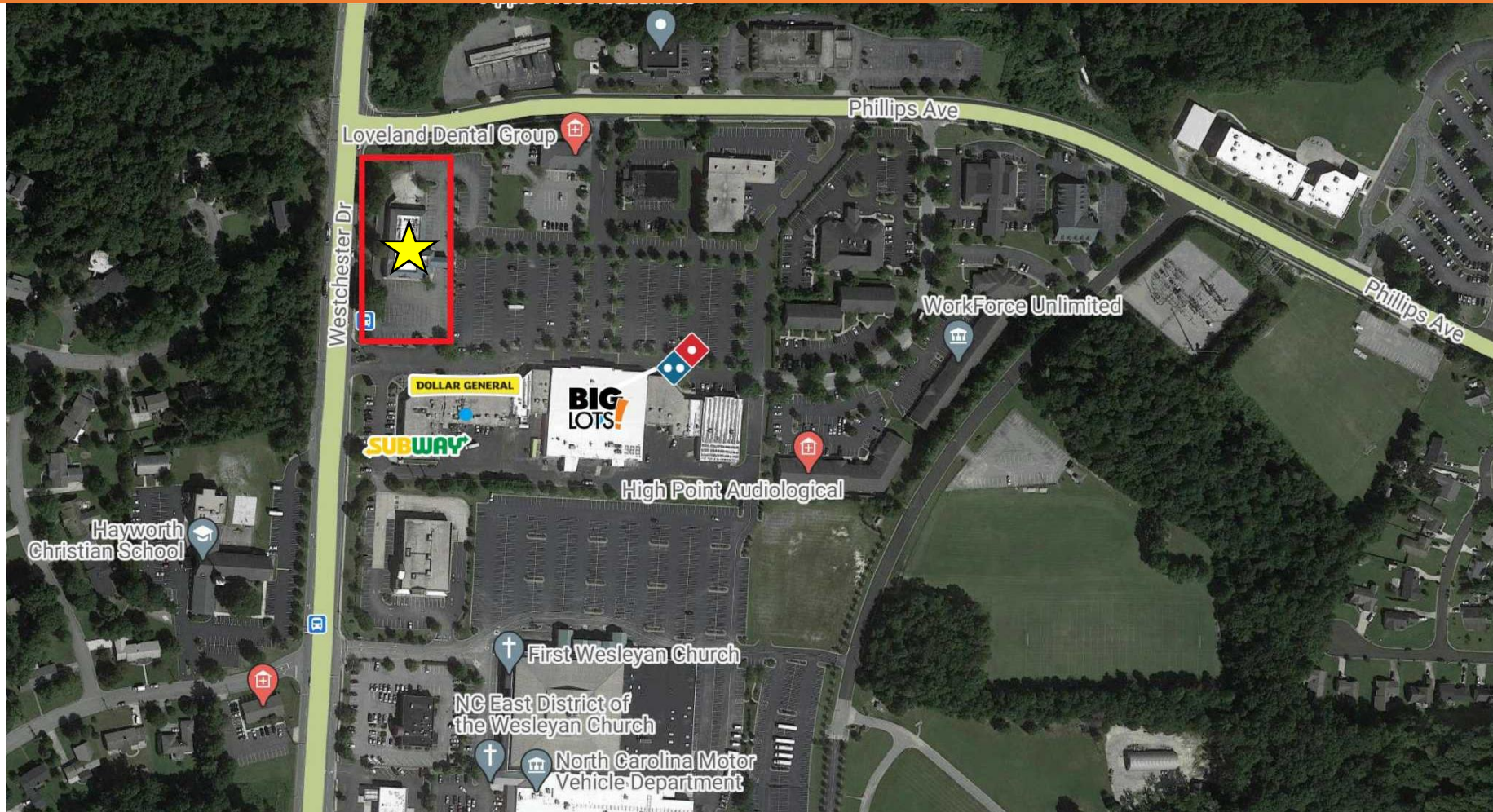
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SITE AERIAL

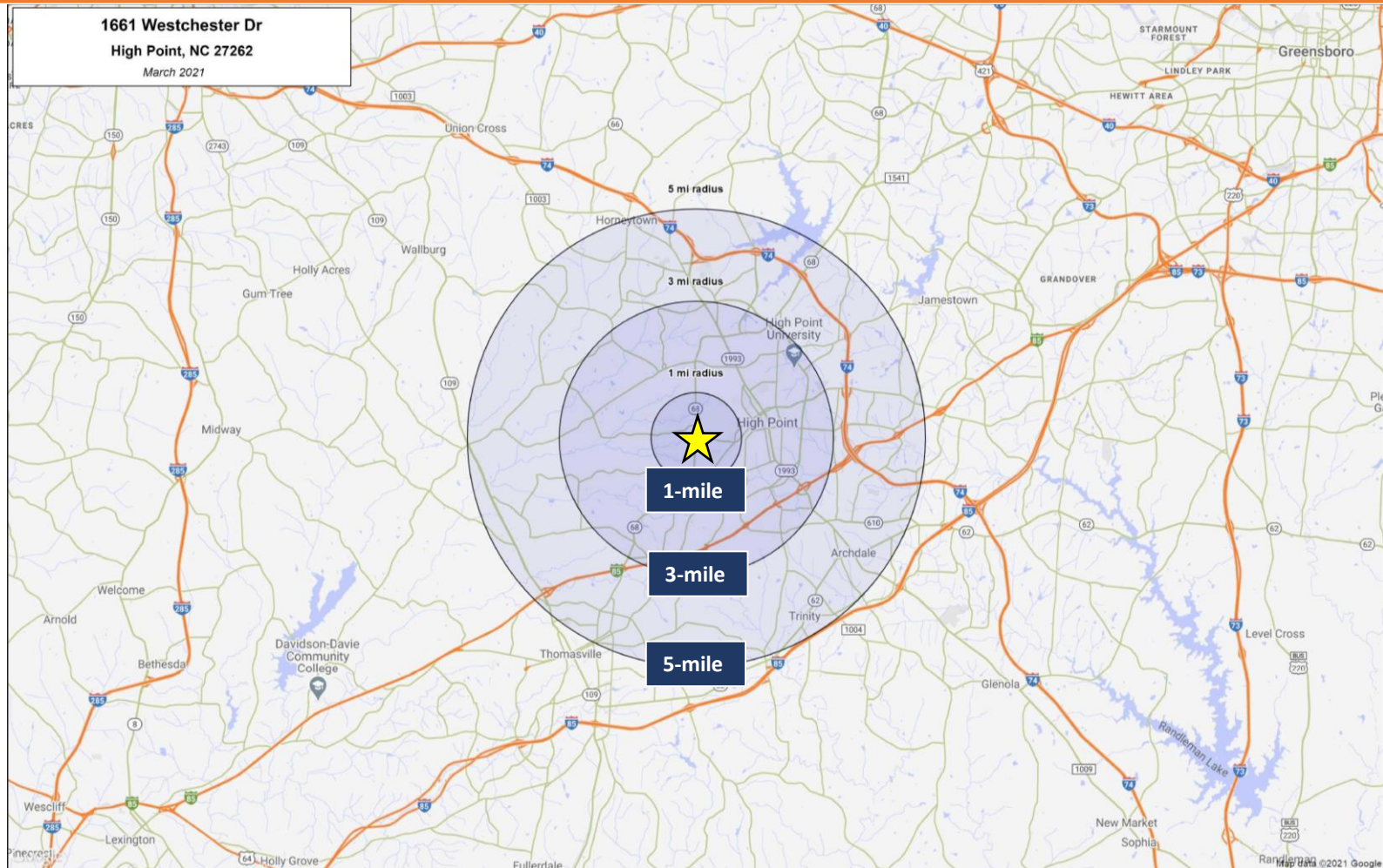
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DEMOGRAPHIC RADIUS MAP

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1, 3 & 5-MILE DEMOGRAPHICS

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1 mi

3 mi

5 mi

POPULATION	2020 Estimated Population	5,904	45,698	100,868
	2025 Projected Population	6,333	49,786	107,782
	2010 Census Population	5,662	43,483	96,657
	2000 Census Population	5,365	42,686	89,871
	Projected Annual Growth 2020 to 2025	1.5%	1.8%	1.4%
	Historical Annual Growth 2000 to 2020	0.5%	0.4%	0.6%
HOUSEHOLDS	2020 Estimated Households	2,383	17,647	39,927
	2025 Projected Households	2,556	19,271	42,628
	2010 Census Households	2,247	16,818	37,900
	2000 Census Households	2,166	17,047	35,861
	Projected Annual Growth 2020 to 2025	1.5%	1.8%	1.4%
	Historical Annual Growth 2000 to 2020	0.5%	0.2%	0.6%
AGE	2020 Est. Population Under 10 Years	11.7%	12.7%	12.6%
	2020 Est. Population 10 to 19 Years	12.6%	15.6%	14.5%
	2020 Est. Population 20 to 29 Years	10.3%	14.1%	13.3%
	2020 Est. Population 30 to 44 Years	17.5%	17.4%	17.9%
	2020 Est. Population 45 to 59 Years	19.3%	18.3%	18.8%
	2020 Est. Population 60 to 74 Years	16.5%	14.9%	15.6%
	2020 Est. Population 75 Years or Over	12.1%	7.1%	7.3%
	2020 Est. Median Age	42.2	36.1	37.3

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1 mi

3 mi

5 mi

MARITAL STATUS & GENDER	2020 Est. Male Population	47.1%	46.8%	46.9%
	2020 Est. Female Population	52.9%	53.2%	53.1%
	2020 Est. Never Married	35.2%	42.7%	36.8%
	2020 Est. Now Married	36.1%	30.2%	35.6%
	2020 Est. Separated or Divorced	20.5%	21.1%	20.9%
	2020 Est. Widowed	8.3%	6.0%	6.7%
INCOME	2020 Est. HH Income \$200,000 or More	7.2%	4.0%	3.2%
	2020 Est. HH Income \$150,000 to \$199,999	5.6%	3.1%	2.9%
	2020 Est. HH Income \$100,000 to \$149,999	10.9%	7.7%	9.2%
	2020 Est. HH Income \$75,000 to \$99,999	8.7%	7.9%	10.2%
	2020 Est. HH Income \$50,000 to \$74,999	14.7%	16.2%	17.8%
	2020 Est. HH Income \$35,000 to \$49,999	13.5%	15.8%	16.6%
	2020 Est. HH Income \$25,000 to \$34,999	14.4%	13.6%	12.9%
	2020 Est. HH Income \$15,000 to \$24,999	12.1%	13.4%	11.7%
	2020 Est. HH Income Under \$15,000	13.0%	18.4%	15.6%
	2020 Est. Average Household Income	\$79,307	\$57,814	\$62,138
	2020 Est. Median Household Income	\$56,098	\$44,457	\$47,665
	2020 Est. Per Capita Income	\$32,338	\$22,753	\$24,842
	2020 Est. Total Businesses	445	2,996	5,180
	2020 Est. Total Employees	5,369	38,579	60,632

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