



**FOR SALE**

**FULLY LEASED FLEX, FOR SALE**

**+/-8,510 SF | HIGH POINT, NC**

*LEE CHEWNING*  
M: 336-655-8063

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*ABNER WRIGHT*  
M: 336-692-4422

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2501 Mendenhall Road, High Point NC 27263  
 Guilford County

## OFFERING SUMMARY

BUILDING SIZE	+/- 8,510 SF
LAND SIZE	+/- 0.53 AC
ZONING	Light Industrial
YEAR BUILT	1989
OFFICE SPACE	+/- 780 SF
TENANT	The Prettiest Pieces
CAP RATE / NOI	8% / \$79,118
ESCALATION	3% Annually
TERM REMAINING	4 Years
PURCHASE PRICE	\$1,056,300



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## TENANT OVERVIEW

### THE PRETTIEST PIECES

The Prettiest Pieces Vintage Rentals is a Greensboro-based company that offers a diverse collection of vintage and modern furniture and decor for rent. With a passion for finding unique pieces, they have curated a growing inventory that adds a distinct touch to any event, ensuring an unforgettable experience.

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

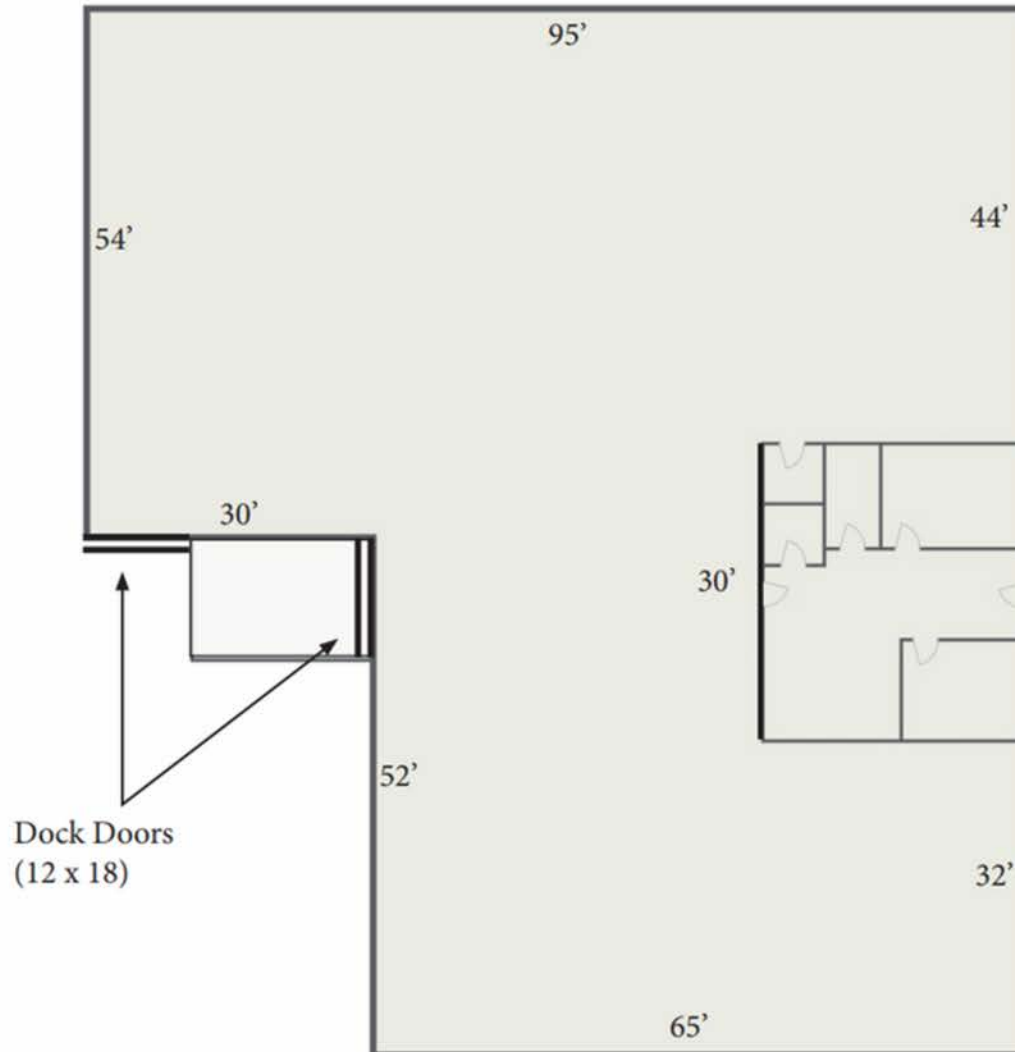
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# FLOOR PLAN

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