

906 MALL LOOP RD

±25,920 SF, OAK HOLLOW MALL

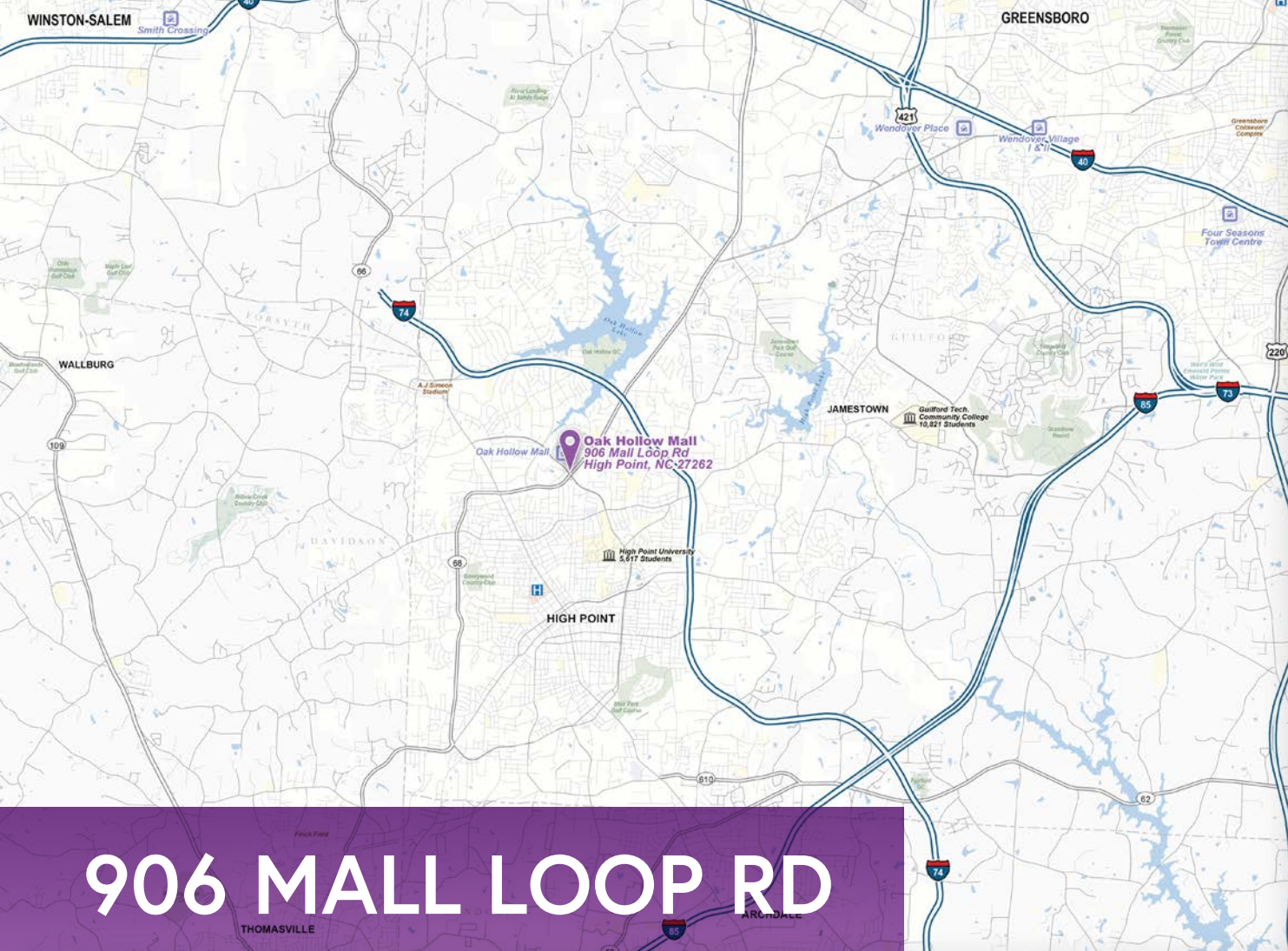
HIGH POINT, NC 27262



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THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™



906 MALL LOOP RD

**HIGH POINT
NORTH CAROLINA 27262**

±25,920 SF/±3.36 ACRE
FORMER BARNES & NOBLE
CURRENT LIVING ARTS COLLEGE

PROPERTY INFO

ADDRESS
906 Mall Loop Rd
High Point, NC 27262

ACREAGE (APPROX.)
± 3.36 acres

CURRENT ZONING
CU-SC
Conditional Use Shopping Center District

PROPERTY TYPE
Freestanding Building
Oak Hollow Mall, Outparcel

CURRENT USE
Living Arts College
Formerly Barnes & Noble Bookstore

STRUCTURE SIZE
± 25,920 SF

YEAR BUILT
1996

CO-TENANCY
Dillard's, Target, Starbucks, Courtyard by
Marriott, Chili's, McDonald's

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2022 Total Population	10,357	65,022	118,733
2022 Avg. Household Income	\$59,095	\$68,832	\$78,499
2022 Total Households	4,248	24,908	45,906
2022 Daytime Population	10,492	67,075	127,177



LIVING ARTS COLLEGE

906 MALL LOOP RD

INVESTMENT HIGHLIGHTS

INTERACTIVE 3D MODEL OF SPACE

<https://my.matterport.com/show/?m=z51jnwAAwRi>

EXCELLENT VISIBILITY FROM PRIME INTERSECTION

Building has excellent visibility from all travel lanes and is located at the signalized intersection of Eastchester Dr (20,000 VPD) & N University Pkwy (10,500 VPD) at the northwest edge of High Point University's campus.

PLENTIFUL PARKING

180 dedicated spaces

PROXIMITY TO HIGH POINT UNIVERSITY

High Point University (HPU) ranked #1 Best Regional College in the South by US News & World Report 2022-2023 University Rankings. HPU also ranked #2 in Best Undergraduate Teaching and #24 Best Value Schools. HPU is a private University founded in 1924. The campus is set on 430 acres and had 4,910 undergraduate students as of Fall 2021. 906 Mall Loop Rd sits opposite High Point University-owned student housing, adjacent to campus.

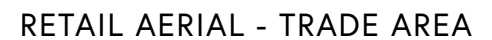
HPU EXPANSION

In March of 2022, High Point University announced \$400 Million in academic and campus expansion, \$100 million in philanthropic gifts received to support the expansion, and specifically for: a new Law School, an \$80M/150,000 SF Library, and a facility for HPU's School of Dental Medicine & Oral Health; \$100M in new academic schools, \$115M in Student Life facilities for 500 additional students, and additional campus improvements totaling \$75M and dental clinics totaling \$30M. More details of this announcement can be found online:

<https://www.highpoint.edu/blog/2022/03/three-families-give-hpu-100-million/>



INVESTMENT HIGHLIGHTS





RETAIL AERIAL - SITE

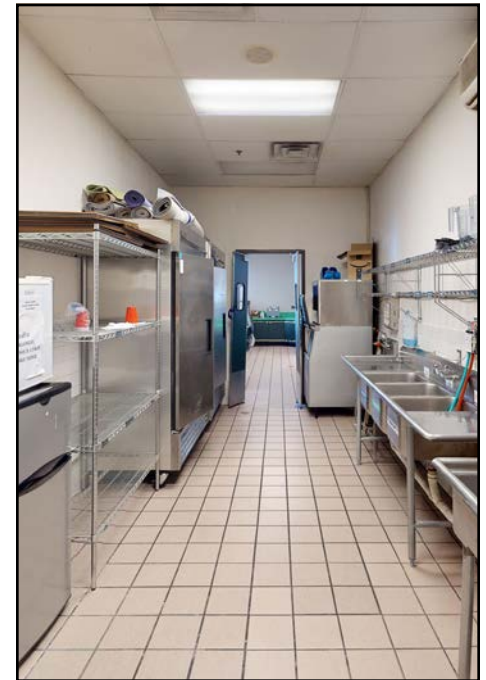
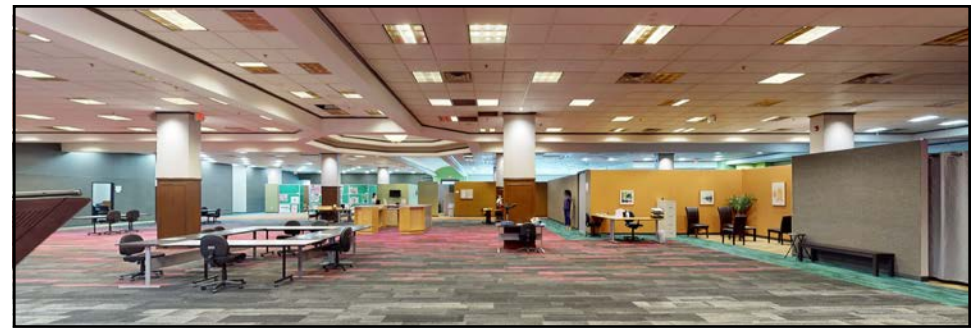


EXTERIOR PHOTOS



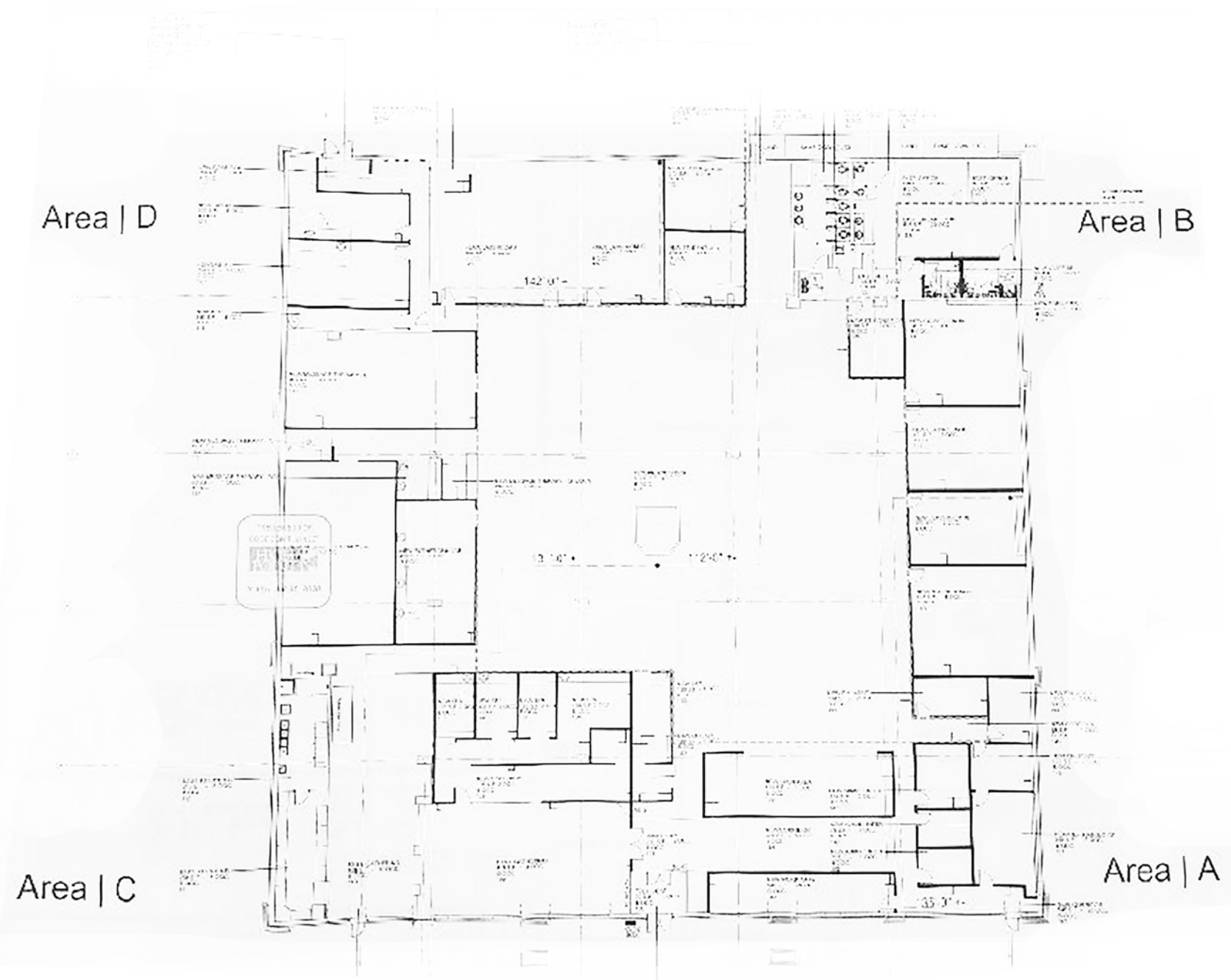
EXTERIOR PHOTOS





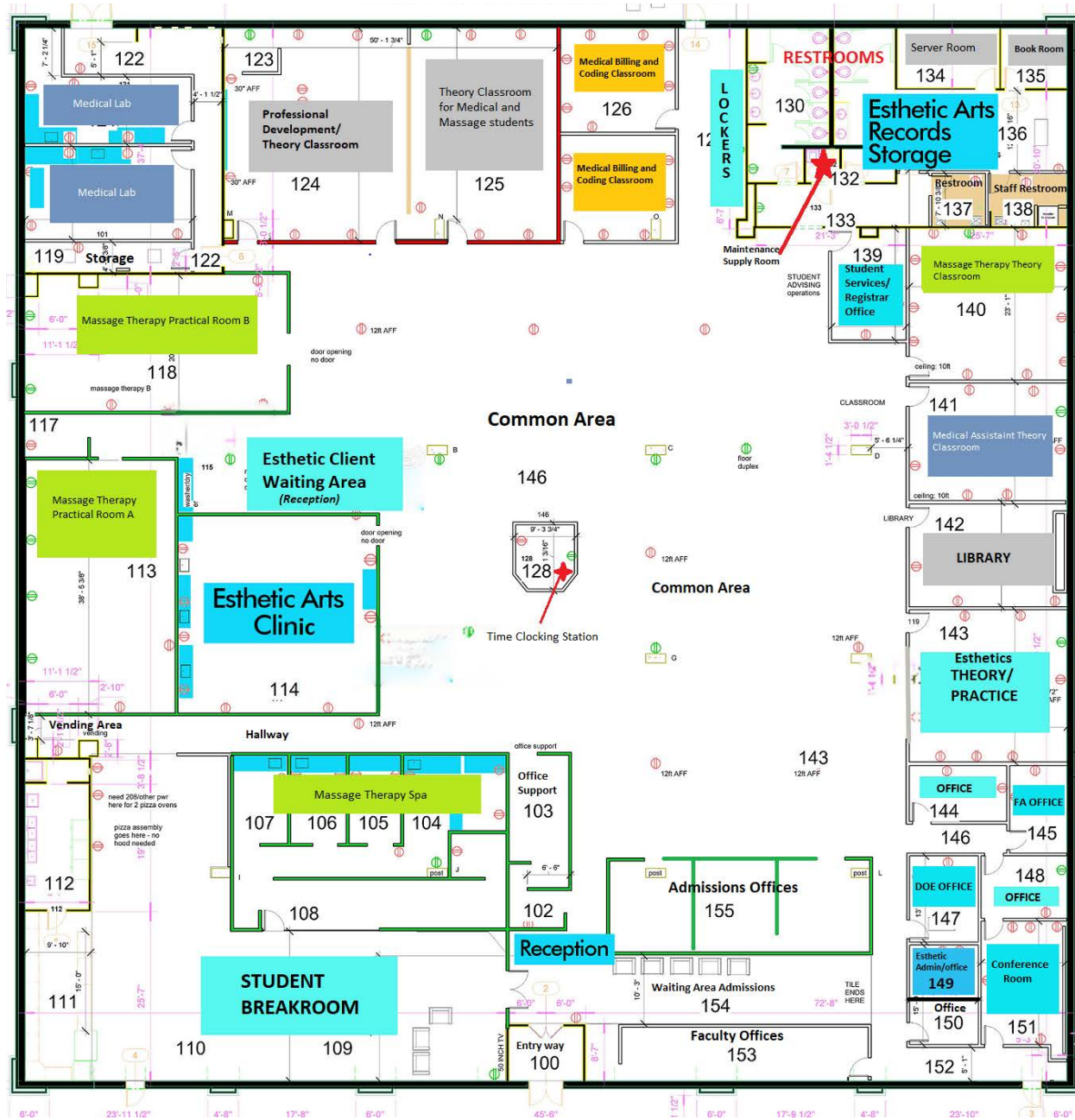
INTERIOR PHOTOS & INTERACTIVE 3D MODEL



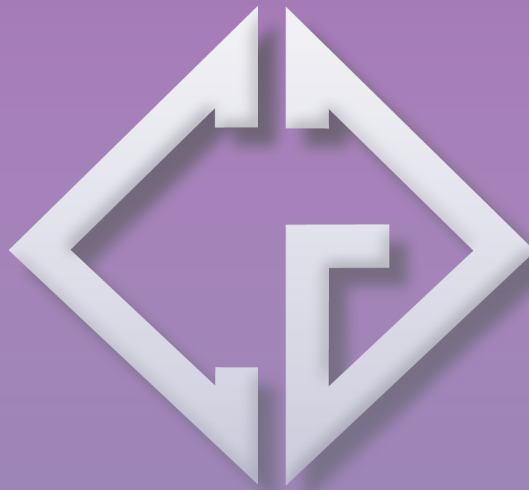


BUILDING PLAN





CURRENT BUILDING LAYOUT



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