

E J V I C T O R



STUMP & COMPANY

E J V I C T O R

20,448 square foot showroom available
High Point, North Carolina

[EJ Victor Quality Hand-Crafted Furniture | EJ Victor](#)

Spring 2024

Key Stats

Size
20,448 sf

Address
116 S. Lindsay Street
High Point, NC

Ownership
E.J. Victor

Availability
Immediately
(seller seeks a lease back until a new
showroom can be located)

Neighborhood
Market Square
Lee Industries
Fabric Tower

Why High Point?
Largest Residential Market
in the US

Showroom Overview

Attributes	
Size	20,448 sf / .79 acres
Parking Spaces	18
Age	Built in 1956/1995/2002
Zoning	CU-CB Central Business District
Utilities	All public
Website	EJ Victor Quality Hand-Crafted Furniture EJ Victor
Availability	Immediate
Amenities	<ul style="list-style-type: none"> ▪ Kitchen & Dining Room ▪ Outdoor patio ▪ Engaging Foyer/Entrance ▪ Room settings for showcasing products ▪ Loading dock for ease of delivery

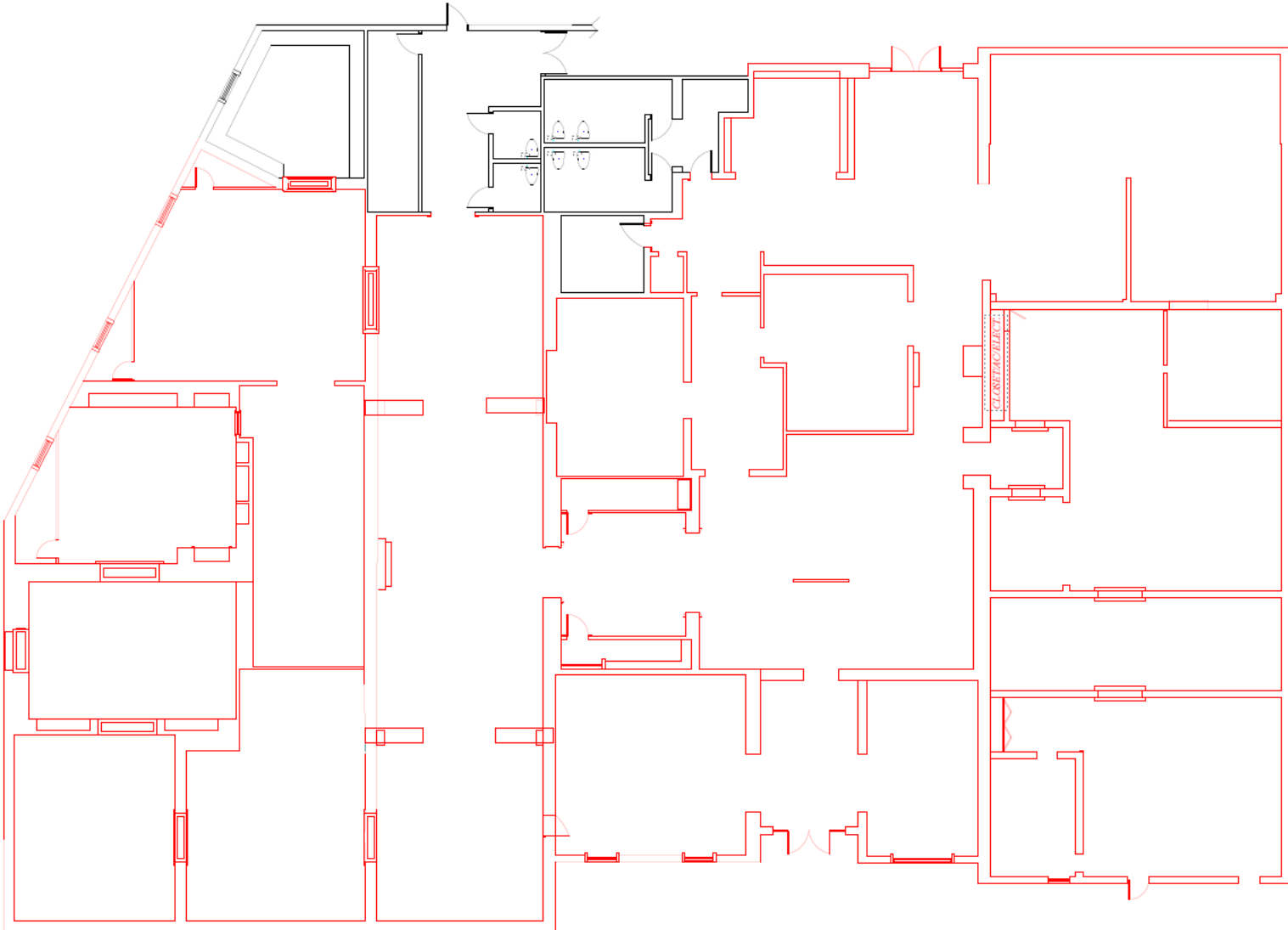
E. J. Victor is a leading high-end designer, manufacturer, and importer of luxury home furnishings.

They currently exhibit in High Point in their owned 20,448 sf showroom on Lindsey Street across from the Market Square fabric tower.

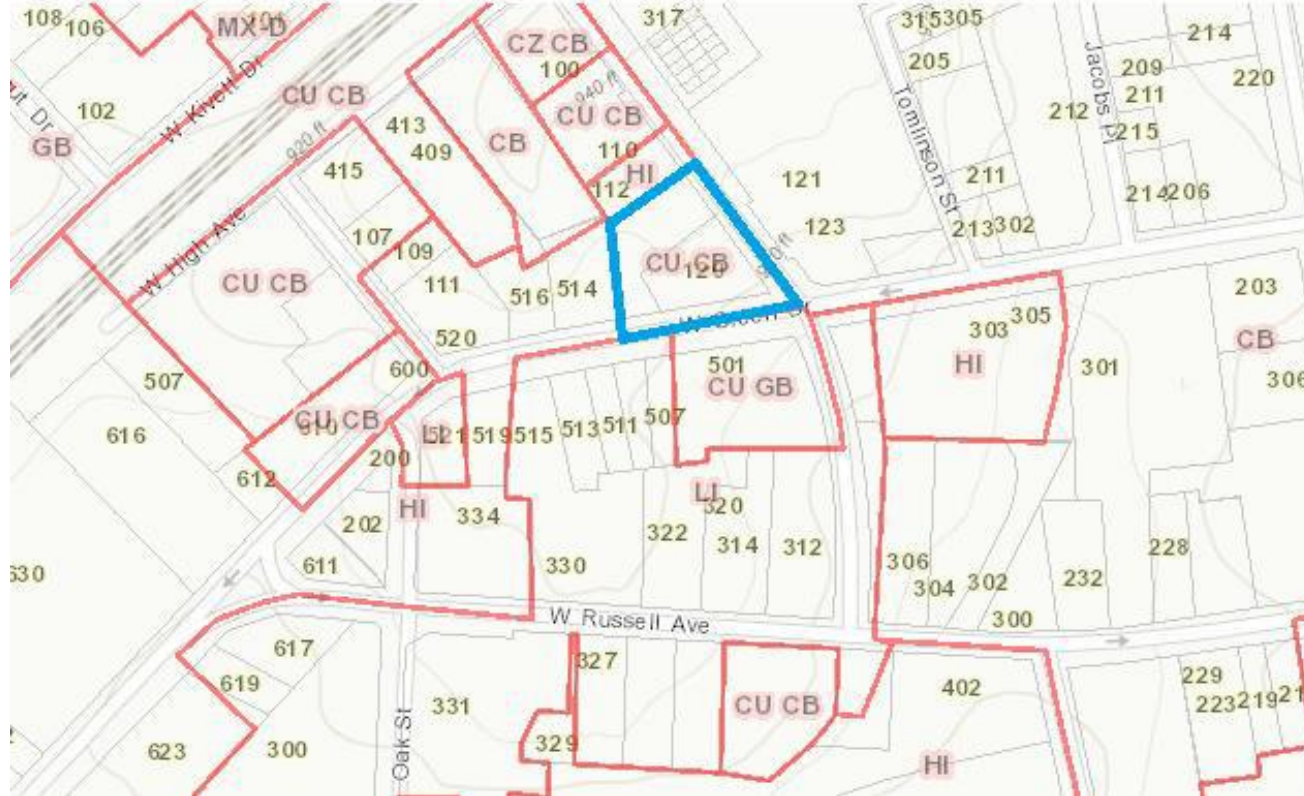
Management has made the decision to sell this real estate and relocated to the North Hamilton area of the market, to be closer to the concentration of competitors and area where designers and luxury store buyers are more prevalent.

Location: 116 S. Lindsay Street
High Point, North Carolina 27260

Showroom Layout



Showroom Zoning



A. DISTRICT PURPOSE

The CB district is established and intended to encourage the urban form and architectural character found in the traditional downtown area as well as promote redevelopment that will make the downtown area, a more diverse and vibrant mixed-use urban center. The CB district is intended to accommodate a well-balanced mix of uses (e.g., office, retail, service, high-density residential, and market showroom development), promote a strong pedestrian-oriented environment (with a reduced need for parking), and preserve and protect the downtown's historical and architectural scale and character. The district is subject to flexible standards intended to support a mixed use urban context.

Showroom Aerial View



Lee Industries

Market Square Fabric Tower

EJ Victor Showroom

Salvation Army

Easy access on Lindsey and Green Streets

DESCRIPTION OF IMPROVEMENTS

The subject is a 20,448 square foot, 1-story showroom building. The general construction features are as follows:

Basic building components:

YEAR BUILT: 1956; 1995; 2002

FOUNDATION: Partial slab; partial crawl space

FRAMING: Steel Frame

SUB-FLOORING: Concrete

EXTERIOR WALLS: Masonry

ROOF STRUCTURE: Steel & Wood Truss & Decking

ROOF COVER: Rubber membrane

HVAC: Forced Warm Air/Central

WINDOWS: Glass in Aluminum Frame

DOORS: Glass in Aluminum Frame, Metal, Wood

FLOORING: Carpet; ceramic tile; wood; sealed concrete

WALLS: Primarily painted or wallpapered drywall

CEILINGS: Primarily Open; Painted drywall and acoustical tile

LIGHTING: Fluorescent; incandescent; skylights

PLUMBING: Adequate for use

RESTROOMS: 2 sets of restrooms

SITE IMPROVEMENTS:

- Exterior lighting
- Signage
- Asphalt and concrete drives and parking
- Concrete walkways
- Modest landscaping

The building was constructed in 3 distinct phases. The original 5,480 square foot section was constructed in 1956 and includes an open bowed wood ceiling as shown in the photographs that follow. The second section was constructed in 1995 and has 6,600 square feet. The third section was constructed in 2002 and has 8,368 square feet. The third section was constructed in a manner to allow construction of an additional second level.

Room Scenes



Room Scenes



Room Scenes



Room Scenes



Room Scenes



Room Scenes



Parking Lot / Dock Scenes



Randy Stump
President, SIOR

704-589-5529
randy@stumpnet.com

Robert Dunn
Partner/Broker

828-443-5954
robert@stumpnet.com

John Stump
Partner/Broker

704-231-3110
john@stumpnet.com

Tim Stump
President

704-905-2058
tim@stumpnet.com

**Stuart Stump
Mullens**
Partner

912-257-0432
stuart@stumpnet.com

Bo Stump
Partner

704-351-0240
bo@stumpnet.com

THE STUMP COMPANIES

2101 Rexford Road, Suite 134E
Charlotte, NC 28211

WWW.STUMPANDCOMPANY.COM
www.stumpnet.com