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Penn Properties nears completion of project in busy Triad business corridor

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A Triad contractor/developer is working on buildings that he said would all but complete a major Triad industrial/office corridor near the Piedmont Centre and Mendenhall corporate parks.

Will Stevens of Penn Properties/Penn-Construction is on schedule to deliver a 10,000-square-foot facility to Central Carolina Dermatology in October and a 7,700-square-foot facility to TriMed Technologies at 4010 and 4012 Mendenhall Oaks Parkway in High Point in the Mendenhall business park just east of N.C. 68/Eastchester Drive.

Venture Construction moved into a facility at 4005 Meeting Way -- near the Chop House -- built by Stevens' company in April.

Central Carolina and TriMed are adjacent to Stevens' Heron Village mixed-use project, which hosts offices, retail storefronts and restaurants.



LLOYD WHITTINGTON

Heavy equipment is seen on the site of a project that Will Stevens' Penn Properties is completing at Heron Place at Mendenhall in north High Point.

Next spring, Stevens plans to begin the final of his six business condo buildings at Lakeside, which runs along Davis Lake at Mendenhall Business Park. Construction of the Lakeside condos began in early 2019. Stevens said all 27 of the condos in the first five buildings are leased. He said his other current projects and the current Covid-19 pandemic were reasons he expected to wait until 2021 to finish Lakeside. The final building is planned at 5,000 square feet.

"I'll probably build them (a shell) on spec," Stevens told Triad Business Journal. "The people who want them the most, usually want it within 90 days."

Stevens' Heron Village on the east of NC 68 and south of Mendenhall Oaks Parkway includes several upscale shops, restaurants, medical offices and studios. Tenants include Duck Donuts, Goofy Foot Tap Room, Small Batch Beer Co., Fleet Feet Sports, Qdoba and Basil Leaf Thai and Sushi.

Penn is also renovating/upfitting 2,500-square-foot facilities for Alloy Fitness and Oak Ridge Physical Therapy (Wake Forest Baptist Health moved out) at Hillsdale Village. Agricultural retailer Southern States vacated its location within the past month in the 38,926-square-foot shopping center, which sits on 25.7 acres at N.C. 150 and Lake Brandt Road in Summerfield. He said Hillsdale Village, which Penn bought for \$3.8 million in 2015, will have about 1,280-square-feet available once Alloy Fitness, which has another location in Roswell, Ga., and Oak Ridge Physical Therapy are complete.

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