

SALE

5105 REAGAN DRIVE - 85 OASIS

5105 Reagan Drive Charlotte, NC 28206



PROPERTY DESCRIPTION

This offering presents a rare opportunity to acquire a fully stabilized, income-producing multi-tenant retail building at 5105 Reagan Dr, Charlotte, NC — strategically positioned between Interstate 85 and Uptown Charlotte in one of the region's most active and retail-dense corridors. The property benefits from outstanding regional connectivity, strong consumer traffic, and a submarket defined by consistent occupier demand and limited quality supply.

The 10,085 SF building is 100% leased and generating over \$220,000 in annual Net Operating Income, providing an investor with immediate, reliable cash flow from day one. A recent renovation and complete replacement of all HVAC units across the property have substantially reduced near-term capital expenditure requirements — a meaningful risk mitigant for any acquisition underwriting.

The property's versatile multi-tenant floor plan is purpose-built for broad appeal, accommodating a range of retail, service, and flex uses. Complemented by a gated, secured lot and ample on-site parking, the asset is well-positioned to sustain strong occupancy and attract quality tenants over the long term.

OFFERING SUMMARY

Sale Price:	\$2,850,000
Number of Units:	5
Lot Size:	1.083 Acres
Building Size:	10,085 SF
Available SF:	10,085 SF
NOI:	\$225,695.00
Cap Rate:	7.92%

Azeem Hassan
(704) 475-0584
azeem.hassan@cbrealty.com



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5105 REAGAN DRIVE
5105 Reagan Drive Charlotte, NC 28206



PROPERTY HIGHLIGHTS

- Fully leased at 100% occupancy — immediate, in-place cash flow with NOI exceeding \$220,000 annually
- Recently renovated building with all-new HVAC units — minimal near-term CapEx risk for incoming owner
- Versatile multi-tenant layout adaptable to retail, service, medical, or flex uses — broad re-leasing appeal
- Gated and secured lot with ample on-site parking — tenant and customer convenience built in
- Prime Reagan Dr location between I-85 and Uptown Charlotte in a high-traffic, retail-dense submarket
- Ideal acquisition for a 1031 exchange buyer, private investor, or portfolio operator seeking stabilized returns
- Parcel ID 08707301

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	80	594	3,047
Total Population	227	1,653	8,469
Average HH Income	\$67,918	\$65,243	\$62,448

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INTERIOR PHOTOS

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EXTERIOR PHOTOS

5105 Reagan Drive Charlotte, NC 28206

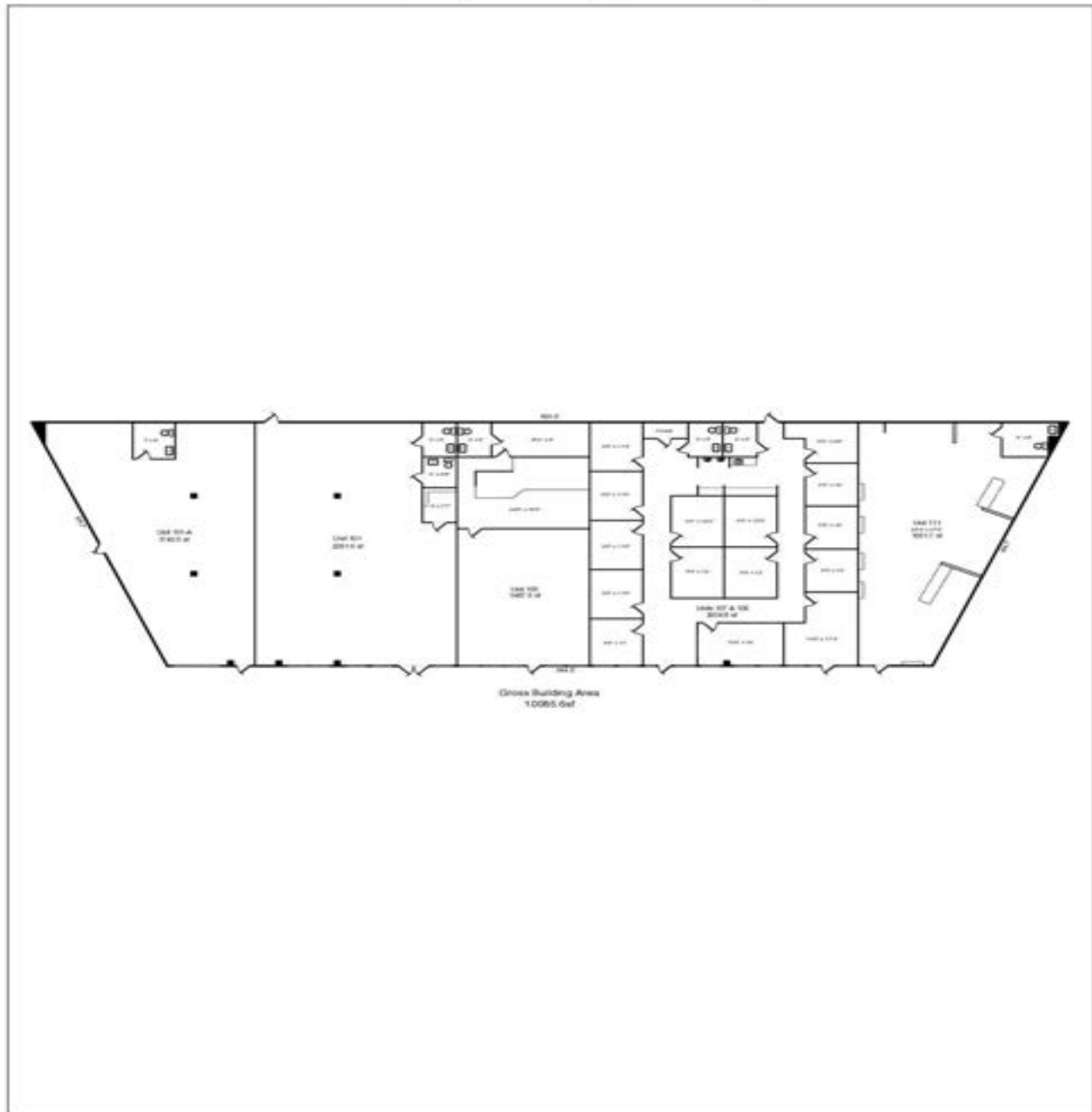


Azeem Hassan
(704) 475-0584
azeem.hassan@cbrealty.com



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5105 Reagan Drive (10085.3 sf)



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Azeem Hassan
(704) 475-0584
azeem.hassan@cbrealty.com



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RETAILER MAP

5105 Reagan Drive Charlotte, NC 28206



Azeem Hassan
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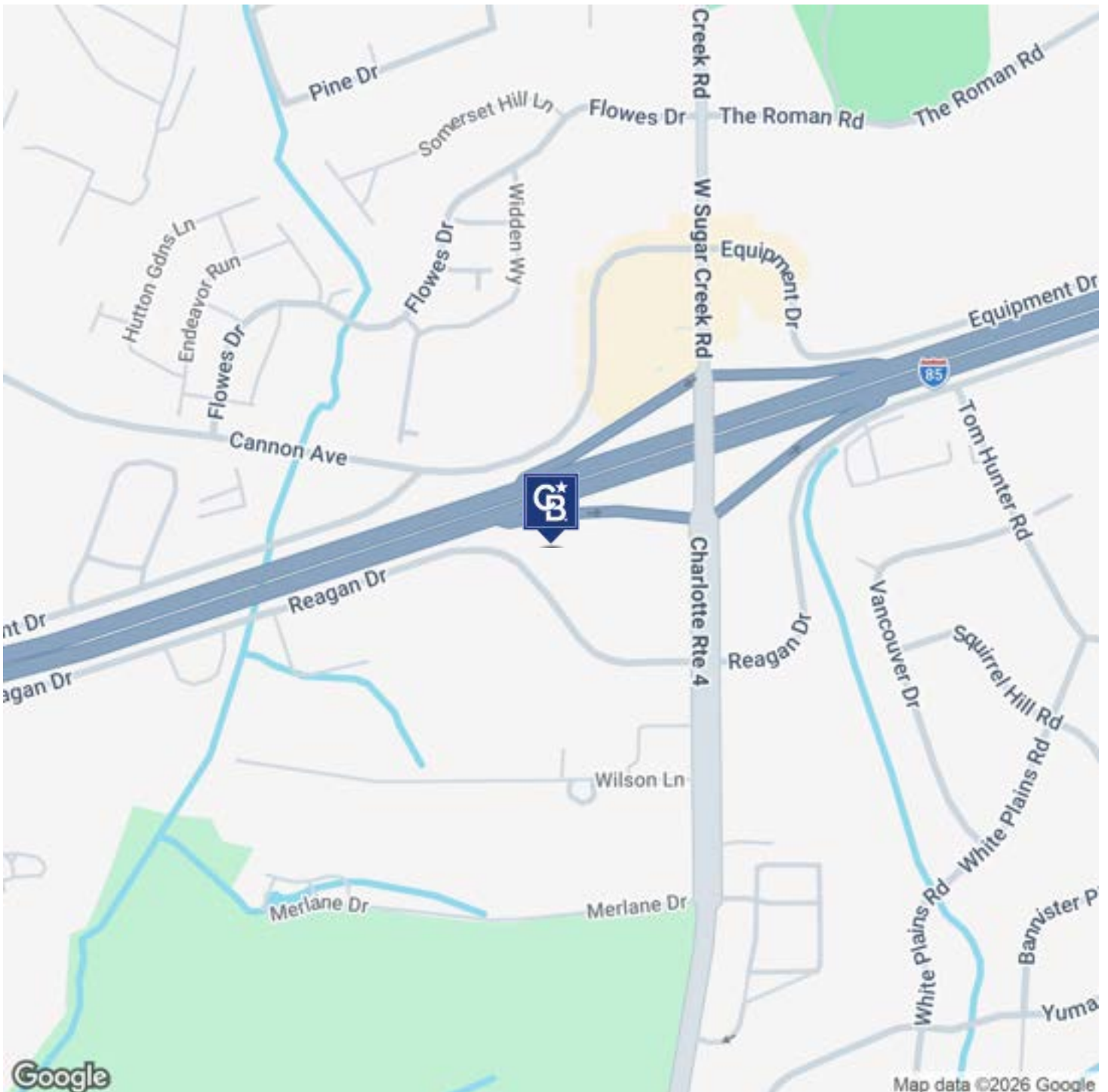


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LOCATION MAP

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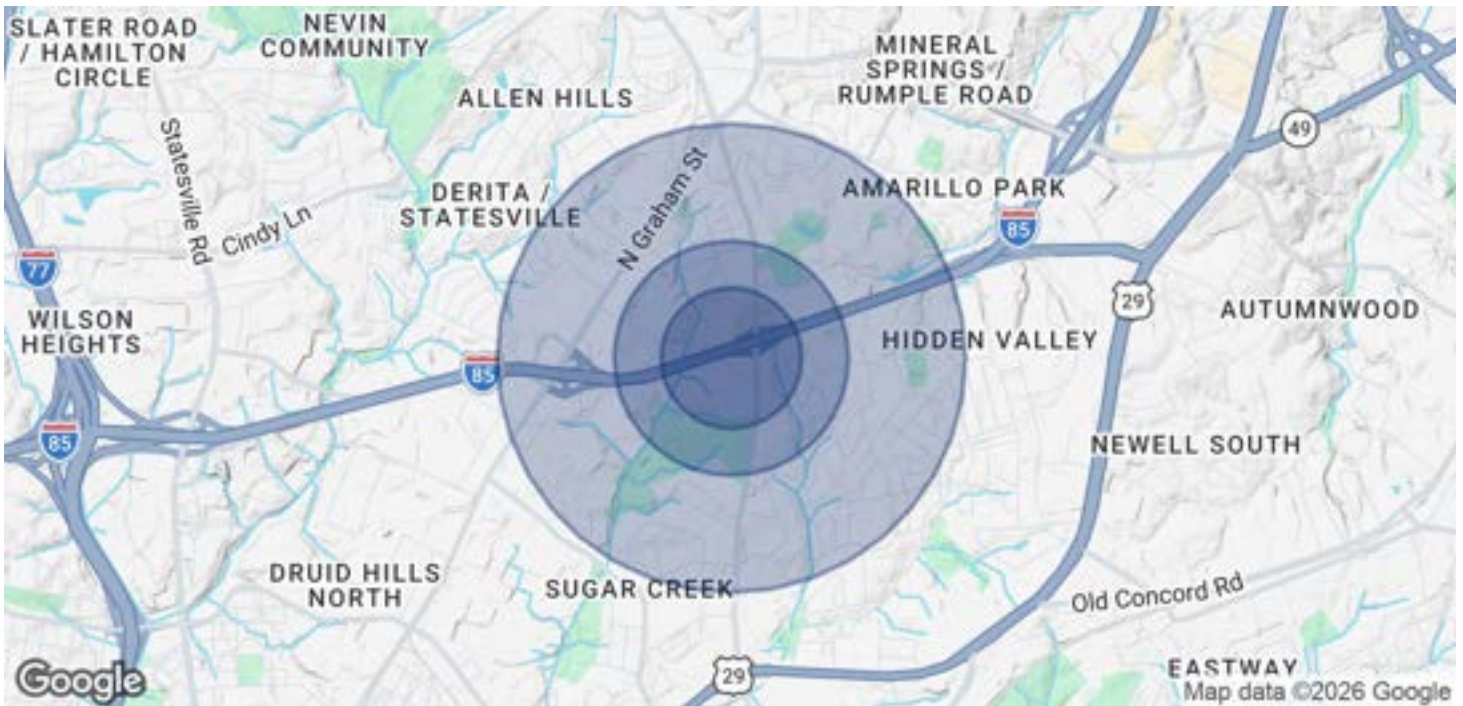


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DEMOGRAPHICS MAP

5105 Reagan Drive Charlotte, NC 28206



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	227	1,653	8,469
Average Age	39	37	37
Average Age (Male)	38	36	36
Average Age (Female)	39	37	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	80	594	3,047
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$67,918	\$65,243	\$62,448
Average House Value	\$208,470	\$205,036	\$228,065

2020 American Community Survey (ACS)

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