

10210 COULOAK
DRIVE EAST

CHARLOTTE | NC 28216

DUNNS COMMONS

CONTACT



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WHO WE ARE

Boundary Street Advisors is a premier commercial real estate (CRE) firm based in Charlotte, North Carolina, specializing in urban real estate across the Southeast. The firm focuses on providing value to corporations and families through innovative development, particularly with infill projects in southern cities. Named after a historical street in Charlotte's former African-American Brooklyn neighborhood, Boundary Street honors its legacy through modern, trailblazing development.

The firm's advisory services include:

- 1. Brokerage & Transaction Services:** Support for acquisition, disposition, leasing, investment sales, and site selection.
- 2. Facilities & Land Management:** Comprehensive property oversight, maintenance, capital projects, and vendor management.
- 3. Property Management:** Full-service management covering tenant relations, rent collection, marketing, and compliance.
- 4. Construction Management:** Project coordination, planning, and representation for complex construction projects.
- 5. Development Services:** Creative, strategic development from site selection to project completion, including government affairs, design, and construction contracting.





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VALUATION

PRO FORMA NOI

\$ 274,113

LIST PRICE

\$4,000,000



LOCATION OVERVIEW

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Situated in the dynamic northwest corridor of Charlotte, 10210 Coulak Drive E is perfectly positioned for businesses seeking both convenience and connectivity. This location is just minutes from major highways like I-77 and I-485, allowing easy access to Uptown Charlotte, Charlotte Douglas International Airport, and the greater metropolitan area. The neighborhood is a mix of commercial and residential developments, offering nearby amenities such as dining, shopping, and essential services. Proximity to a skilled workforce and Charlotte's thriving business scene makes this property a highly desirable location for companies looking to establish or expand their presence in one of North Carolina's fastest-growing regions.

QUICK FACTS

Property Type: Commercial/Industrial

Location: Northwest Charlotte, near I-77 and I-485 for easy access

Accessibility: Quick drive to Uptown Charlotte and Charlotte Douglas International Airport

Surrounding Area: Mixed-use neighborhood with nearby dining, retail, and services

Parking: Ample on-site parking

Zoning: Suitable for office, retail, or light industrial use

Nearby Amenities: Proximity to shops, restaurants, and essential services



NEARBY AMENITIES



15 MINUTES TO CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT | 1

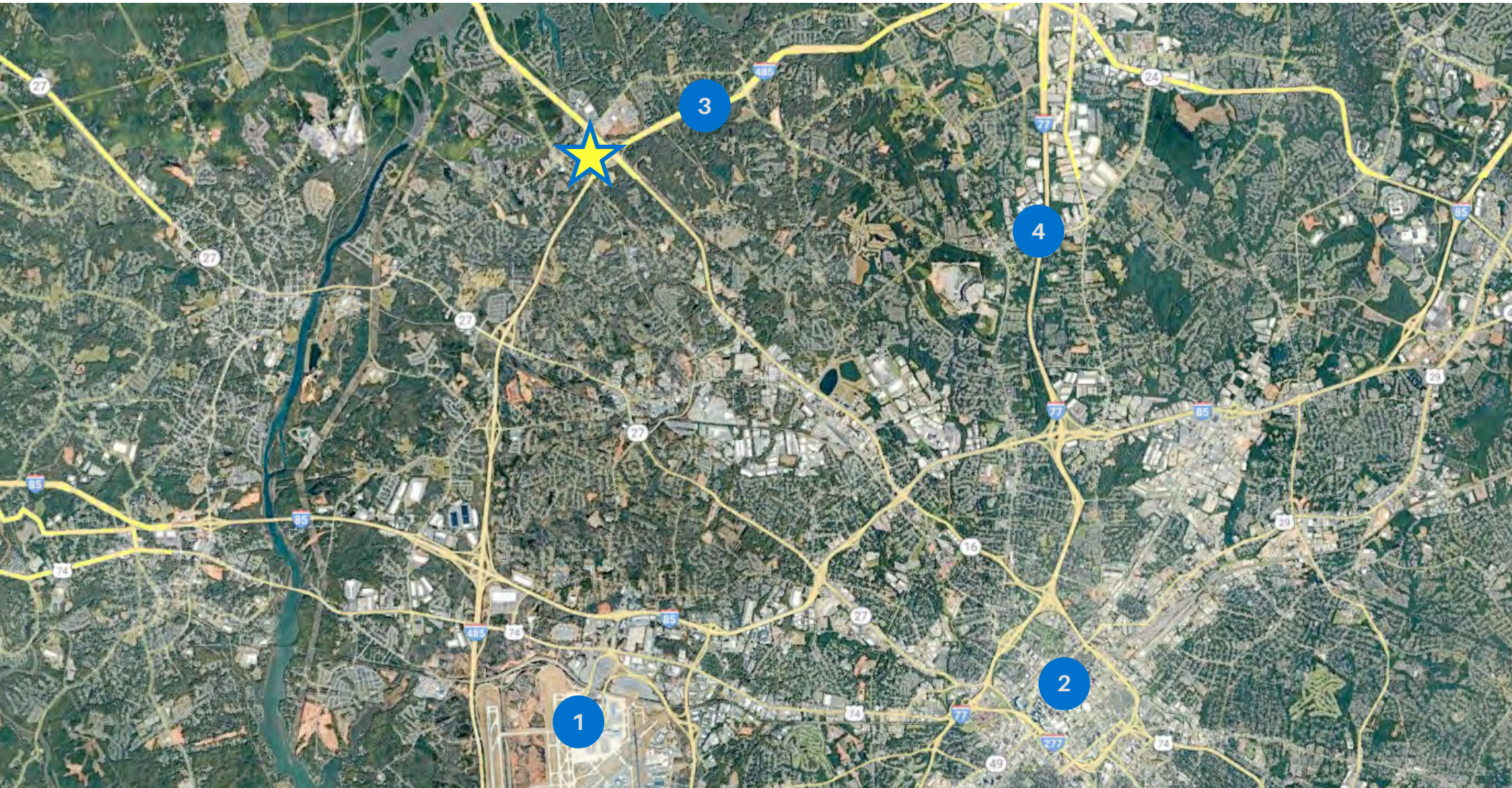
LOCATION OVERVIEW

22 MINUTES TO UPTOWN CHARLOTTE | 2

SURROUNDING AREAS

0.5 MILES TO I-485 | 3

7 MILES TO I-77 | 4



SITE PLAN



9,977 GROSS LEASEABLE SPACE (GLA)
100% LEASED

TENANT ROSTER

NO.	TENANT	SF
1	DOMINO'S	1,196
2	CHICKEN BEE	1,133
3	ATRIUM HEALTH	4,993
4	WELLS FARGO	2,655

DEMOGRAPHICS



\$102,071
HOUSEHOLD
INCOME



13,295
HOUSEHOLDS

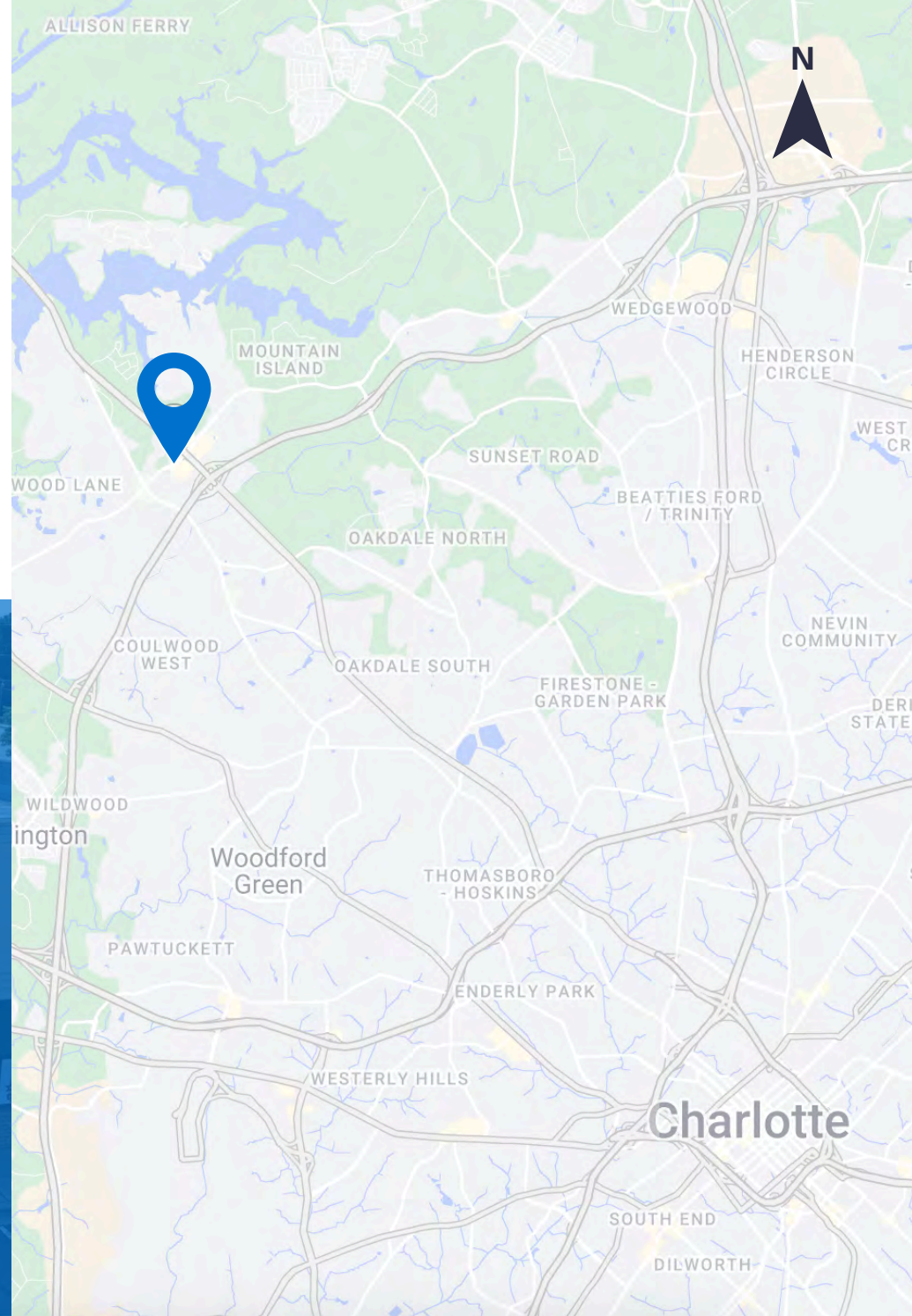


5,304
EMPLOYED
POPULATION



36,458
POPULATION

*3-MILE RADIUS



	1 MILE	3 MILES	5 MILES
POPULATION	5,127	36,458	93,197
HOUSEHOLDS	2,030	13,295	33,709
HOUSEHOLD INCOME	\$121,980	\$102,071	\$89,800
EMPLOYED POPULATION	1,473	5,304	21,976



SALE COMPARABLES

	PROPERTY ADDRESS	SQ. FT.	SALE PRICE	\$/SQ. FT.	CAP RATE
1	3816 Corning Pl.	3,419 SF	\$3,100,000	\$906.70	4.50%
2	2914 Mt. Holly	3,630 SF	\$5,850,000	\$1,611.57	N/A
3	4015 Corning Pl. E	2,000 SF	\$6,350,000	\$3,175	N.A
4	5531-5539 Hovis Rd.	7,500 SF	\$1,535,000	\$204.67	6.00%
5	542 Valleydale Rd.	8,320 SF	\$2,087,281	\$250.88	6.40%
6	10816 Black Dog Ln.	9,823 SF	\$2,120,000	\$215.82	5.96%

RENT ROLL

	LEASE TO	SQ. FT.	MONTHLY RENT (CURRENT)
Suite A	Wells Fargo	2,655	\$5,253.58
Suite E	Atrium Health Care	4,993	\$13,071.67
Suite F	Chicken Bee	1,133	\$2,366.07
Suite G	Domino's	1,196	\$2,902.21



FINANCIAL OVERVIEW

GROSS OPERATING INCOME

	CURRENT
Annual Rental Income	\$343,554
Vacancies at 5%	\$17,178
Gross Operating Income	\$326,376

NET OPERATING INCOME (NOI)

	CURRENT
Gross Operating Income	\$326,376
Operating Expenses (TICAM + PM)	\$52,263
Net Operating Income (NOI)	\$274,113



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**BOUNDARY
STREET**

ADVISORS