



# OFFERING MEMORANDUM

781 W TRADE ST  
UNIT A

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 **KW** COMMERCIAL<sup>®</sup>

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# 01

## INVESTMENT OVERVIEW

*THE OFFERING*

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# THE OFFERING

KW Commercial is pleased to offer 718 W Trade St,#A for sale. The Property encompasses 2,992 SF and is 100% leased to 7-Eleven.

7-Eleven, a global convenience store chain and leader in the retail industry, has been providing essential goods and services to customers for over 90 years. With over 77,000 locations worldwide. This property presents a valuable investment opportunity, offering stable cash flow from a reputable long-term tenant in a high-demand location.

PROPERTY ADDRESS:	718 W TRADE ST #A, CHARLOTTE
SIZE:	2992 SF
PARCEL NUMBER:	0781-22-25
PRICE:	\$1,000,000.00
NOI:	\$60,489.00
CAP RATE:	6 %



# PROPERTY SUMMARY

Invest in a premium retail condo at 718 W Trade St, Unit A, situated in the heart of uptown Charlotte. This property boasts a long-term tenant, 7-Eleven, which has been occupied the property since 2013, providing stable cash flow and a reliable income stream. Ideal for value-add investors, this opportunity combines a prime location with an established, nationally recognized tenant, making it a rare find in Charlotte's thriving retail market.

## HIGHLIGHTS

- **Prime Location:** Situated in the heart of Charlotte, NC, a rapidly growing metro area, ensuring sustained demand and potential for property value appreciation.
- **Strong National Tenant:** The presence of a reputable national brand like 7-Eleven provides stability with a reliable, long-term tenant and reduces vacancy risk.
- **High Foot Traffic:** Being located in a mixed-use area close to businesses, residential buildings, and entertainment hubs increases daily foot traffic, enhancing the tenant's business performance and securing rental income.
- **Essential Retail:** As a convenience store, 7-Eleven offers essential goods, making it resilient to economic downturns and providing a stable tenant even during economic uncertainty.
- **Proximity to Major Infrastructure:** The property is close to major highways, public transit, and popular Charlotte destinations.
- **Potential for Capital Appreciation:** Charlotte's ongoing growth as a business and tech hub positions the property for strong long-term capital appreciation due to increasing demand for commercial real estate.



EXCLUSIVE OFFERING MEMORANDUM

# INVESTMENT HIGHLIGHTS



718 W TRADE ST, # A,  
CHARLOTTE, NC



PRIME LOCATION



HIGH DENSITY GROWTH



ZONING: UC



4 YEARS REMAINING OF FIRST  
EXTENDED TERM  
LXD: 12/31/2028



3 X 5 YEAR OPTIONS

# 02

## FINANCIAL OVERVIEW

*FINANCIAL SUMMARY*

*LEASE SCHEDULE*





# FINANCIAL SUMMARY

## INCOME

	CURRENT
Rental	\$76,230.00
TICAM	\$19,115.00
<b>Total Operating Income</b>	<b>\$95,345.00</b>

## OPERATING EXPENSES

	CURRENT
Property Tax	\$9,330.00
COA Dues	\$21,127.00
Insurance	\$4,399.00
<b>Total Operating Expenses</b>	<b>\$34,856.00</b>

## NET OPERATING INCOME

<b>TOTAL NOI</b>	<b>\$60,489.00</b>
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# LEASE SCHEDULE

LEASE YEAR	TERM DATES	ANNUAL RENTAL	MONTHLY RENTAL
Year 1-5 (Initial Term)	01/01/2014-12/31/2018	\$63,000.00	\$5,250.00
Year 6-10 (Initial Term)	01/01/2019-12/31/2023	\$69,300.00	\$5,775.00
Year 11-15 (First Extended Term)	01/01/2024-12/31/2028	\$76,230.00	\$6,352.50
Year 16-20 (Second Extended Term)	01/01/2029-12/31/2033	\$83,853.00	\$6,987.75
Year 21-25 (Third Extended Term)	01/01/2034-12/31/2038	\$92,238.36	\$7,686.53
Year 25-30 (Fourth Extended Term)	01/01/2039-12/31/2043	\$101,462.16	\$8,455.18

# 03

## AREA OVERVIEW

*AREA OVERVIEW*

*NEARBY AMENITIES*

*AERIAL MAP*

*DEMOGRAPHICS*



# AREA OVERVIEW

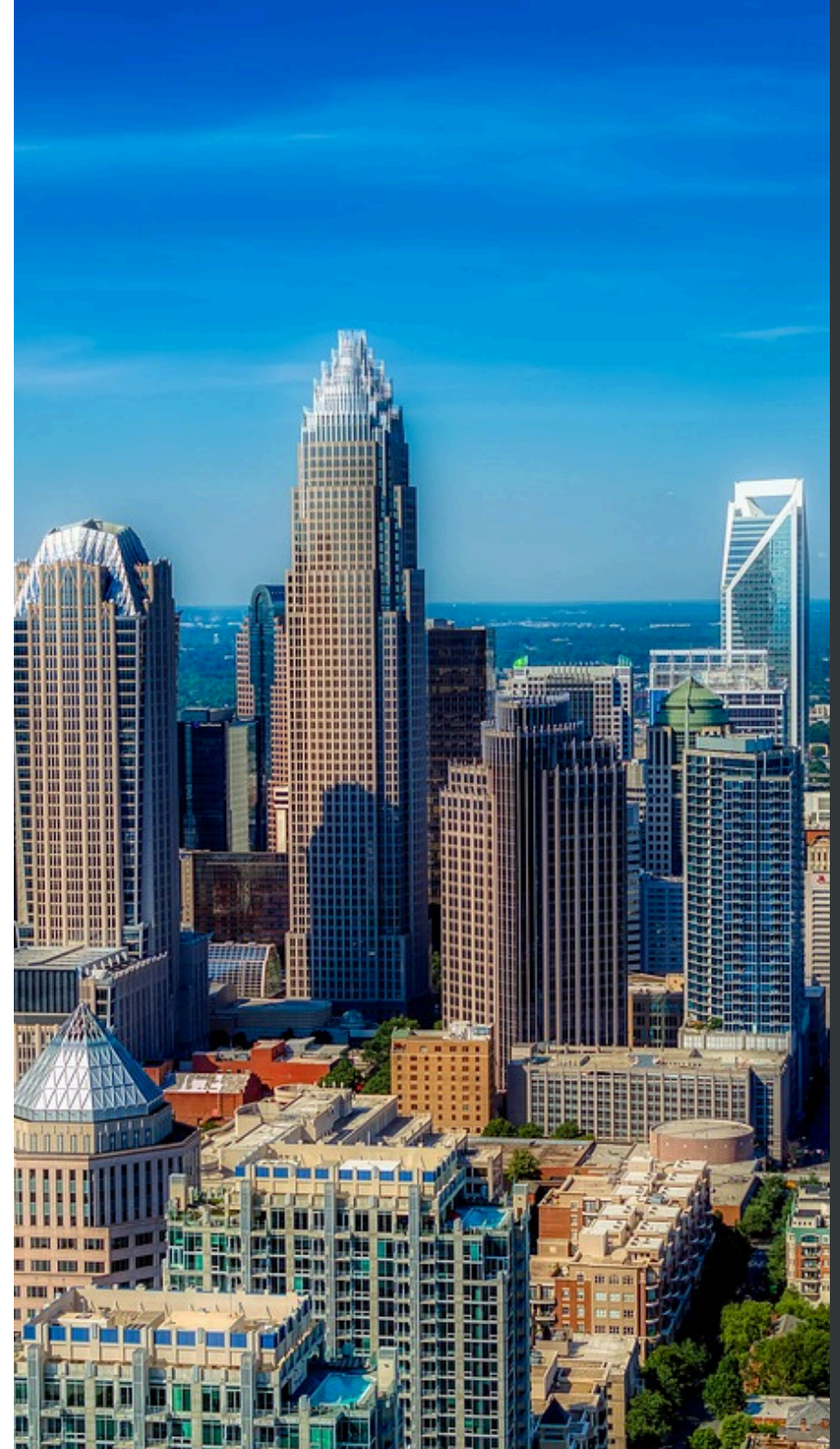
## CHARLOTTE, NC

Uptown Charlotte, the vibrant heart of North Carolina's largest city, is a thriving urban hub known for its dynamic mix of business, culture, and entertainment. As the central business district, it's often referred to as the "Wall Street of the South." With its iconic skyline, Uptown is not just a business destination but also a lively residential and cultural area.

Uptown features a variety of attractions including the Spectrum Center, home to the Charlotte Hornets, and Bank of America Stadium, where the Carolina Panthers play. Cultural enthusiasts can explore the Mint Museum, the Bechtler Museum of Modern Art, and the Levine Center for the Arts, all of which contribute to the area's rich artistic landscape.

The area also has a vibrant dining and nightlife scene, with a diverse selection of restaurants, bars, and breweries catering to a range of tastes.

Transportation in and around Uptown is convenient, with the Lynx Light Rail providing easy access to surrounding neighborhoods and suburbs. The neighborhood's walkability, combined with its array of amenities and attractions, makes Uptown Charlotte a highly desirable location for both businesses and residents, creating a lively, bustling environment that continues to grow and evolve.

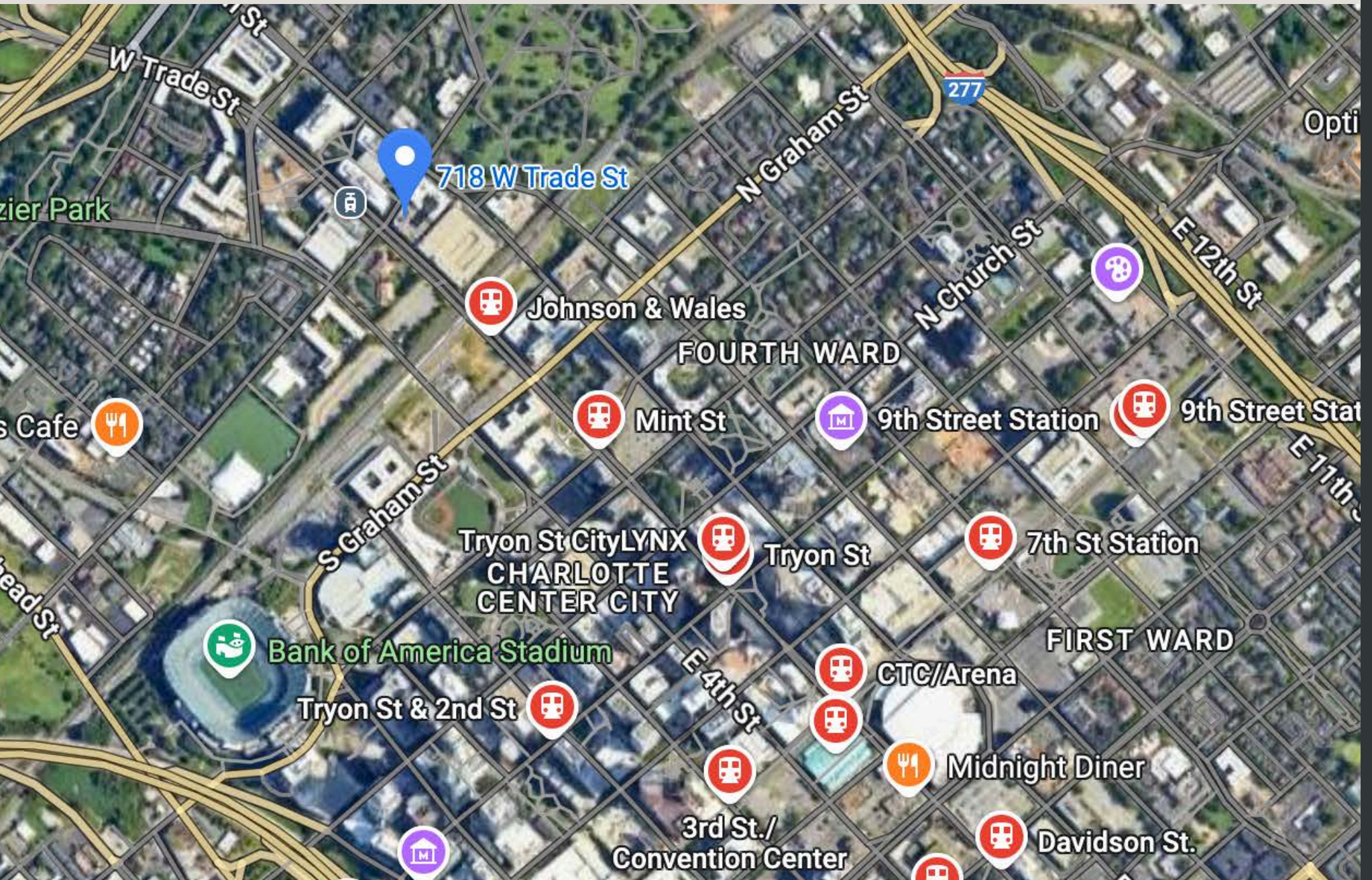


# NEARBY AMENITIES



**SUBJECT PROPERTY**  
**718 W Trade St # A,**  
**Charlotte NC**

# AERIAL MAP



# DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
<b>POPULATION</b>	27,192	70,886	130,402
<b>POPULATION PROJECTION 2029</b>	29,361	76,389	139,971
<b>MEDIAN HH INCOME</b>	\$94,411	\$85,793	\$77,939
<b>MEDIAN AGE</b>	33	33	34


 \$94,411.00  
 MEDIAN HH INCOME


 27,192  
 POPULATION 1 MILE


 29,361  
 POPULATION PROJECTION


 33  
 MEDIAN AGE



Charlotte has experienced significant population and income growth over the past decade, solidifying its position as one of the fastest-growing cities in the United States. The city's population has surged due to its thriving job market, affordable cost of living, and high quality of life, attracting both young professionals and families. With a diverse economy anchored by the financial, tech, and healthcare sectors, Charlotte's median household income has also seen steady increases, reflecting the city's expanding economic opportunities and rising standard of living. This robust growth is expected to continue, making Charlotte an attractive destination for both residents and investors.



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