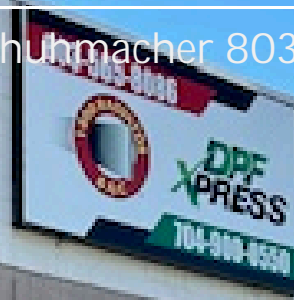


5104 Reagan Drive

5104 Reagan Drive Suite 9, Charlotte NC 28206

Leasing Contact Andreas Schuhmacher 803.280.0001



Prepared By:

Jim Pryor

Ardor Commercial Advisors

Managing Partner

(704) 620-8745

jim@ardorcre.com

Lic: NC 300373 SC 105555



ARDOR COMMERCIAL
ADVISORS, LLC

THE SPACE

Location	5104 Reagan Drive Suite 9 Charlotte, NC, 28206
County	Mecklenburg
Square Feet	4470
Annual Rent PSF	\$9.00
Lease Type	MG+E

HIGHLIGHTS

- Located near I85
- Gated rear parking lot and loading area
- Drive in door



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
8,506	83,455	259,674



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$59,709	\$75,706	\$89,517



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,120	32,735	108,202

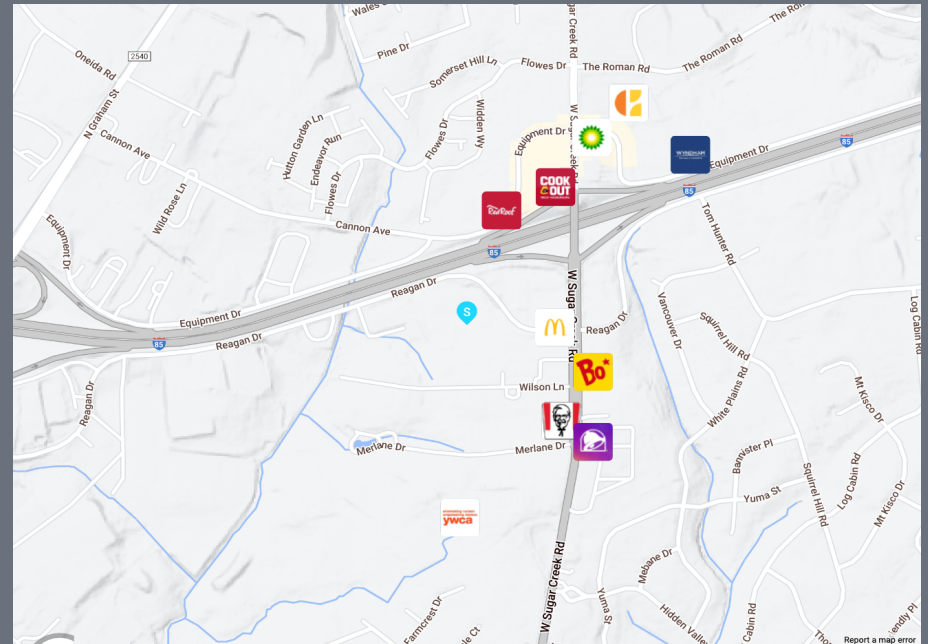
PROPERTY FEATURES

BUILDING SF	33,084
LAND ACRES	2.79
YEAR BUILT	1986
ZONING TYPE	B-2 CD
TOPOGRAPHY	Flat
NUMBER OF PARKING SPACES	70
PARKING RATIO	3.00/1000

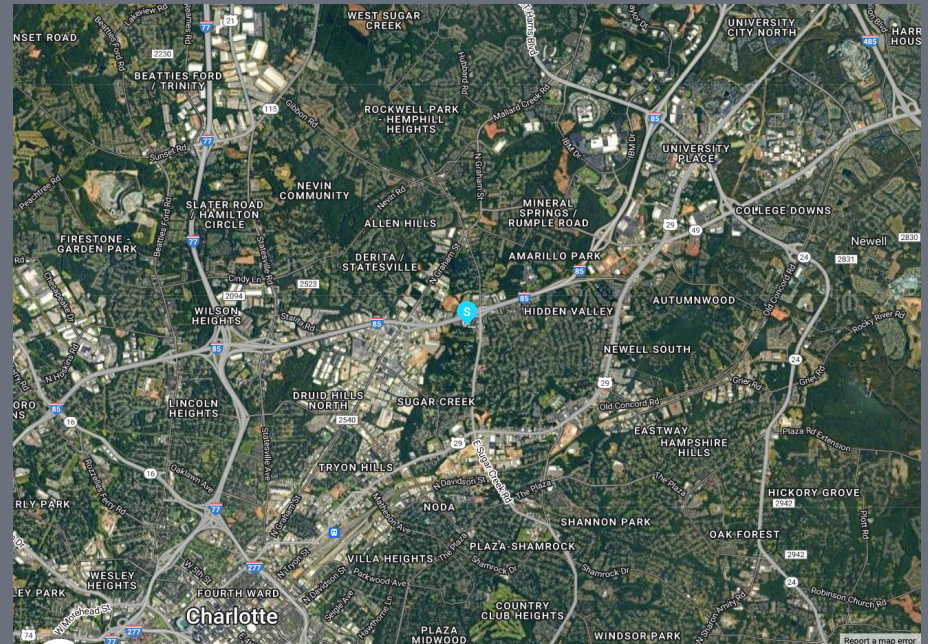
Flex Space (Sublease)

- Available for immediate sublease, this 4,470 SF flex suite is located in the University South Business Center in North Charlotte, which hosts a wide variety of businesses like automotive, IT, and various trades.
- The lease contract will end in August 2026.
- The property is zoned B-2 (CD) – General Business with Conditional Zoning and it is designed for versatility and growth in a high-traffic, light industrial area.
- This flex location is close to I85 and West Sugar Creek Rd., just North of Sugar Creek Park.
- For entertaining business associates, Noda and Plaza Midwood are just minutes away.

Locator Map



Regional Map



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,158	57,032	174,649
2010 Population	8,149	66,029	206,962
2023 Population	8,506	83,455	259,674
2028 Population	9,636	95,251	283,429
2023-2028: Population: Growth Rate	12.65 %	13.40 %	8.85 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	365	3,270	11,114
\$15,000-\$24,999	346	2,958	7,941
\$25,000-\$34,999	481	3,545	10,099
\$35,000-\$49,999	610	5,293	15,749
\$50,000-\$74,999	632	6,912	20,083
\$75,000-\$99,999	386	4,259	13,740
\$100,000-\$149,999	178	3,356	14,945
\$150,000-\$199,999	42	1,843	6,895
\$200,000 or greater	81	1,299	7,635
Median HH Income	\$42,703	\$53,226	\$59,076
Average HH Income	\$59,709	\$75,706	\$89,517

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,679	23,075	71,602
2010 Total Households	2,853	24,872	80,328
2023 Total Households	3,120	32,735	108,202
2028 Total Households	3,545	37,786	119,867
2023 Average Household Size	2.69	2.52	2.30
2000 Owner Occupied Housing	1,202	10,463	32,313
2000 Renter Occupied Housing	1,306	11,029	34,010
2023 Owner Occupied Housing	1,284	13,931	41,678
2023 Renter Occupied Housing	1,836	18,804	66,524
2023 Vacant Housing	287	3,224	10,021
2023 Total Housing	3,407	35,959	118,223
2028 Owner Occupied Housing	1,521	14,716	43,214
2028 Renter Occupied Housing	2,025	23,070	76,654
2028 Vacant Housing	327	3,239	10,813
2028 Total Housing	3,872	41,025	130,680
2023-2028: Households: Growth Rate	12.95 %	14.55 %	10.35 %

Source: esri

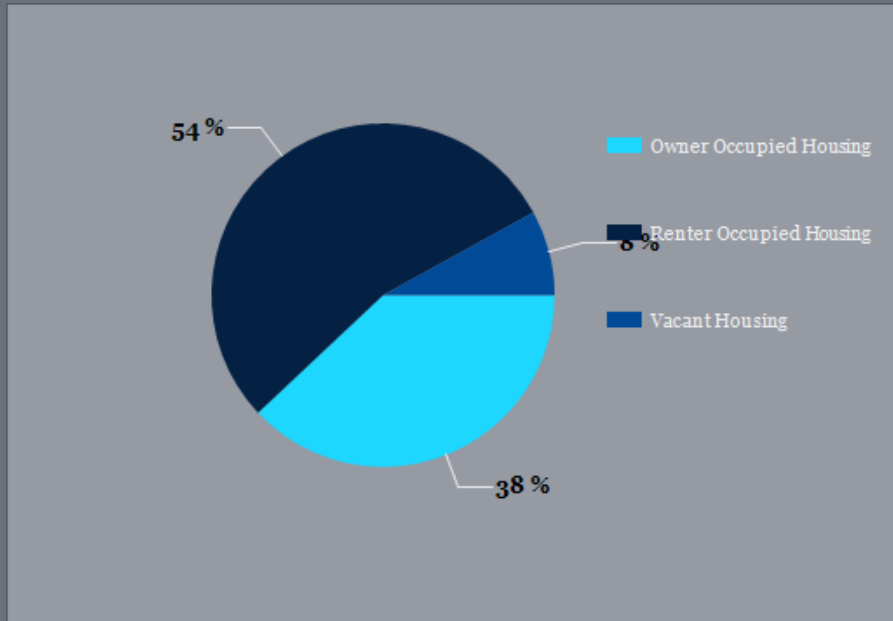
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	646	7,001	24,016
2023 Population Age 35-39	583	6,657	20,534
2023 Population Age 40-44	566	5,977	17,534
2023 Population Age 45-49	492	5,007	14,453
2023 Population Age 50-54	484	4,685	13,469
2023 Population Age 55-59	435	4,330	12,465
2023 Population Age 60-64	455	4,156	11,780
2023 Population Age 65-69	400	3,580	10,043
2023 Population Age 70-74	330	2,710	7,650
2023 Population Age 75-79	231	1,685	4,913
2023 Population Age 80-84	123	974	2,961
2023 Population Age 85+	116	828	2,827
2023 Population Age 18+	6,302	62,841	204,054
2023 Median Age	35	34	33

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$43,158	\$56,079	\$64,402
Average Household Income 25-34	\$59,786	\$75,909	\$91,787
Median Household Income 35-44	\$50,117	\$65,209	\$74,610
Average Household Income 35-44	\$66,179	\$91,287	\$106,571
Median Household Income 45-54	\$47,886	\$59,732	\$69,436
Average Household Income 45-54	\$64,364	\$86,070	\$102,692
Median Household Income 55-64	\$43,550	\$51,782	\$59,066
Average Household Income 55-64	\$62,319	\$75,229	\$92,409
Median Household Income 65-74	\$41,940	\$42,618	\$46,961
Average Household Income 65-74	\$55,186	\$60,940	\$74,675
Average Household Income 75+	\$48,395	\$49,321	\$56,451

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	669	7,529	24,455
2028 Population Age 35-39	705	7,468	22,682
2028 Population Age 40-44	636	6,687	19,099
2028 Population Age 45-49	609	6,092	16,752
2028 Population Age 50-54	530	5,126	13,994
2028 Population Age 55-59	514	4,805	13,099
2028 Population Age 60-64	455	4,270	11,695
2028 Population Age 65-69	455	4,033	10,877
2028 Population Age 70-74	381	3,283	8,886
2028 Population Age 75-79	296	2,396	6,509
2028 Population Age 80-84	196	1,404	3,992
2028 Population Age 85+	149	1,096	3,359
2028 Population Age 18+	7,168	71,899	223,314
2028 Median Age	36	34	33

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,024	\$62,576	\$75,803
Average Household Income 25-34	\$74,260	\$90,134	\$107,102
Median Household Income 35-44	\$62,236	\$77,910	\$88,041
Average Household Income 35-44	\$88,356	\$111,551	\$125,850
Median Household Income 45-54	\$57,847	\$71,587	\$83,764
Average Household Income 45-54	\$84,138	\$106,530	\$122,518
Median Household Income 55-64	\$52,386	\$59,029	\$70,977
Average Household Income 55-64	\$76,999	\$92,204	\$110,785
Median Household Income 65-74	\$48,638	\$48,840	\$55,208
Average Household Income 65-74	\$67,059	\$74,919	\$91,745
Average Household Income 75+	\$56,271	\$61,119	\$70,280

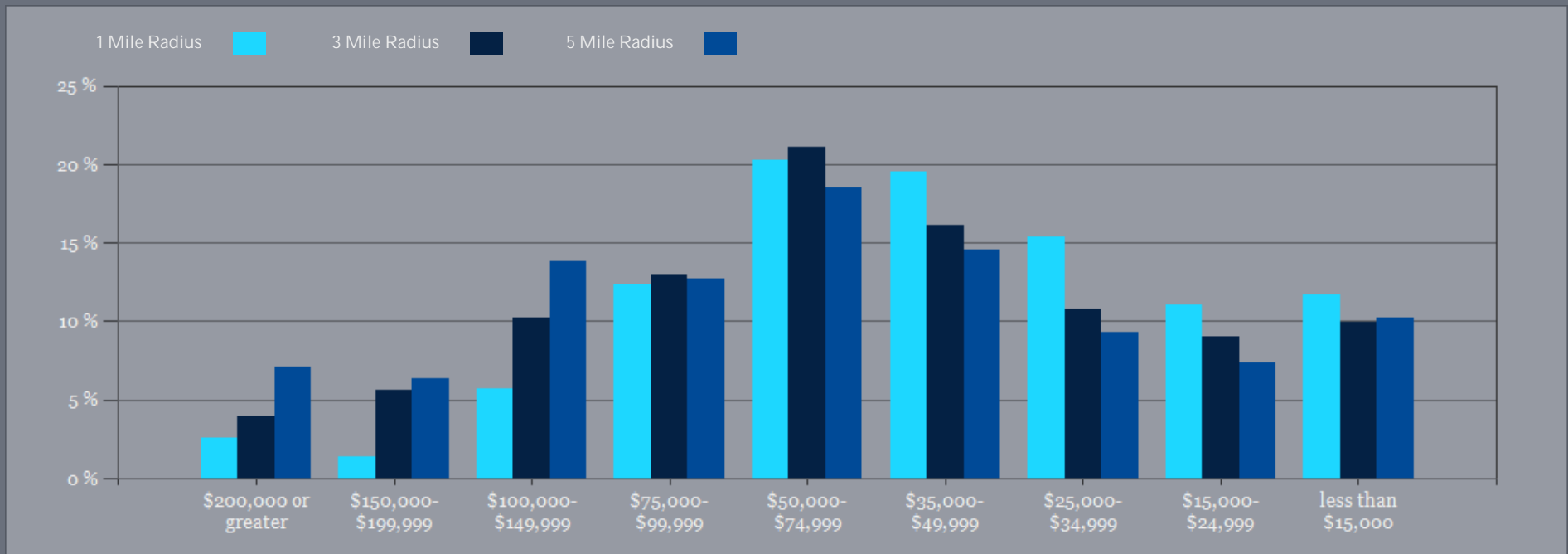
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income



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Ardor Commercial Advisors



Jim Pryor

Ardor Commercial Advisors
Managing Partner
(704) 620-8745
jim@ardorcre.com
Lic: NC 300373 SC 105555



ARDOR COMMERCIAL
ADVISORS, LLC

<https://Ardorcre.com>