

SALE

5105 REAGAN DRIVE - 85 OASIS

5105 Reagan Drive Charlotte, NC 28206



PROPERTY DESCRIPTION

This 10,085 SF multi-tenant retail/flex building, located between I-85 and Uptown Charlotte, offers a rare opportunity in a high-demand market with surrounding centers at 98% occupancy. The property is well-positioned for lease-up, repositioning, or an owner-user seeking a strong foothold in a growing corridor. Its versatile layout makes it ideal for a range of uses—from wellness, and community outreach centers to neighborhood markets, nonprofits, or event space—presenting a chance for an operator with vision to positively impact the community while benefiting from long-term area growth.

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

Azeem Hassan
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PROPERTY HIGHLIGHTS

- 10,085 SF Multi-Tenant Retail/Flex Building
- High Vacancy – Ideal for Owner-User or Value-Add Investor
- Upside Through Lease-Up & Repositioning
- \$250,000 in Recent Renovations – 15 Upgraded Office Spaces
- Gated Parking Lot with Security Features
- New HVAC Ductwork Installed
- Light Value-Add Potential
- Versatile Floor Plan – Renovated Units with Tile Floors & Chandeliers, Suitable for Event or Flex Use
- Recently signed 3 NNN leases with options. Only 2 units left to lease - 60% leased
- Current NOI \$156,770
- Proforma NOI \$254,874 (8.94% CAP Rate)
- 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

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RETAILER MAP

5105 Reagan Drive Charlotte, NC 28206



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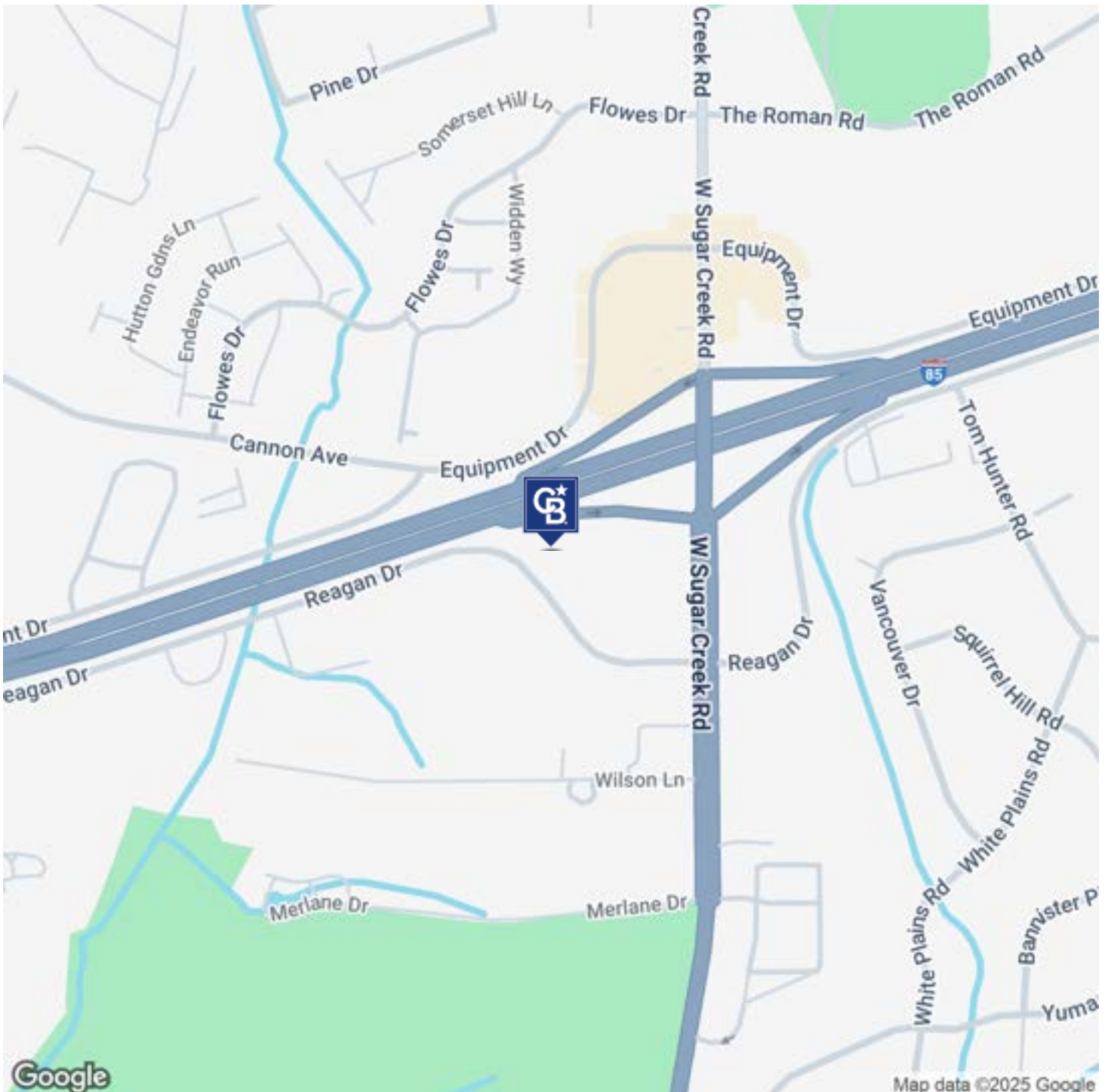


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LOCATION MAP

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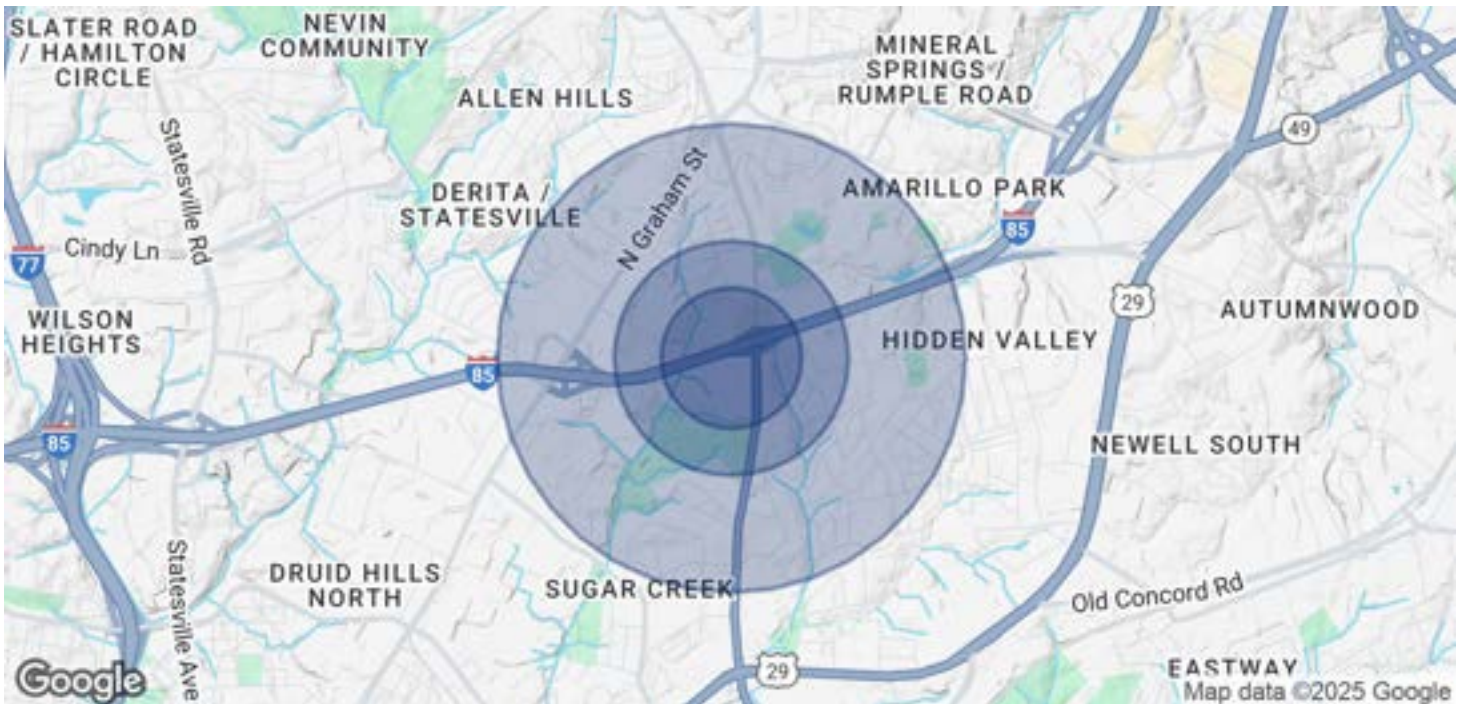


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DEMOGRAPHICS MAP

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

Demographics data derived from AlphaMap

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