

OFFERING MEMORANDUM

DUNNS COMMONS

RETAIL & OFFICE CENTER

10210 COULOAK DRIVE EAST
CHARLOTTE, NC 28216

EXCLUSIVELY LISTED BY

Boundary Street Advisors
William Haygood, III

TURNKEY INVESTMENT OPPORTUNITY | FULLY-LEASED RETAIL/OFFICE CENTER
WITH NATIONAL & REGIONAL TENANTS, JUST MINUTES FROM I-485 & I-77



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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.

PROPERTY OVERVIEW

DUNNS COMMONS

Dunns Commons presents a rare opportunity to acquire a stabilized, income-producing retail and office center in one of Charlotte's fastest-growing submarkets. Located at 10210 Coulak Drive E in the dynamic northwest corridor, the ±9,977 SF property is 100% leased with a strong tenant mix including Atrium Health, Wells Fargo, Domino's, and Chicken Bee—delivering consistent cash flow and long-term investment upside.

Strategically positioned just minutes from I-77, I-485, Uptown Charlotte, and Charlotte Douglas International Airport, Dunns Commons offers exceptional connectivity and convenience. Surrounded by a blend of commercial and residential developments, the property benefits from nearby amenities, a skilled local workforce, and access to Charlotte's thriving business environment—making it an ideal asset for investors seeking stability and growth in a high-demand market.

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





OFFERING SUMMARY

CURRENT NOI

\$287K

LIST PRICE

CALL FOR PRICE GUIDANCE

HIGHLIGHTS



Fully-Leased: 100% occupancy with diverse tenant mix



High-Demand Location: Minutes from major interstates and airport



Established Tenants: Including healthcare, financial, and QSR



Surrounding Growth: Rising population and income levels within 3-mile radius



Zoned for Flexibility: Suitable for office, medical, or retail use

SITE PLAN

RETAIL & OFFICE ELEVATION



9,977 GROSS LEASEABLE SPACE (GLA)

100% LEASED

TENANT ROSTER

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

LOCATION OVERVIEW

NEARBY AMENITIES



LOCATION OVERVIEW

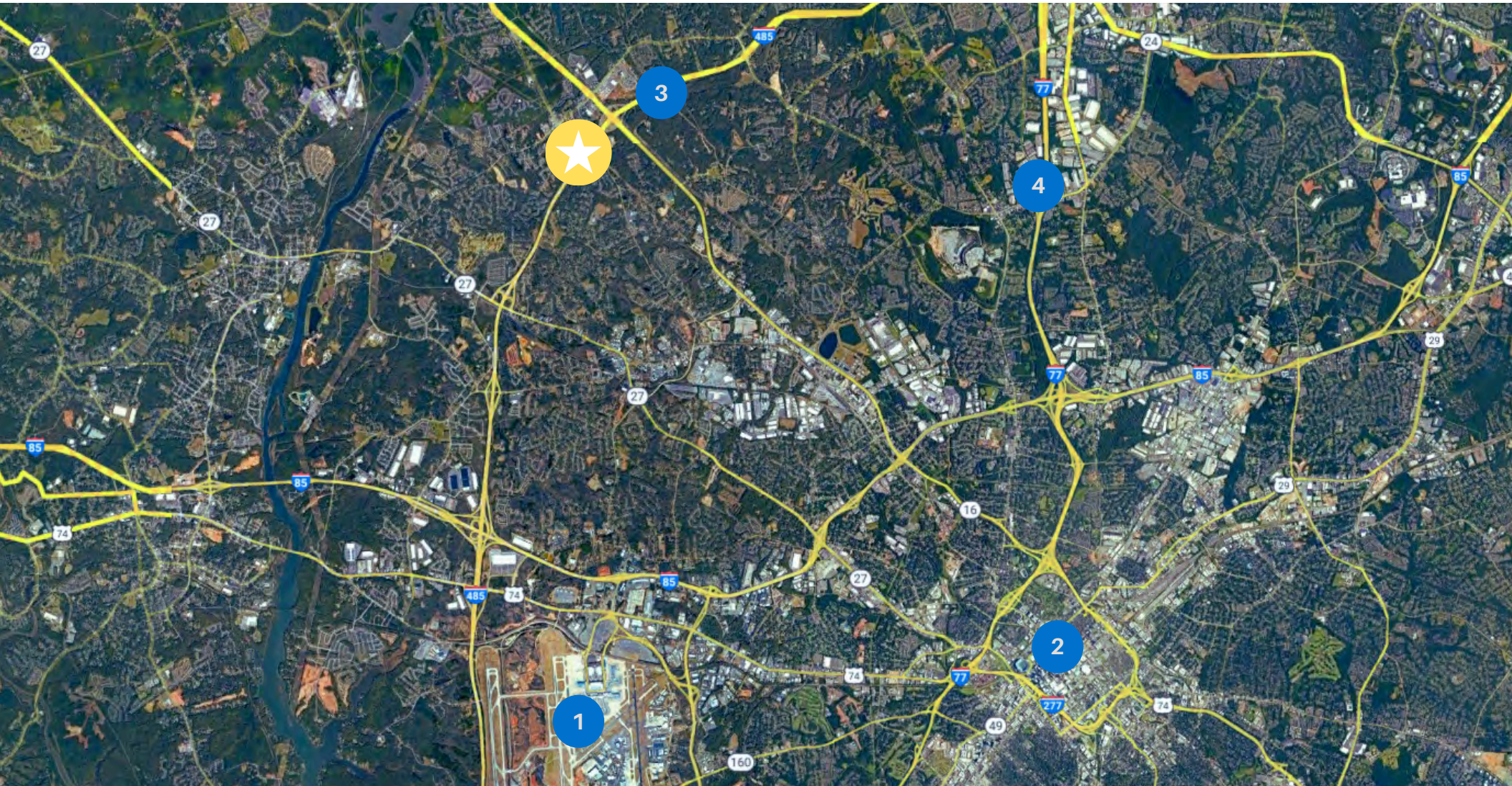
SURROUNDING AREAS

15 MINUTES TO CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT | 1

22 MINUTES TO UPTOWN CHARLOTTE | 2

0.5 MILES TO I-485 | 3

7 MILES TO I-77 | 4



DEMOGRAPHICS



\$102,071
HOUSEHOLD
INCOME



13,295
HOUSEHOLDS



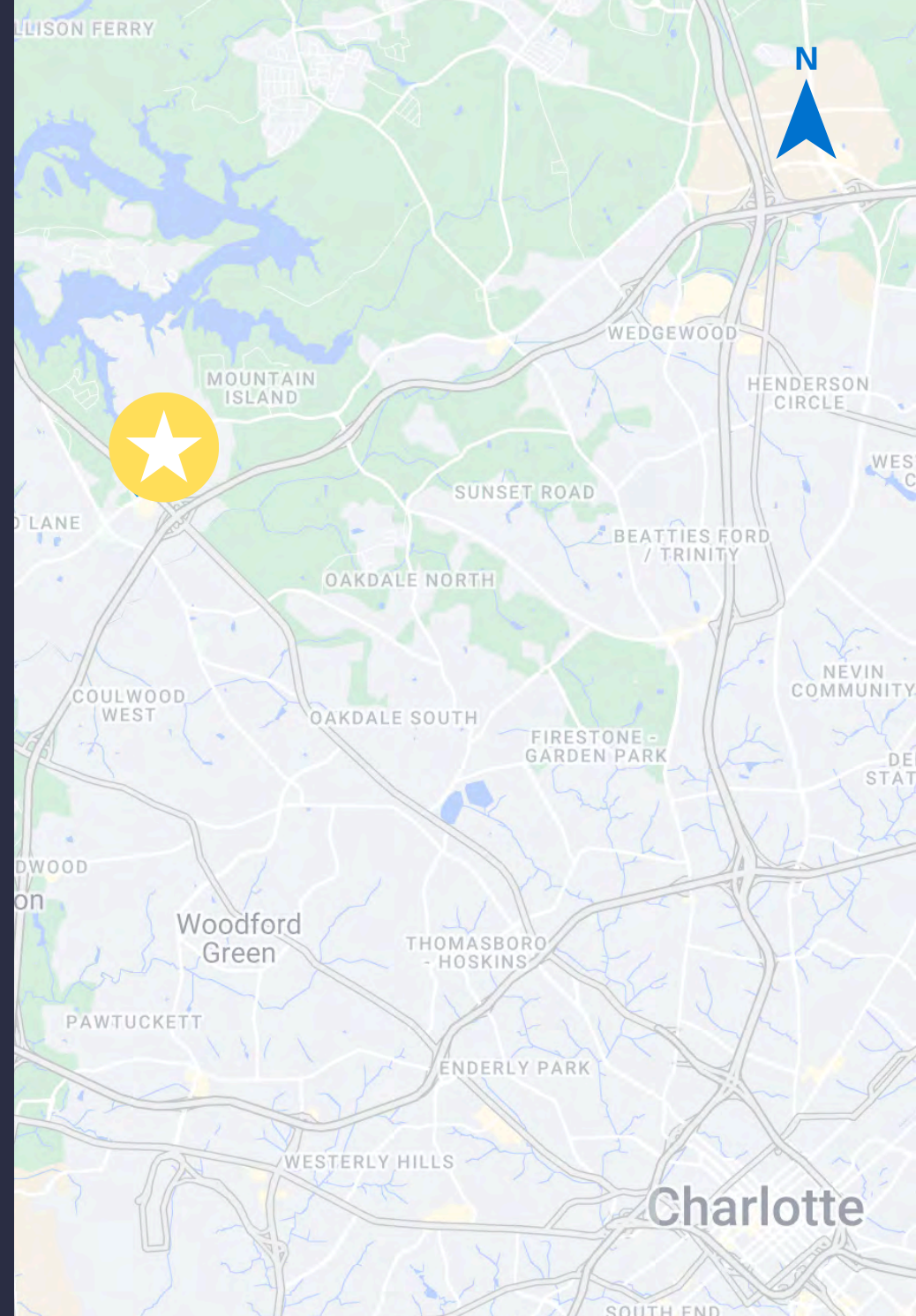
5,304
EMPLOYED
POPULATION



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

SUITE	LEASED TO	SQ. FT.	CURRENT MONTHLY RENT	LEASE EXPIRATION
Suite A		2,655	\$6,974.44	12/31/2027
Suite E		4,993	\$15,133.11 <i>*Currently in lease negotiations.</i>	04/30/2026 <i>*Extension through 2033.</i>
Suite F		1,133	\$2,904.41	06/30/2028
Suite G		1,196	\$3,433.21	09/30/2027



FINANCIAL OVERVIEW

EXISTING NOI

\$287K

MARKET

NORTHWEST CHARLOTTE

OCCUPANCY

100%

PRO FORMA NOI

\$294K

SQUARE FOOTAGE

9,977



DUNNS COMMONS

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