



**7936 Bradley Long Drive**

Retail Property **For Sale - Charlotte, NC MSA**

**Presented By:**

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# 7936 BRADLEY LONG DRIVE

RETAIL PROPERTY **FOR SALE**

## PROPERTY DESCRIPTION

Fully occupied multi-tenant NNN investment opportunity in Charlotte, NC MSA. A recent 2019 build, the ±5,300 SF property is located at a signalized corner, adjacent to a Publix - anchored shopping center, and surrounded by expansive residential development. Long-term NNN leases and a quickly growing submarket make this an attractive asset.



## RENT ROLL

	DUNKIN DONUTS	DENTAL CARE OF SHERRILL'S FORD (HEARTLAND DENTAL AFFILIATE)
SF	±1,800	±3,500
2026 Annual Base Rent	\$95,499.96	\$146,300.04
2026 \$/SF	\$53.06/SF	\$41.80/SF
Initial Term Begins	9/2020	9/2020
Initial Term Ends	8/2030	9/2030
Renewal Options	Two (2) Five-Year Options with 6+% increases at each option	Four (4) Five-Year Options with 10% increases at each option

## OFFERING SUMMARY

Lease Type	NNN
NOI * Projected 2026	\$244,750.00
Cap Rate	6.00%
Sale Price	<b>\$4,080,000.00</b>



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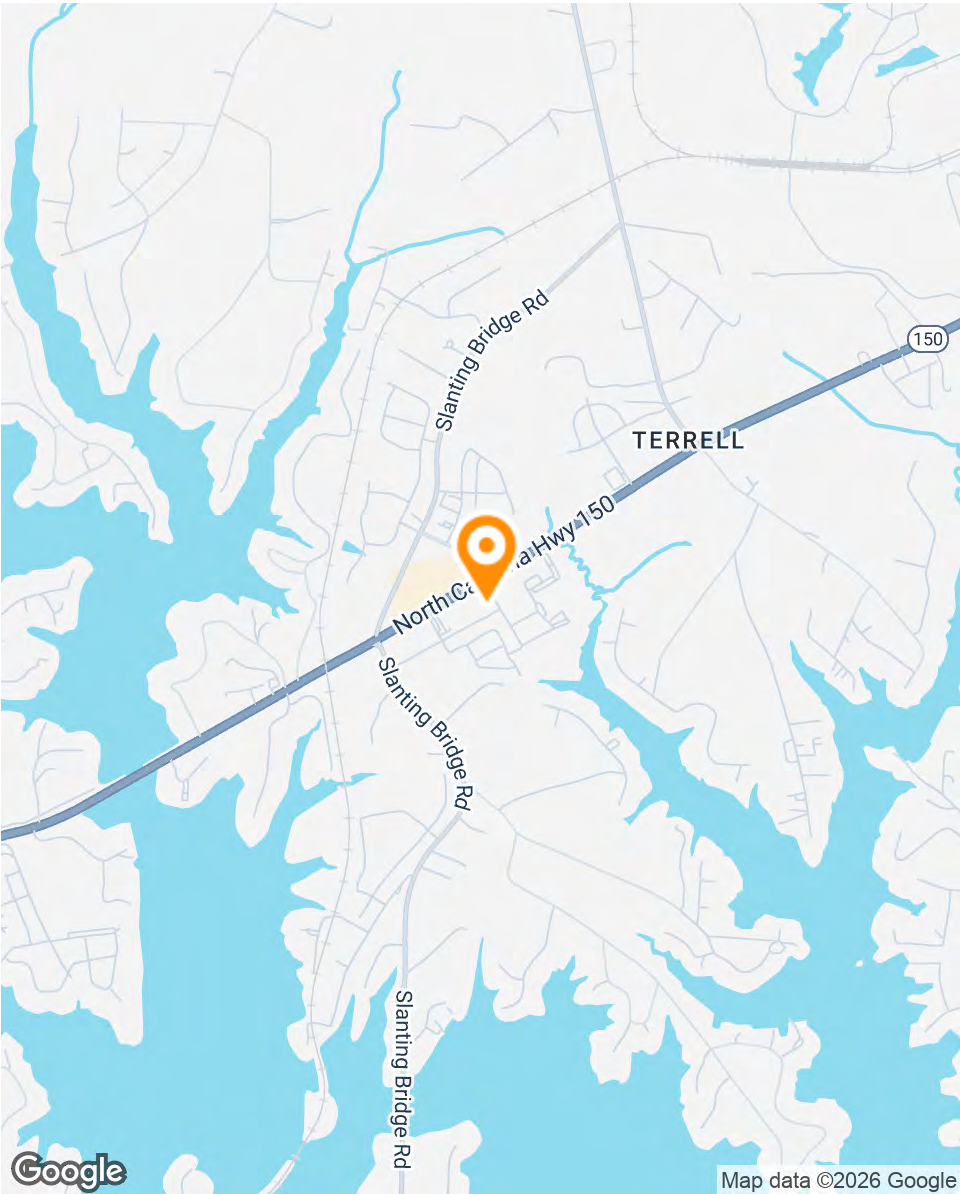
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	1,581	8,723	31,018
Median age	47	46	44
Median age (Male)	46	45	43
Median age (Female)	47	47	45
Total households	672	3,571	11,980
Total persons per HH	2.4	2.4	2.6
Average HH income	\$129,549	\$150,675	\$167,671
Average house value	\$536,689	\$598,195	\$666,710

## LOCATION OVERVIEW

Discover the prime investment potential of the Lake Norman of Catawba area in the Charlotte MSA market. Positioned for growth and high consumer traffic, 7934-7936 Bradley Long Drive offers a strategic location near popular attractions such as Lake Norman, Catawba River, and Lake Norman State Park, drawing in a steady flow of potential customers. The surrounding area also boasts a thriving retail landscape, with shopping centers, dining establishments, and entertainment venues, making it an attractive destination for retail and free-standing building investors seeking a vibrant, high-visibility location. Embrace the opportunity to capitalize on this dynamic market and unlock the full potential of this prime location.

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## LOCATION INFORMATION

Street Address	7936 Bradley Long Drive
City, State, Zip	Sherrills Ford, NC 28673

## PROPERTY INFORMATION

Property Type	Retail
PIN	460716932224
Zoning	PD-CD
Lot Size	1.21 Acres
Building Size	±5,300 SF
Occupancy %	100.0%
Tenancy	Multiple
Year Built	2019
Number of Parking Spaces	39

**SALE PRICE:** \$4,080,000



SHERRILLS FORD, NC

# 7936 BRADLEY LONG DRIVE

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