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5105 REAGAN DRIVE

CHARLOTTE, NORTH CAROLINA

Marcus & Millichap
AM GROUP

							
\$2,400,000	7.12%	8.06%	10,149	1994	1.08	71%	36
LISTING PRICE	CAP RATE (YR 1)	CAP RATE (YR 5)	TOTAL GLA (SF)	YEAR BUILT	LOT SIZE (AC)	OCCUPIED	PARKING SPACES

PROPERTY HIGHLIGHTS:

- 10,149 Square Foot Multi-Tenant Retail/Flex Building
- Flex Space: One (1) Unit Offers a Drive-In Bay With Roll Up Door
- Recent Upgrades and Renovations | \$250,000 Invested In Renovating 14 Office Spaces
- Security Features Include Gated Parking Lot With A Surveillance System
- New HVAC Ductwork Installed
- Light Value-Add Opportunity | Potential to Fill Vacant Units and Convert Existing Gross Leases to NNN
- Versatile Space | Renovated Units With Tile Floors And Chandeliers, Suitable For Event Space Or Flex Use

LOCATION BENEFITS:

- Strategic Location | Prime Interstate Location on Interstate-85 N.
- Proximity to Uptown | Four (4) Miles to Uptown Charlotte
- High Occupancy Region | 98% Occupancy Rate
- Five (5) Mile radius Includes A Population Of 267,000 With an Average Household Income of \$78,000+
- Opportunity Zone | Located within the Northeast Corridor Infrastructure Program (NECI) | \$105.6 Million Project Aimed At Implementing Station Area Plans Along The Blue Line Extension

FOR MORE INFORMATION, PLEASE CONTACT:

WWW.AMPROPERTYGRP.COM

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