

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:	\$1,950,000
Number of Units:	5
Lot Size:	1.083 Acres
Building Size:	10,085 SF
Available SF:	5,489 SF

Azeem Hassan
(704) 475-0584



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5105 REAGAN DRIVE

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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 year lease (Boutique) at \$24/FT (1,591 sq ft) NNN with 3% annual escalations with options
- Recently signed lease (Beauty Salon) \$23.60/Ft (3004 sq ft) NNN with options
- Current NOI \$109,078
- Proforma \$227,036
- 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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The floor plan illustrates the layout of the Gross Building Area, which is a long, narrow structure with a total area of 10,065.6 sq ft. The plan is divided into several main sections:

- Left Section:** Contains two large rooms, 104-107-A (10,403.36 sq ft) and 104-108 (2,011.0 sq ft), separated by a vertical wall. There are also smaller rooms and corridors along the top and bottom edges of this section.
- Central Section:** Features a large room, 104-109 (2,402.3 sq ft), and a complex arrangement of smaller rooms and corridors. The top of this section includes rooms 104-110, 104-111, 104-112, 104-113, 104-114, 104-115, 104-116, 104-117, 104-118, 104-119, 104-120, 104-121, 104-122, 104-123, 104-124, 104-125, 104-126, 104-127, 104-128, 104-129, 104-130, 104-131, 104-132, 104-133, 104-134, 104-135, 104-136, 104-137, 104-138, 104-139, 104-140, 104-141, 104-142, 104-143, 104-144, 104-145, 104-146, 104-147, 104-148, 104-149, 104-150, 104-151, 104-152, 104-153, 104-154, 104-155, 104-156, 104-157, 104-158, 104-159, 104-160, 104-161, 104-162, 104-163, 104-164, 104-165, 104-166, 104-167, 104-168, 104-169, 104-170, 104-171, 104-172, 104-173, 104-174, 104-175, 104-176, 104-177, 104-178, 104-179, 104-180, 104-181, 104-182, 104-183, 104-184, 104-185, 104-186, 104-187, 104-188, 104-189, 104-190, 104-191, 104-192, 104-193, 104-194, 104-195, 104-196, 104-197, 104-198, 104-199, 104-200, 104-201, 104-202, 104-203, 104-204, 104-205, 104-206, 104-207, 104-208, 104-209, 104-210, 104-211, 104-212, 104-213, 104-214, 104-215, 104-216, 104-217, 104-218, 104-219, 104-220, 104-221, 104-222, 104-223, 104-224, 104-225, 104-226, 104-227, 104-228, 104-229, 104-230, 104-231, 104-232, 104-233, 104-234, 104-235, 104-236, 104-237, 104-238, 104-239, 104-240, 104-241, 104-242, 104-243, 104-244, 104-245, 104-246, 104-247, 104-248, 104-249, 104-250, 104-251, 104-252, 104-253, 104-254, 104-255, 104-256, 104-257, 104-258, 104-259, 104-260, 104-261, 104-262, 104-263, 104-264, 104-265, 104-266, 104-267, 104-268, 104-269, 104-270, 104-271, 104-272, 104-273, 104-274, 104-275, 104-276, 104-277, 104-278, 104-279, 104-280, 104-281, 104-282, 104-283, 104-284, 104-285, 104-286, 104-287, 104-288, 104-289, 104-290, 104-291, 104-292, 104-293, 104-294, 104-295, 104-296, 104-297, 104-298, 104-299, 104-300, 104-301, 104-302, 104-303, 104-304, 104-305, 104-306, 104-307, 104-308, 104-309, 104-310, 104-311, 104-312, 104-313, 104-314, 104-315, 104-316, 104-317, 104-318, 104-319, 104-320, 104-321, 104-322, 104-323, 104-324, 104-325, 104-326, 104-327, 104-328, 104-329, 104-330, 104-331, 104-332, 104-333, 104-334, 104-335, 104-336, 104-337, 104-338, 104-339, 104-340, 104-341, 104-342, 104-343, 104-344, 104-345, 104-346, 104-347, 104-348, 104-349, 104-350, 104-351, 104-352, 104-353, 104-354, 104-355, 104-356, 104-357, 104-358, 104-359, 104-360, 104-361, 104-362, 104-363, 104-364, 104-365, 104-366, 104-367, 104-368, 104-369, 104-370, 104-371, 104-372, 104-373, 104-374, 104-375, 104-376, 104-377, 104-378, 104-379, 104-380, 104-381, 104-382, 104-383, 104-384, 104-385, 104-386, 104-387, 104-388, 104-389, 104-390, 104-391, 104-392, 104-393, 104-394, 104-395, 104-396, 104-397, 104-398, 104-399, 104-400, 104-401, 104-402, 104-403, 104-404, 104-405, 104-406, 104-407, 104-408, 104-409, 104-410, 104-411, 104-412, 104-413, 104-414, 104-415, 104-416, 104-417, 104-418, 104-419, 104-420, 104-421, 104-422, 104-423, 104-424, 104-425, 104-426, 104-427, 104-428, 104-429, 104-430, 104-431, 104-432, 104-433, 104-434, 104-435, 104-436, 104-437, 104-438, 104-439, 104-440, 104-441, 104-442, 104-443, 104-444, 104-445, 104-446, 104-447, 104-448, 104-449, 104-450, 104-451, 104-452, 104-453, 104-454, 104-455, 104-456, 104-457, 104-458, 104-459, 104-460, 104-461, 104-462, 104-463, 104-464, 104-465, 104-466, 104-467, 104-468, 104-469, 104-470, 104-471, 104-472, 104-473, 104-474, 104-475, 104-476, 104-477, 104-478, 104-479, 104-480, 104-481, 104-482, 104-483, 104-484, 104-485, 104-486, 104-487, 104-488, 104-489, 104-490, 104-491, 104-492, 104-493, 104-494, 104-495, 104-496, 104-497, 104-498, 104-499, 104-500, 104-501, 104-502, 104-503, 104-504, 104-505, 104-506, 104-507, 104-508, 104-509, 104-510, 104-511, 104-512, 104-513, 104-514, 104-515, 104-516, 104-517, 104-518, 104-519, 104-520, 104-521, 104-522, 104-523, 104-524, 104-525, 104-526, 104-527, 104-528, 104-529, 104-530, 104-531, 104-532, 104-533, 104-534, 104-535, 104-536, 104-537, 104-538, 104-539, 104-540, 104-541, 104-

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RETAILER MAP

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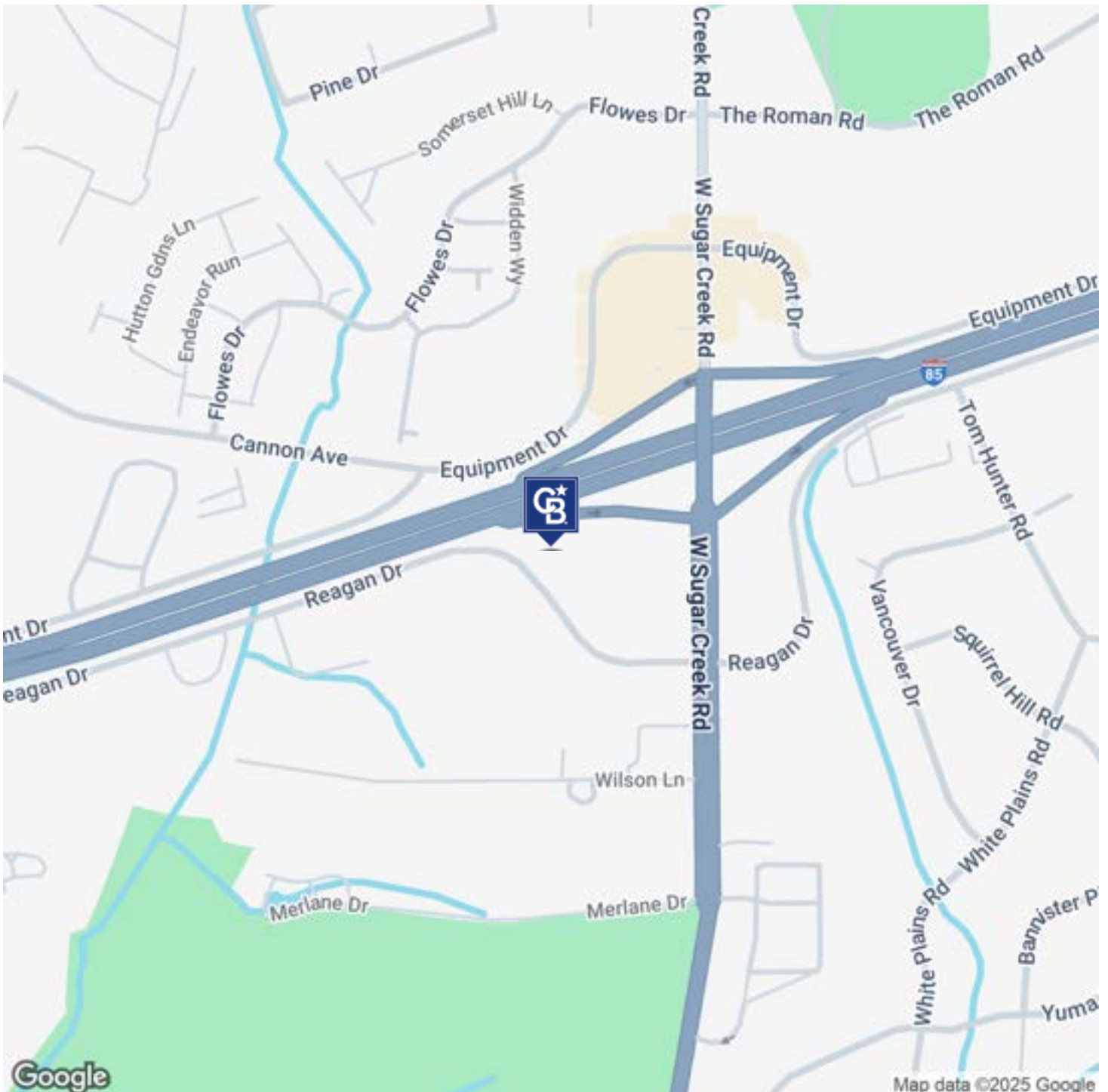


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LOCATION MAP

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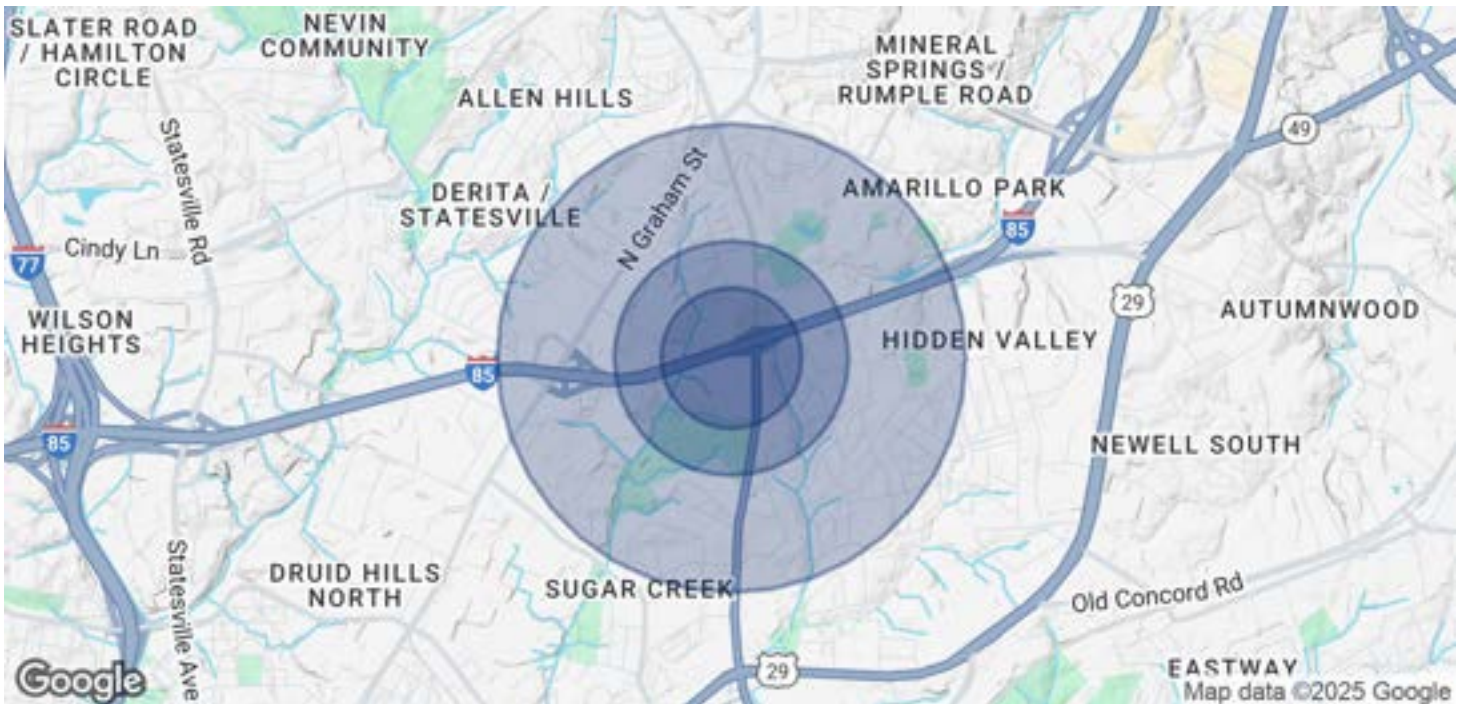


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DEMOGRAPHICS MAP

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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