

Offering Memorandum



±4,186 SF Office Condos for Purchase

4475 Morris Park Drive • Mint Hill, NC 28227



Offering Price:
\$825,000

Exclusively Marketed By:



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4475 Morris Park Drive | Mint Hill, NC

Executive Summary

Aline Capital is pleased to offer for sale two office condos with $\pm 4,186$ SF in the beautiful Charlotte suburb of Mint Hill, NC. These condos are part of a 30,000 SF office building and boast numerous upgrades and amenities including recent renovations that provide for a modern, professional look and feel throughout the space, twelve private offices, a welcoming reception area with men's and women's restrooms, a spacious conference room, and a functional kitchen and breakroom.

The property enjoys a premium location only 2.5 miles from downtown Mint Hill, three miles to Interstate 685, and 13 miles to downtown Charlotte. Charlotte Douglas International Airport is a 30-minute drive.

With an asking price of \$825,000, these condos offer a unique opportunity for an office-based business to purchase and own a turnkey, high-quality office property in a convenient location with strong demographics. This property may also appeal to investors, as the existing tenant in the building may be open to a long-term lease at market rent, providing a very good return at the asking price from day one of ownership.

It's important to note that the existing tenant, a highly successful firm in the IT services sector, currently occupies the building on a month-to-month lease. The tenant may be open to a new, long-term lease with the buyer, or would vacate the property with a 30-day notice upon sale to a buyer that intends to use the space for its operations.



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Investment Summary



Offering Price: \$825,000

Location



4475 Morris Park Dr
Mint Hill, NC
28227

Market



Charlotte MSA
(East Charlotte
Submarket)

Square Footage



±4,186 Square Feet

Year Built



1984
(Renovations in
2021)

Zoning Info



Distributive
Business
(B-D)

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Property Details

- Two entrances with spacious reception areas
- Two side entrances for employees
- Twelve individual offices
- Spacious kitchen and break room with sink, cabinets, and fridge
- Updated, professional conference room
- Separate ADA-compliant bathrooms for men and women in each condo
- A production room and storage room in each condo
- Upgraded HVAC system
- Access control, Ring Doorbell system, and four surveillance cameras
- Spacious parking lot with two designated handicapped spaces
- Secluded location surrounded by trees, providing a peaceful setting



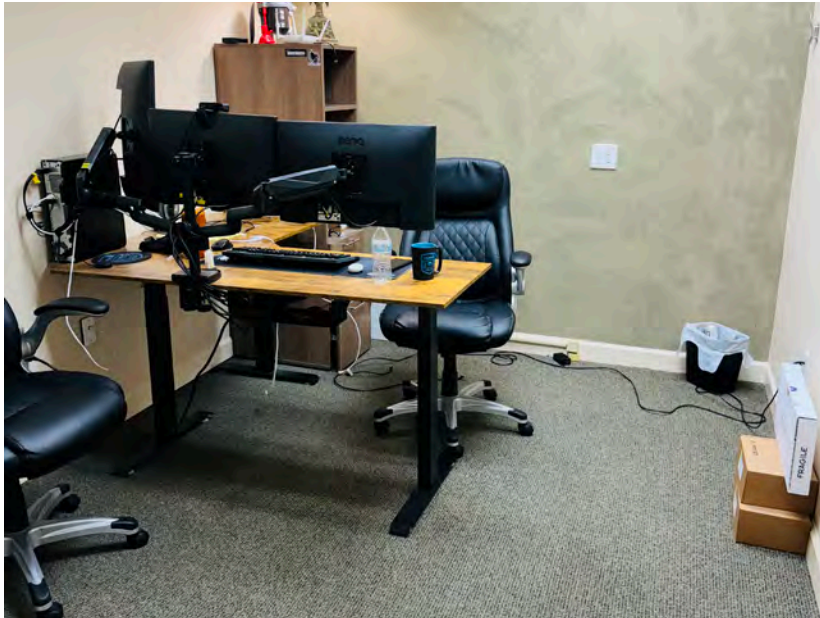
4475 Morris Park Drive | Mint Hill, NC

Interior Photos



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Interior Photos



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Aerial Map



4475 Morris Park Drive | Mint Hill, NC



Location Summary

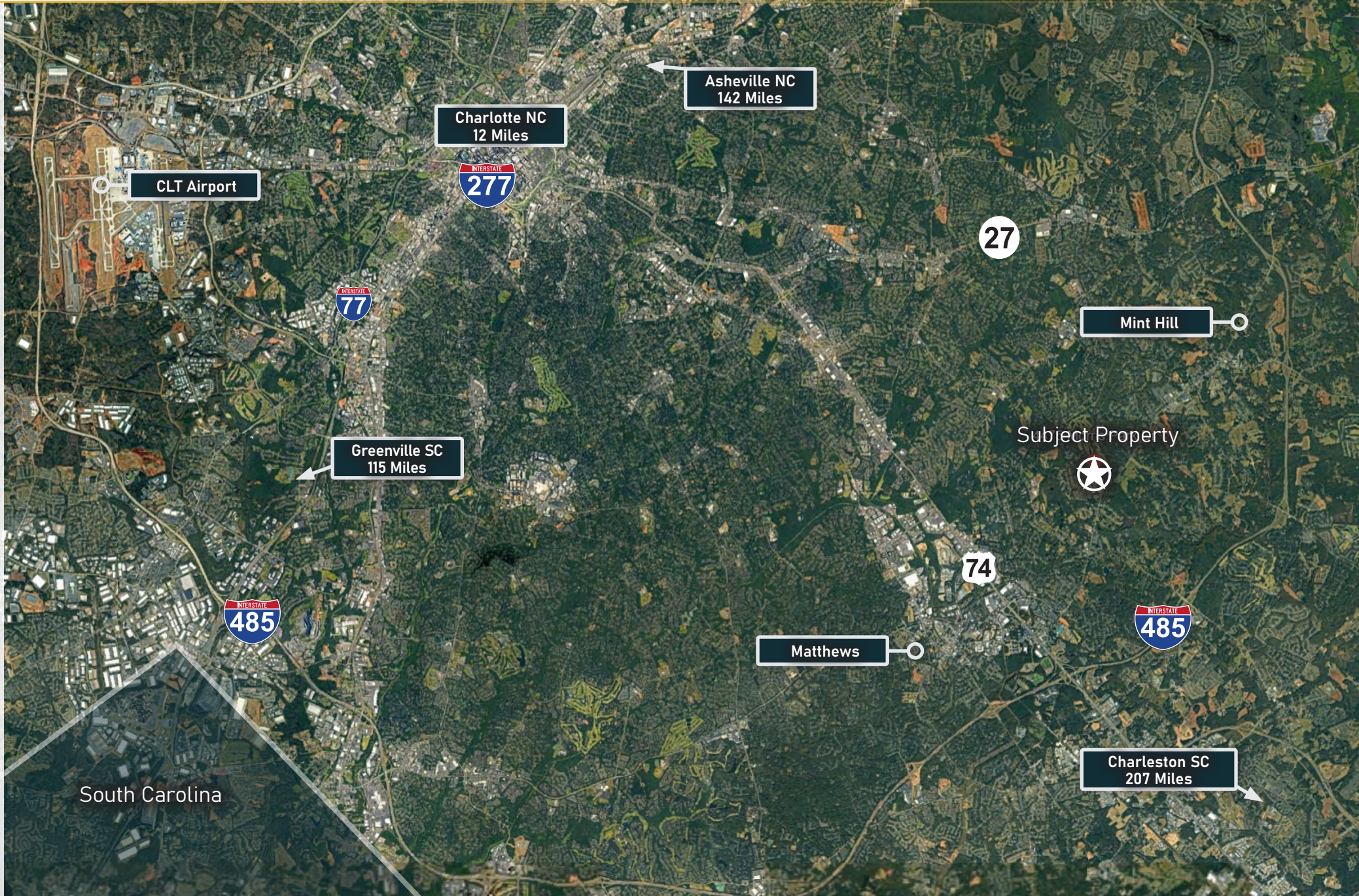
Mint Hill, NC, is not only a delightful suburban retreat but also a burgeoning hub for economic growth and tourism. The town attracts visitors with its engaging events and sights, such as the annual Mint Hill Madness festival, which celebrates local heritage and fosters community spirit with music, arts, and entertainment. From a tourist perspective, Mint Hill offers a variety of attractions, including the Carl J. McEwen Historic Village, which showcases the area's rich history through well-preserved buildings and informative exhibits.

Economically, Mint Hill is experiencing steady growth, benefiting from its proximity to the bustling city of Charlotte while maintaining its own unique identity. The local economy is bolstered by a mix of small businesses and larger entrepreneurs, contributing to a diverse economic landscape. Retail businesses thrive alongside dining establishments that cater to both residents and visitors. Additionally, the industrial market in Mint Hill is gradually expanding, with sectors such as manufacturing and distribution taking root in the area, providing new employment opportunities and adding to the town's economic vitality.



4475 Morris Park Drive | Mint Hill, NC

Area Map



4475 Morris Park Drive | Mint Hill, NC

Area Highlights: Mecklenberg County, NC

Charlotte MSA – An Economic Powerhouse

North Carolina has been ranked as one of the best states to do business in for the past several. With a very pro-business professional climate and family-friendly communities, the Charlotte MSA has grown into the 15th most populous city in the country, with a population of nearly 900,000 people per the 2020 census. Charlotte was ranked as the second largest banking center in the US by Forbes Magazine in 2022, and the area also has a strong presence in the manufacturing, energy and technology, and financial services sectors. Charlotte, the biggest city in Mecklenberg County, is also a transportation hub, with the fifth largest commercial airport in the US and three major interstates.

Mecklenberg County NC – A Hub for Big Business

Mecklenberg County boasts one of the most robust economies of any county in the nation. The County is home to numerous high-profile companies, highlighted by seven Fortune 500 companies: Bank of America, Truist, Duke Energy, Honeywell, Nucor, Sonic Automotive, and Albemarle. As a result, the greater Charlotte area has seen a steady influx of out-of-state companies and residents over the past decade, and the area now has a civilian workforce of nearly 1.5 million, an unemployment rate of 4.3% as of August 2024, and a median household income of \$85,845.

Fortune 500 Companies in Mecklenberg County:



BANK OF AMERICA

Honeywell

NUCOR



Albemarle



TRUIST



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The Aline Ecosuite™ | A Revolution in Commercial Real Estate



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Aline Capital has developed a revolutionary Commercial Real Estate ecosystem that sets us apart from traditional brokerages. With Aline, you get so much more than just a broker. On top of our industry-leading brokerage services, we offer cutting-edge capital markets services, professional advisory, experienced insurance services, full-spectrum property development, and project management, all under one roof. Our ecosystem is designed to advocate on the side of real estate investors or sellers, and provide them with a trust-worthy and even-handed resource to ensure that they receive service on a level that was previously impossible. Experience a new level of service in commercial real estate by contacting us at alinecapital.com.



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Debt and Equity Options

As an independent advisor we look at the entire market to ensure you are getting the best solution to help you achieve your end goal.



Analyze



Advise



Negotiate



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Insurance Options

With our investment expertise, our trusted Advisors are able to offer a unique insurance experience with each acquisition.



Risk Review



Annual Review



Customized Package



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Prospective Purchasers should consult legal counsel with respect to the zoning and development potential of the Property, and with other consultants of Potential Purchaser's choice with regard to all aspects of the Property, including without limitation its physical and legal condition, the presence or absence of hazardous materials, its compliance with the Americans With Disabilities Act, and other matters that may affect its value, desirability and/or utility. Unless otherwise agreed in writing by Seller and its broker, (a) Prospective Purchaser's broker shall look solely to its client for the payment of any real estate commission, fee or other compensation for that broker's services, and (b) Seller and its broker shall not be liable for the payment of any such real estate commission, fee or other compensation.

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