

SALE

4824 BEREWICK TOWN CENTER DRIVE

4824 Berewick Town Center Drive Charlotte, NC 28273



SALE PRICE

\$3,898,706.82

Vasilios Kakavitsas

(704) 649-0440

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

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PROPERTY DESCRIPTION

- Great Opportunity to own leased property at a bustling corridor near the Charlotte Premium Outlets! .81 Acres!
- Great income-producing investment with Margarita Mexican Restaurant as Tenant (6 locations). Very successful restaurant and expanding locations. Evidenced by sales.
- Desirable NNN lease term | 5.5 years remaining with two options of 5 years each (Lease Expires February 2031) (4.25% Cap Rate)
- Situated near the entrance to Berewick Master Plan Community | 2,000+ homes & townhomes, 500+ apartments, 130 key hotel, 16,000 SF of medical office
- Less than 0.5 miles from Exit 4 on I-485 | 129,000 VPD
- Outparcel to best-in-class shopping center | Berewick Town Center | 132-room Hampton Inn & Suites, Harris Teeter, Walgreens, Starbucks, Wendy's, MOD Pizza & others
- 0.5 miles from Charlotte Premium Outlets | Approx. 400,000 SF retail center
- CAM is fully reimbursed by tenant.

OFFERING SUMMARY

Sale Price:	\$3,898,706.82
Building Size:	3,877 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	258	888	3,738
Total Population	583	2,083	9,372
Average HH Income	\$165,524	\$169,481	\$149,804

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PROPERTY DESCRIPTION

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-Great income-producing investment with Margarita Mexican Restaurant as Tenant (6 locations). Very successful restaurant and expanding locations. Evidenced by monthly sales.

Desirable NNN lease term | 5.5 years remaining with two options of 5 years each (Lease Expires February 2031) (4.25% Cap Rate)

- Situated near the entrance to Berewick Master Plan Community | 2,000+ homes & townhomes, 500+ apartments, 130 key hotel, 16,000 SF of medical office
 - Less than 0.5 miles from Exit 4 on I-485 | 129,000 VPD
 - Outparcel to best-in-class shopping center | Berewick Town Center | 132-room Hampton Inn & Suites, Harris Teeter, Walgreens, Starbucks, Wendy's, MOD Pizza, Arby's, & others
 - 0.5 miles from Charlotte Premium Outlets | Approx. 400,000 SF retail center offering 100+ notable upscale outlet stores
 - Explosive population growth since 2000
 - Affluent surrounding submarket | Over \$120,000 average household income within a 2-mile radius
 - Desirable rent increases | 2% annually
 - Strong projected population growth
 - Approx. 10 minutes from Charlotte Douglas International Airport | 1400+ flights per day
 - High quality construction
 - Substantial industrial presence in surrounding area | 7.6M SF within a 2-mile radius
 - Nearby future River District | 1,300 acres, 8M SF office, 500K retail, thousands of homes and apartments proposed
 - Less than 20 minutes from Uptown Charlotte | 100,000+ employees and 22.9M SF of office
 - Destination retailers | Harris Teeter, Walgreens, McDonald's, Wendy's, Starbucks, Bojangles', Zaxby's, & others
- Berewick Town Center anchored by Harris Teeter.
- CAM is fully reimbursed by tenant.

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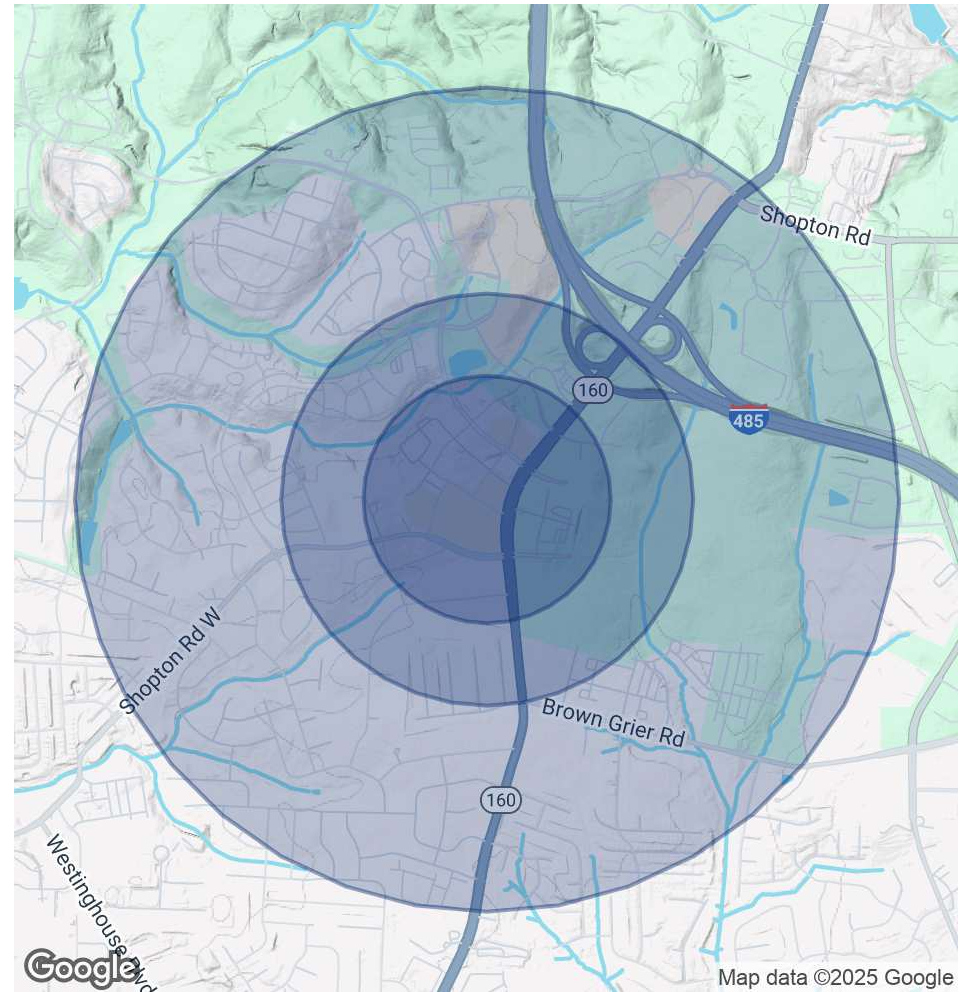
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	583	2,083	9,372
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	258	888	3,738
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$165,524	\$169,481	\$149,804
Average House Value	\$422,959	\$428,626	\$416,218

Demographics data derived from AlphaMap



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VASILIOS KAKAVITSAS

Comm Sales Associate

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Direct: (704) 649-0440

NC #324600 // SC #122685

PROFESSIONAL BACKGROUND

Meet Vasili, a true native Charlottean with a deep understanding of the ever-evolving real estate landscape in Charlotte, North Carolina, and its surrounding areas. Specializing in Commercial/Residential Real Estate and 1031 Exchanges, Vasili is licensed in both North Carolina and South Carolina, offering unparalleled expertise to clients across the Carolinas.

With a track record of success, Vasili has earned accolades including Sales Agent of the Year and Rookie of the Year in 2021. Having brokered over \$20 million in Commercial/Residential Properties in a short timeframe, his results speak volumes. His educational background, including a Bachelor of Science in Psychology from Campbell University and a Juris Doctorate from Michigan State University College of Law, equips him with invaluable skills for navigating complex real estate negotiations.

Detail-oriented, proactive, and personable, Vasili ensures every client receives dedicated representation tailored to their needs. Whether you're buying, selling, or exploring investment opportunities, Vasili's commitment to excellence ensures a seamless experience from start to finish.

Coldwell Banker Commercial Realty

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Charlotte, NC 28203
704.364.3300

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