



Brookshire Business Park

6120 M & N and 6132 F Brookshire Blvd | Charlotte, NC, 28216



Available for Sale

+/- 5,616 SF Flex Condo Units in Charlotte, NC

Property Overview

Brookshire Business Park Available for Sale

Three flex condo units on highly trafficked Brookshire Blvd with ample on-site parking. Minutes from Uptown Charlotte and Charlotte-Douglas International Airport. Conveniently located in a central location for access to I-85, I-77, and I-485 allows easy access to many of the major metros in North Carolina.

Property Details

Address 6120 M & N and 6132 F Brookshire Blvd | Charlotte, NC, 28216

Availability +/- 5,616 SF Available for Sale

Use Industrial Flex

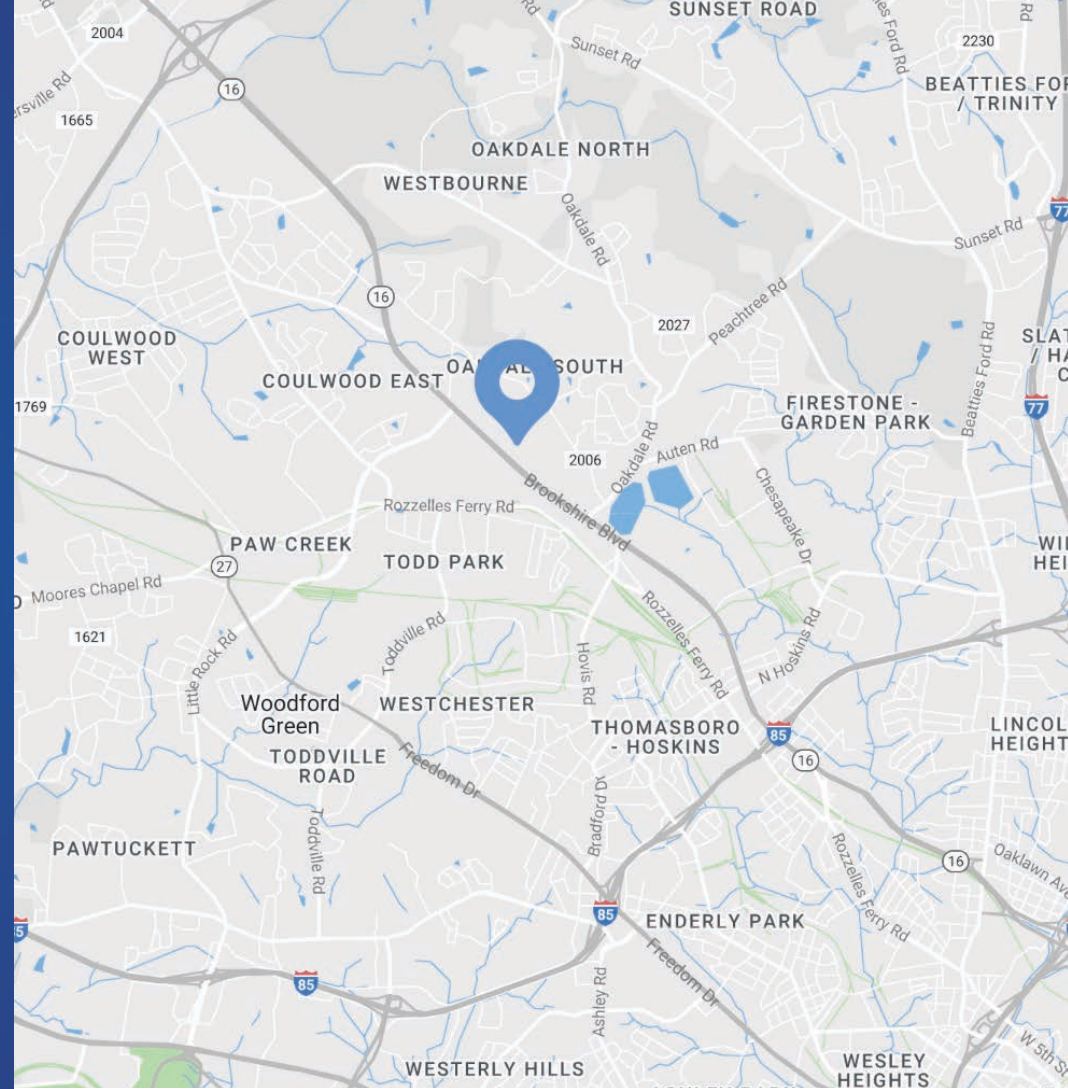
Parcel 03506184, 03506183, 03506145

Zoning ML-1

Parking Ample Parking

Traffic Counts Brookshire Blvd | 30,000 VPD
Rozzelles Ferry Rd | 7,500 VPD

Sale Price \$1,200,000



Demographics

| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|----------|----------|----------|
| 2023 Population | 5,420 | 55,103 | 150,798 |
| Avg. Household Income | \$69,830 | \$72,535 | \$83,067 |
| Median Household Income | \$52,579 | \$53,249 | \$57,504 |
| Households | 1,861 | 19,682 | 57,289 |
| Daytime Employees | 2,261 | 15,918 | 61,225 |

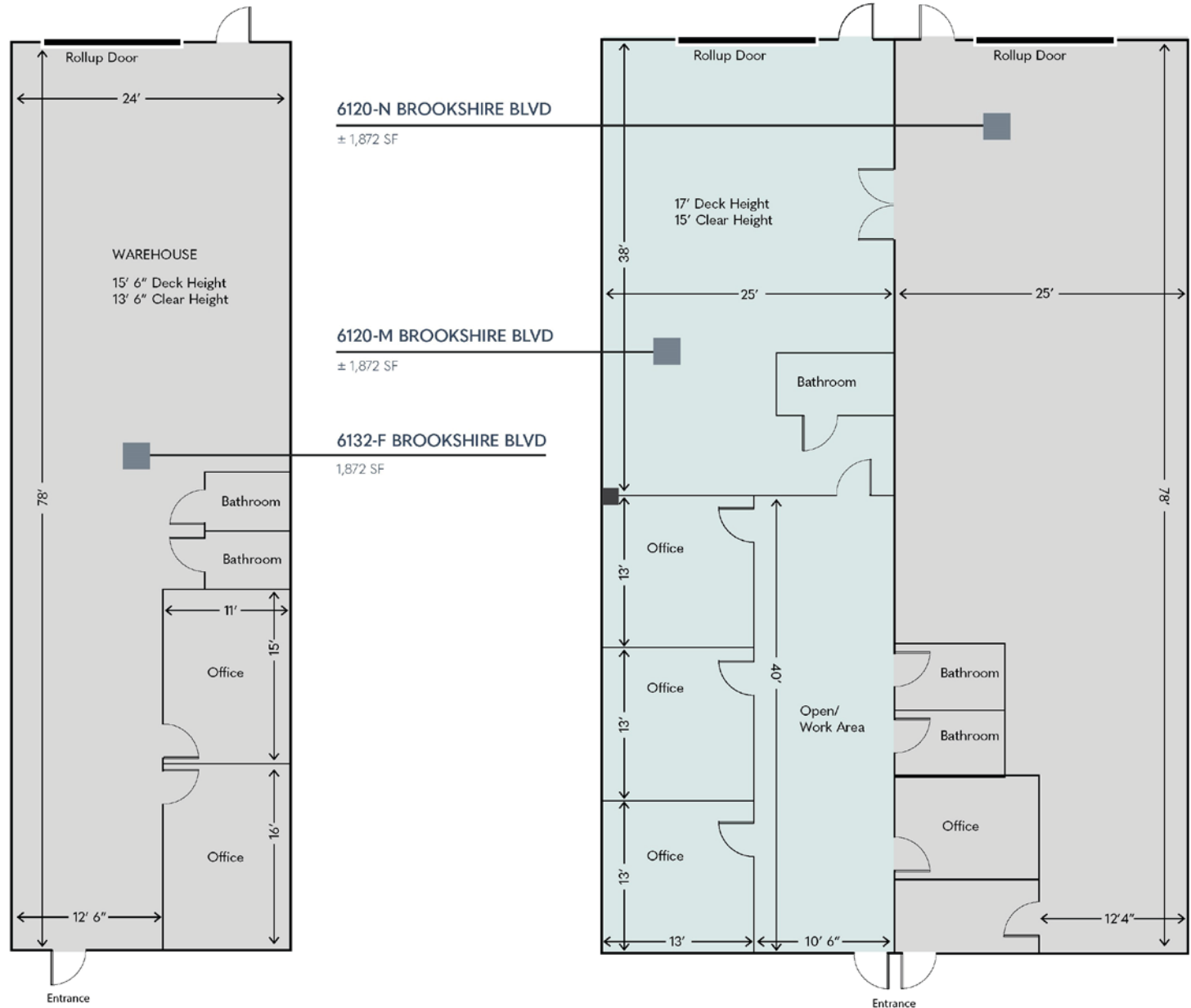
Available

Suite M
+/- 1,872 SF

Suite N
+/- 1,872 SF

Suite F
+/- 1,872 SF

+/- 5,616 SF Total



Lease Summary

NNN Single Tenant

| | |
|-----------------------|---|
| Lease Commencement | January 1st, 2021 |
| Lease Expiration | December 31, 2025 |
| Renewal Options | One (1) additional term, five (5) years, 180 day notice |
| Tenant Responsibility | TICAM, HVAC maintenance, utilities, HVAC repairs up to \$500 per unit and \$2,000 total per calendar year |

Expenses & Fees

| Expense | Annual | Quarterly | Monthly |
|--------------|--------------------|-------------------|-------------------|
| Taxes | \$3,441.00 | \$860.25 | \$286.75 |
| COA Fee | \$8,100.00 | \$2,025.00 | \$675.00 |
| Insurance | \$3,000.00 | \$750.00 | \$250.00 |
| Total | \$14,541.00 | \$3,635.25 | \$1,211.75 |

Tenant Lease Information

| Year | Square Feet | Monthly Rent | Annual Rent | Annual Rent PSF | Annual Escalations |
|-------------------------------------|-------------|--------------|-------------|-----------------|--------------------|
| January 1, 2021 - December 31, 2021 | 5,616 | \$3,910.00 | \$46,920.00 | \$8.35 | 3.0% |
| January 1, 2022 - December 31, 2022 | 5,616 | \$4,027.30 | \$48,327.60 | \$8.61 | 3.0% |
| January 1, 2023 - December 31, 2023 | 5,616 | \$4,148.12 | \$49,777.43 | \$8.86 | 3.0% |
| January 1, 2024 - December 31, 2024 | 5,616 | \$4,272.56 | \$51,270.75 | \$9.13 | 3.0% |
| January 1, 2025 - December 31, 2025 | 5,616 | \$4,400.74 | \$54,393.14 | \$9.40 | 3.0% |

COA Dues: \$675/Quarter Per Unit

*Current monthly TICAM is \$1,211.75 (adjusted annually)

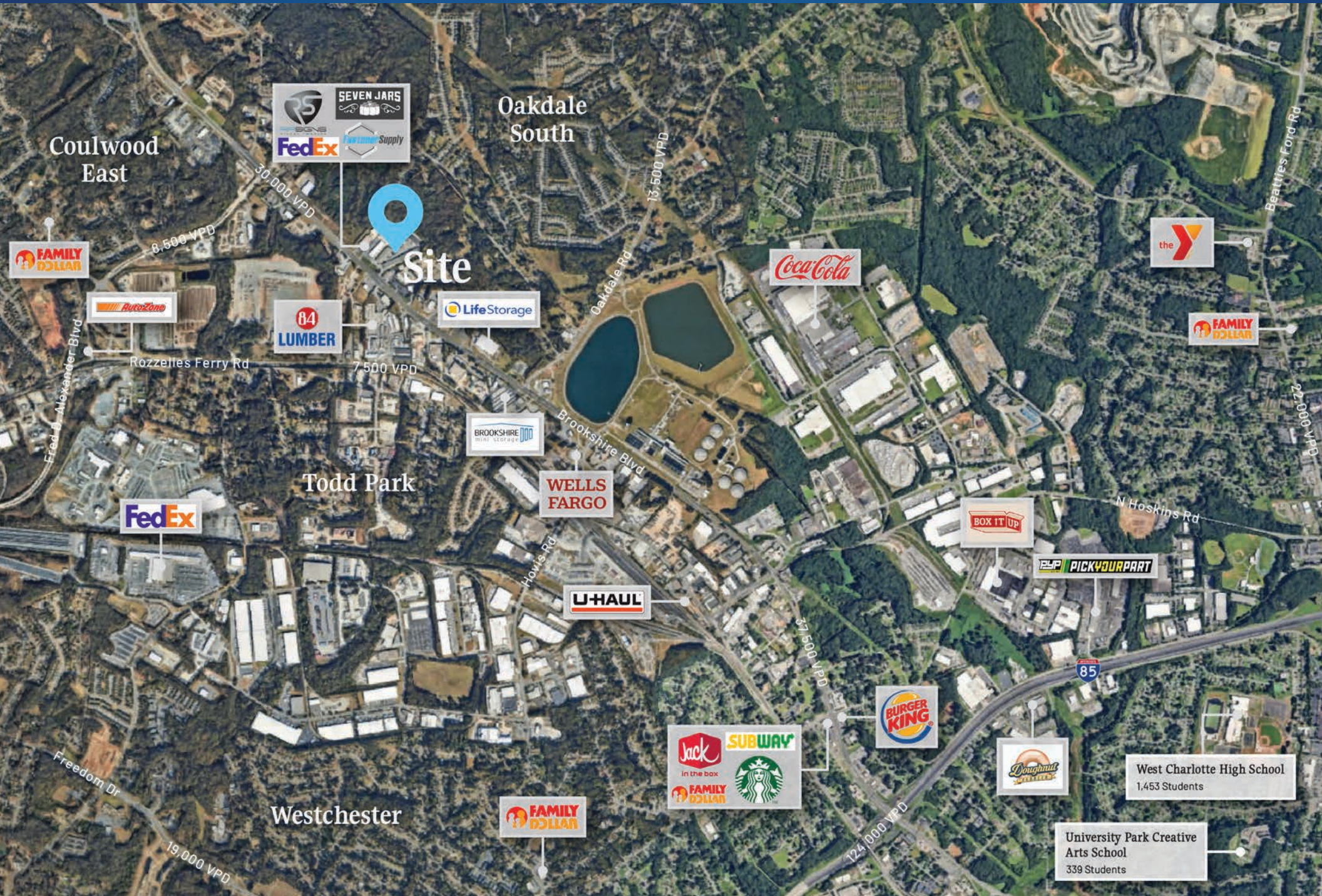
**Association covers ground maintenance, roof, parking lot surface, and lighting

***The annual rent payable shall be adjusted every Lease Year Anniversary by the lesser of (i) 3% or (ii) a fraction, the numerator of which is the All Urban Index published nearest before the Adjustment Date, and the denominator of which is the All Urban Index for January 2020 (the "Base Month")

Interior Photos



Market Overview





Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.