

10210 COULOAK  
DRIVE EAST

CHARLOTTE | NC 28216

# DUNNS COMMONS

## CONTACT



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## WHO WE ARE

*Boundary Street Advisors is a premier commercial real estate (CRE) firm based in Charlotte, North Carolina, specializing in urban real estate across the Southeast.* The firm focuses on providing value to corporations and families through innovative development, particularly with infill projects in southern cities. Named after a historical street in Charlotte's former African-American Brooklyn neighborhood, Boundary Street honors its legacy through modern, trailblazing development.

The firm's advisory services include:

- 1. Brokerage & Transaction Services:** Support for acquisition, disposition, leasing, investment sales, and site selection.
- 2. Facilities & Land Management:** Comprehensive property oversight, maintenance, capital projects, and vendor management.
- 3. Property Management:** Full-service management covering tenant relations, rent collection, marketing, and compliance.
- 4. Construction Management:** Project coordination, planning, and representation for complex construction projects.
- 5. Development Services:** Creative, strategic development from site selection to project completion, including government affairs, design, and construction contracting.





DUNNS COMMONS

VALUATION

PRO FORMA NOI

**\$ 274,113**

LIST CAP

**6%**

LIST PRICE

**\$ 4,750,000**



## LOCATION OVERVIEW

# DUNNS COMMONS

Situated in the dynamic northwest corridor of Charlotte, 10210 Coulak Drive E is perfectly positioned for businesses seeking both convenience and connectivity. This location is just minutes from major highways like I-77 and I-485, allowing easy access to Uptown Charlotte, Charlotte Douglas International Airport, and the greater metropolitan area. The neighborhood is a mix of commercial and residential developments, offering nearby amenities such as dining, shopping, and essential services. Proximity to a skilled workforce and Charlotte's thriving business scene makes this property a highly desirable location for companies looking to establish or expand their presence in one of North Carolina's fastest-growing regions.

## QUICK FACTS

**Property Type:** Commercial/Industrial

**Location:** Northwest Charlotte, near I-77 and I-485 for easy access

**Accessibility:** Quick drive to Uptown Charlotte and Charlotte Douglas International Airport

**Surrounding Area:** Mixed-use neighborhood with nearby dining, retail, and services

**Parking:** Ample on-site parking

**Zoning:** Suitable for office, retail, or light industrial use

**Nearby Amenities:** Proximity to shops, restaurants, and essential services



# NEARBY AMENITIES



**15 MINUTES** TO CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT | 1

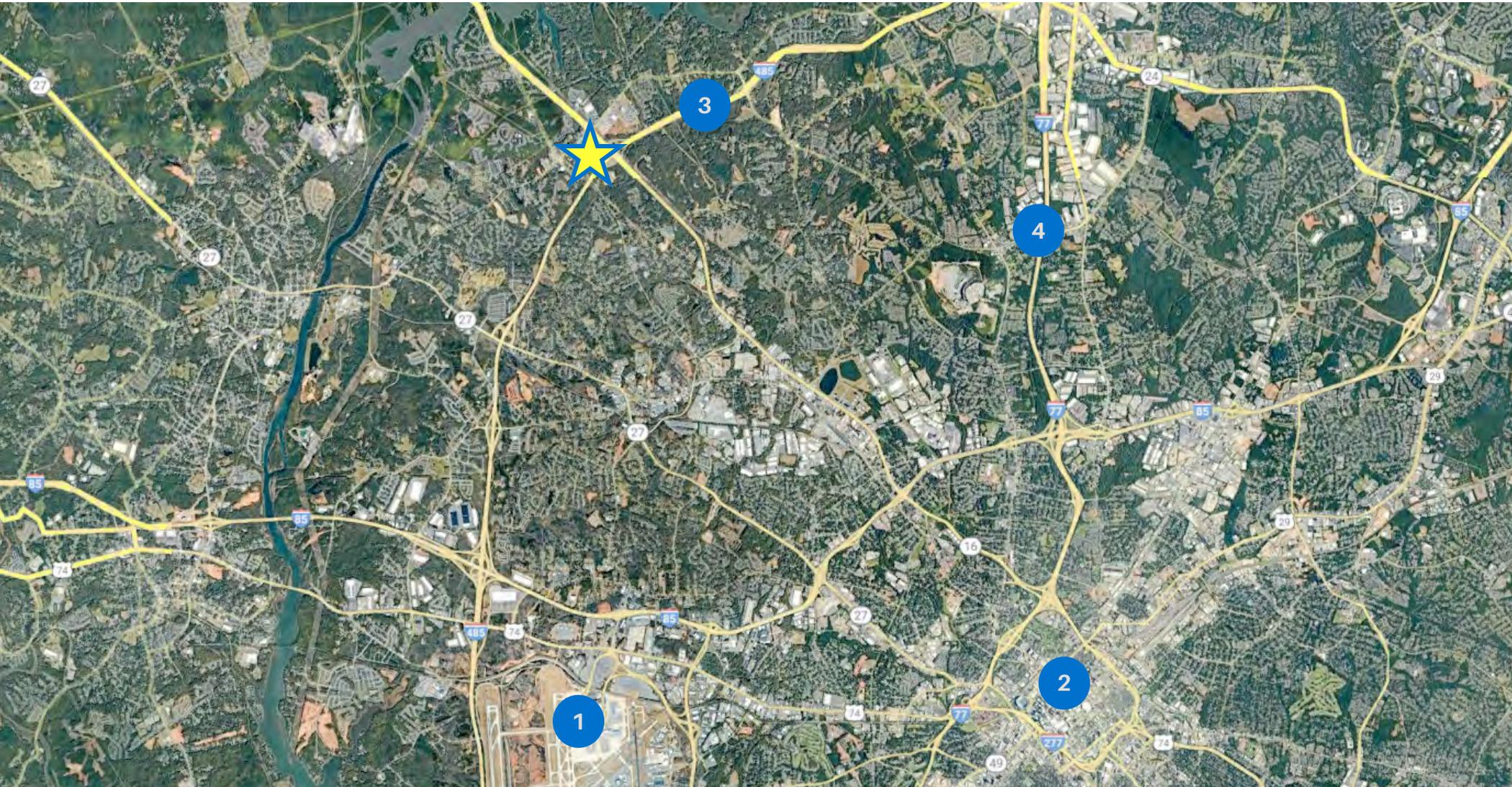
LOCATION OVERVIEW

**22 MINUTES** TO UPTOWN CHARLOTTE | 2

## SURROUNDING AREAS

**0.5 MILES** TO I-485 | 3

**7 MILES** TO I-77 | 4



# SITE PLAN



**9,977 GROSS LEASEABLE SPACE (GLA)**  
**100% LEASED**

## TENANT ROSTER

NO.	TENANT	SF
1	DOMINOE'S	1,196
2	WINGS.COM	1,133
3	ATRIUM HEALTH	4,993
4	WELLS FARGO	2,655

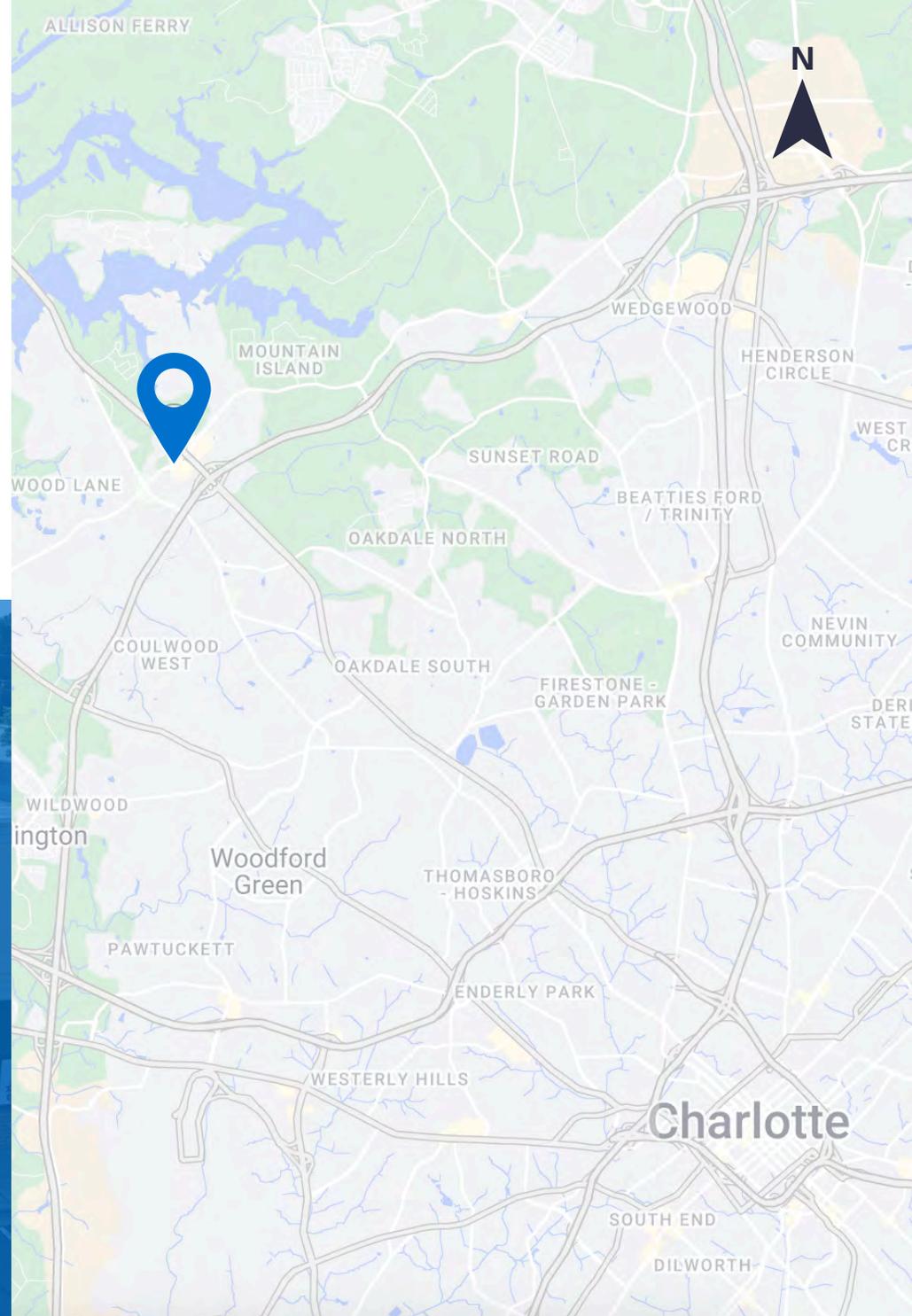
DEMOGRAPHICS

 **\$102,071**  
HOUSEHOLD  
INCOME

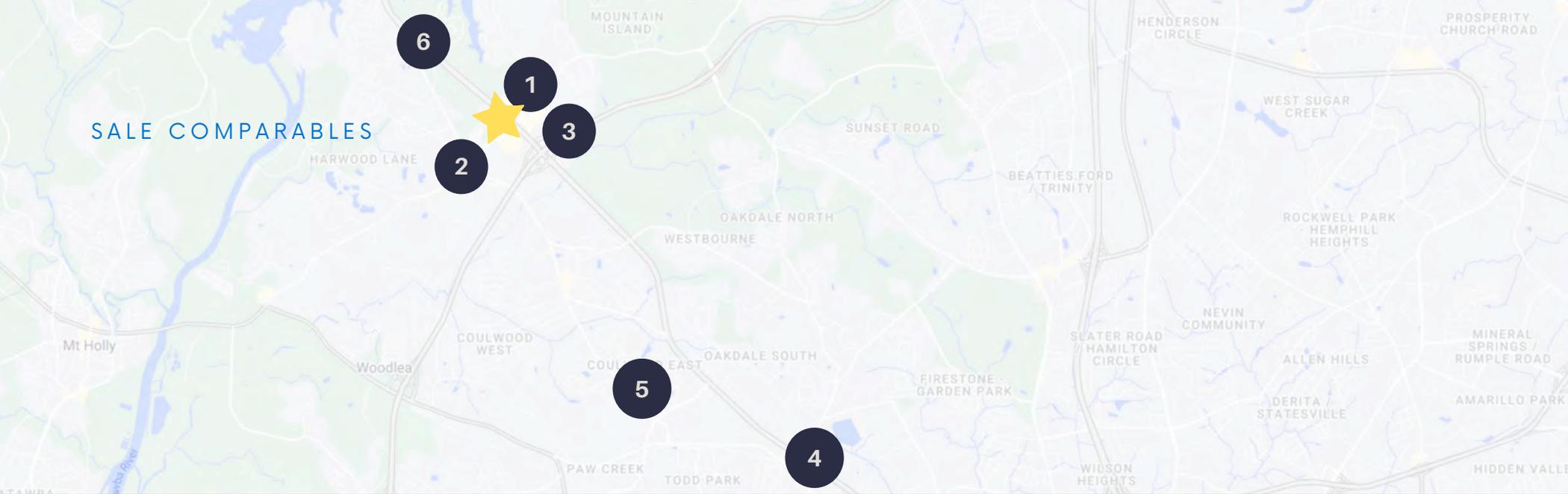
 **13,295**  
HOUSEHOLDS

 **5,304**  
EMPLOYED  
POPULATION

 **36,458**  
POPULATION  
*\*3-MILE RADIUS*



	1 MILE	3 MILES	5 MILES
POPULATION	5,127	36,458	93,197
HOUSEHOLDS	2,030	13,295	33,709
HOUSEHOLD INCOME	\$121,980	\$102,071	\$89,800
EMPLOYED POPULATION	1,473	5,304	21,976



	PROPERTY ADDRESS	SQ. FT.	SALE PRICE	\$/SQ. FT.	CAP RATE
1	3816 Corning Pl.	3,419 SF	\$3,100,000	\$906.70	4.50%
2	2914 Mt. Holly	3,630 SF	\$5,850,000	\$1,611.57	N/A
3	4015 Corning Pl. E	2,000 SF	\$6,350,000	\$3,175	N.A
4	5531-5539 Hovis Rd.	7,500 SF	\$1,535,000	\$204.67	6.00%
5	542 Valleydale Rd.	8,320 SF	\$2,087,281	\$250.88	6.40%
6	10816 Black Dog Ln.	9,823 SF	\$2,120,000	\$215.82	5.96%

## FINANCIAL OVERVIEW

### GROSS OPERATING INCOME

	CURRENT
Annual Rental Income	\$343,554
Vacancies at 5%	\$17,178
<b>Gross Operating Income</b>	<b>\$326,376</b>

### NET OPERATING INCOME (NOI)

	CURRENT
Gross Operating Income	\$326,376
Operating Expenses (TICAM + PM)	\$52,263
<b>Net Operating Income (NOI)</b>	<b>\$274,113</b>



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