



Cedar Walk

9620 Longstone Lane
Charlotte, NC 28277



ARDOR COMMERCIAL
— ADVISORS, LLC —

EXCLUSIVELY MARKETED & LISTED BY:



JIM PRYOR

Partner

704.620.8745

Jim@ArdorCRE.com



ARDOR COMMERCIAL
ADVISORS, LLC



JACQUI REICHWEIN

Real Estate Advisor

910.231.0485

JReichwein@ParacleRealty.com



REAL ESTATE

PARACLE

PROPERTY SUMMARY

Ardor Commercial is pleased to offer for sale a premier three-story commercial/residential building in Cedar Walk. The building has a +/- 2444 square feet with the first floor currently leased to a Salon tenant through April 2022 with a rental rate of \$2,250. The residential tenant is on a month-to-month lease and paying a below-market rate. The commercial space has 1,000 square feet, one restroom, and a front and rear entrance. The residential space has 1,600+/- square feet including three bedrooms, two and a half baths, a spacious kitchen with a breakfast area, and a large living room area. The residential space also includes a large porch on the rear of the building.

OFFERING SUMMARY

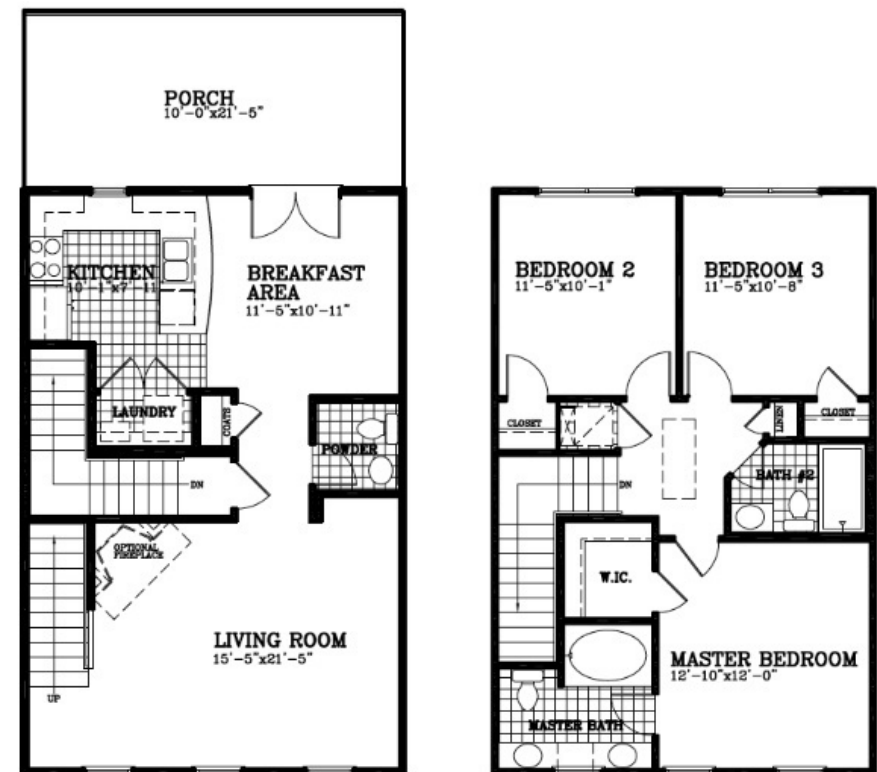
UPSTAIRS RENT	\$1,775 PER MONTH
COMMERCIAL RENT	\$2,250 PER MONTH
MONTHLY COMBINED RENT	\$4,045 PER MONTH

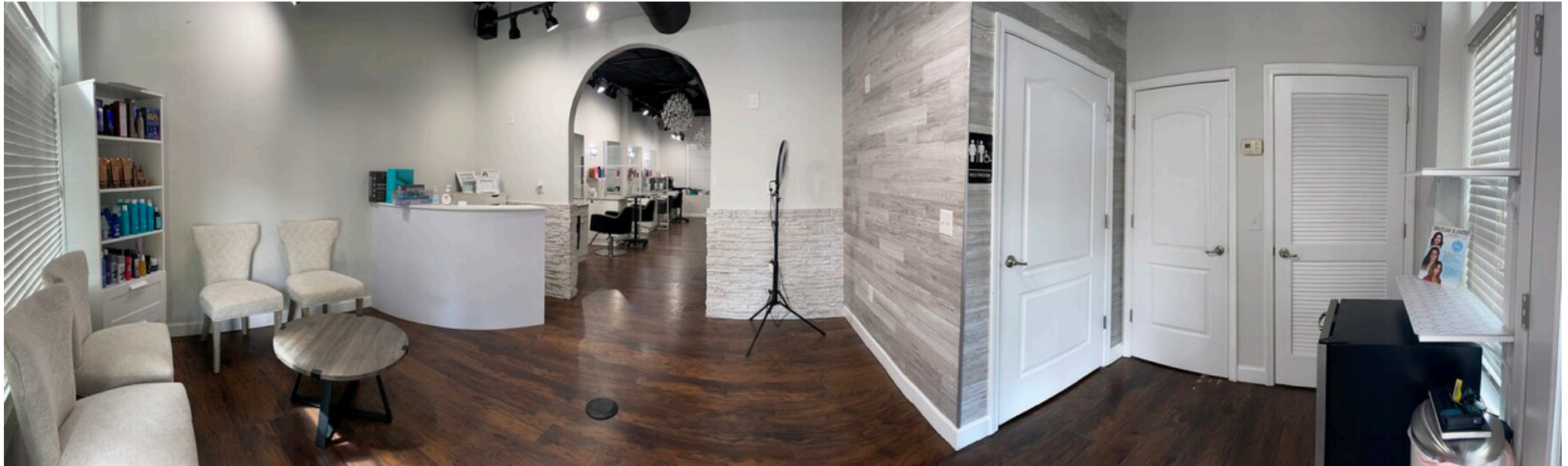
PROPERTY HIGHLIGHTS

This three-story mixed-use premier property located in the Ballantyne area with both commercial leased space and a two-level residential above.

The first-floor commercial unit is an income-generating property with a salon tenant, leased through April 2022.

Demand for residential and commercial space in the Ballantyne area makes this property a great opportunity for an investor or owner-occupied property.



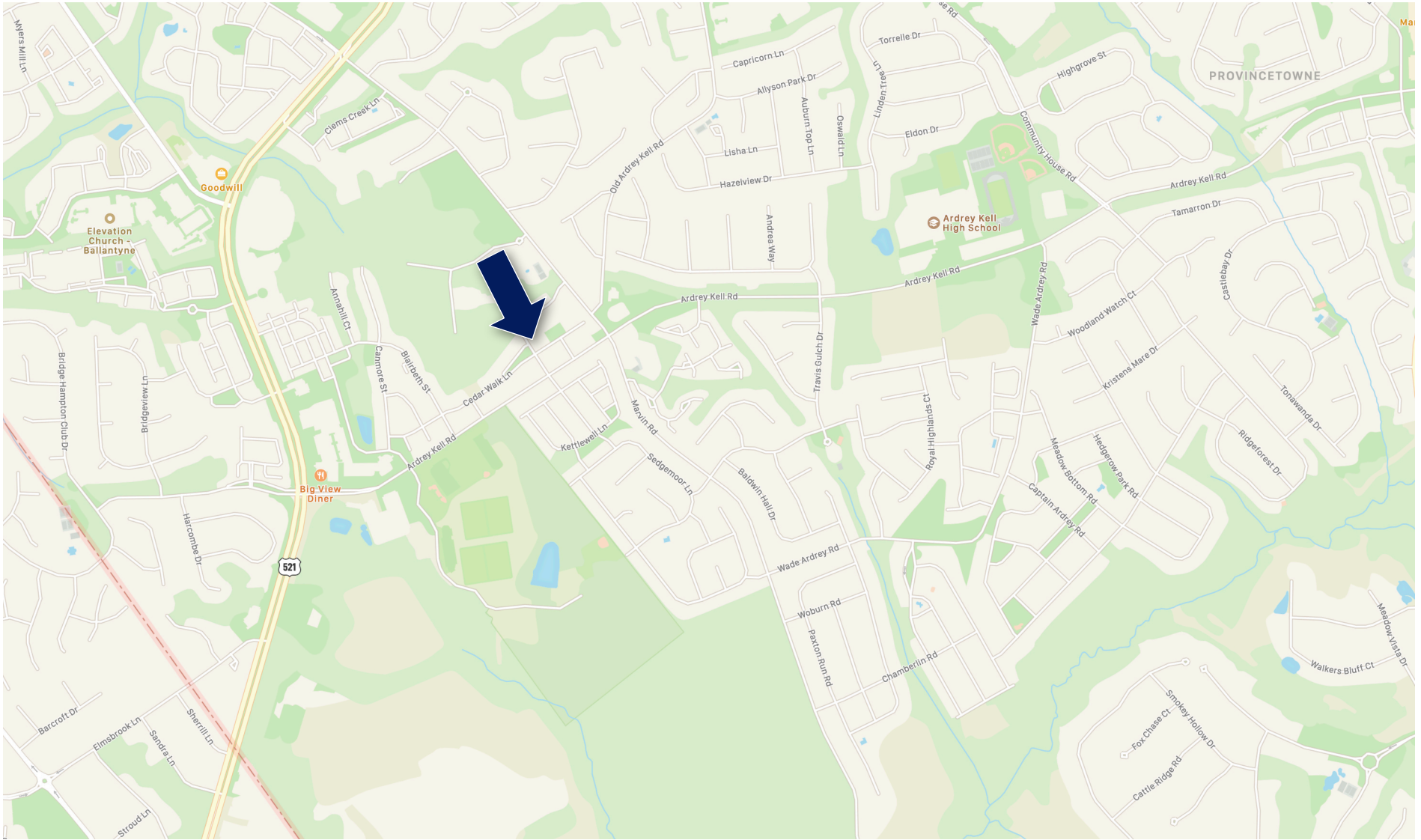


Cedar Walk Site Plan

Meeting Street.
HOMES & COMMUNITIES

CEDAR WALK
Charlotte, North Carolina







DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,902	69,416	149,494
Median Age	36	38	38

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,352	26,024	56,568
Average HH Income	\$149,712	\$147,991	\$139,126
Median House Value	\$372,675	\$370,334	\$364,521

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JIM PRYOR

Partner

704.620.8745

Jim@ArdorCRE.com



ARDOR COMMERCIAL
ADVISORS, LLC

704.912.4020

ArdorCRE.com