

SALE

8520 TOWER POINT DR.

8520 Tower Point Drive Charlotte, NC 28227



SALE PRICE

\$1,690,000

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

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 – 12/31/2024

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WHY COLDWELL BANKER COMMERCIAL

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with 161 offices in primary, secondary and international markets and over 3,300 professionals worldwide.

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PROPERTY DESCRIPTION

Rare Opportunity and Motivated Seller! Great Industrial Property off Sardis Rd. in Charlotte, NC. Zoned ML-1 with numerous permitted uses including, Warehouse/Distribution Center, Fitness Studio, Retail, Place of Worship, Funeral Home, etc. Office and restaurant uses are permitted with prescribed conditions. Walmart Supercenter is located only half a mile from property. High profile location in between E. Independence Blvd. and Monroe Rd. right off Sardis Rd. Corner lot with prime Sardis Road North frontage and strong traffic counts. With 2 grade level doors in the rear. Paved parking. Fantastic Crown Point location in between Uptown & Ballantyne. High traffic counts of 27,000 vehicles per day on Sardis Rd. Parcel ID number is 19337201.

OFFERING SUMMARY

Sale Price:	\$1,690,000
Lot Size:	1.0110 Acres (44,039.7 SF)
Building Size:	SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	137	544	2,964
Total Population	300	1,214	6,895
Average HH Income	\$61,238	\$62,848	\$79,242

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PROPERTY HIGHLIGHTS

- - Zoned ML-1 with numerous permitted uses
- - High profile location off Sardis Rd.
- - Corner lot with prime Sardis Road North frontage
- - Strategic positioning between E. Independence Blvd. and Monroe Rd.
- - Proximity to Walmart Supercenter
- - High traffic counts of 27,000 vehicles per day on Sardis Rd.
- - Spacious with office and restaurant uses permitted
- - Includes 2 grade level doors in the rear
- - Paved parking with strong traffic counts
- - Parcel ID number: 19337201

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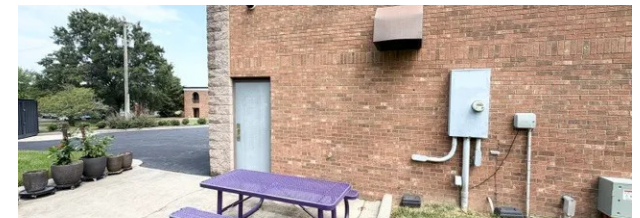


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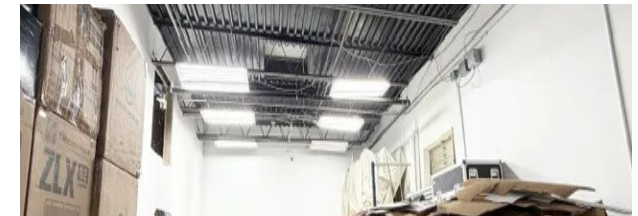
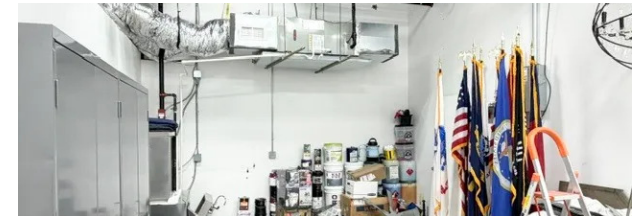
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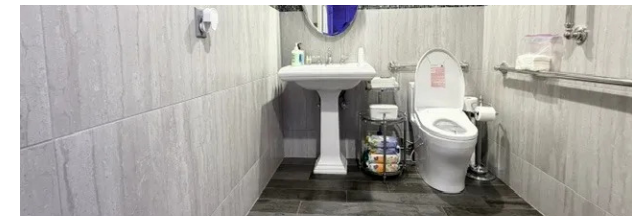
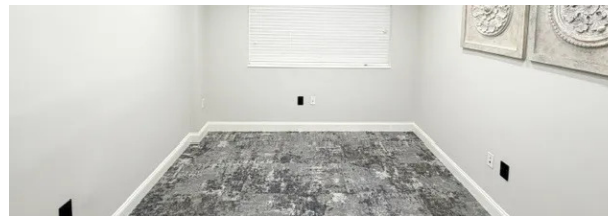
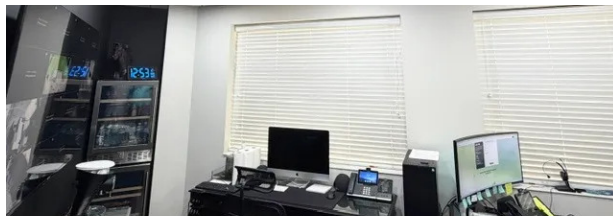
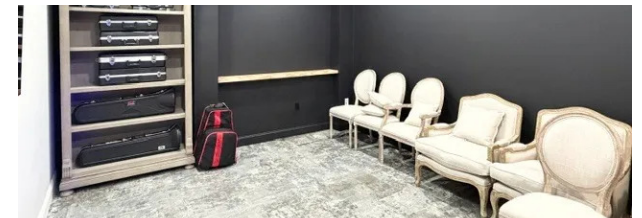
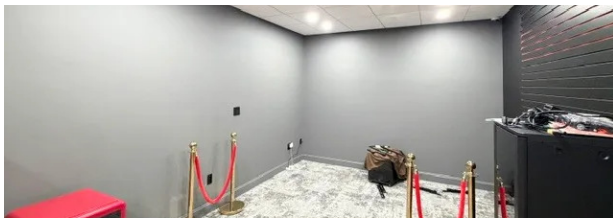


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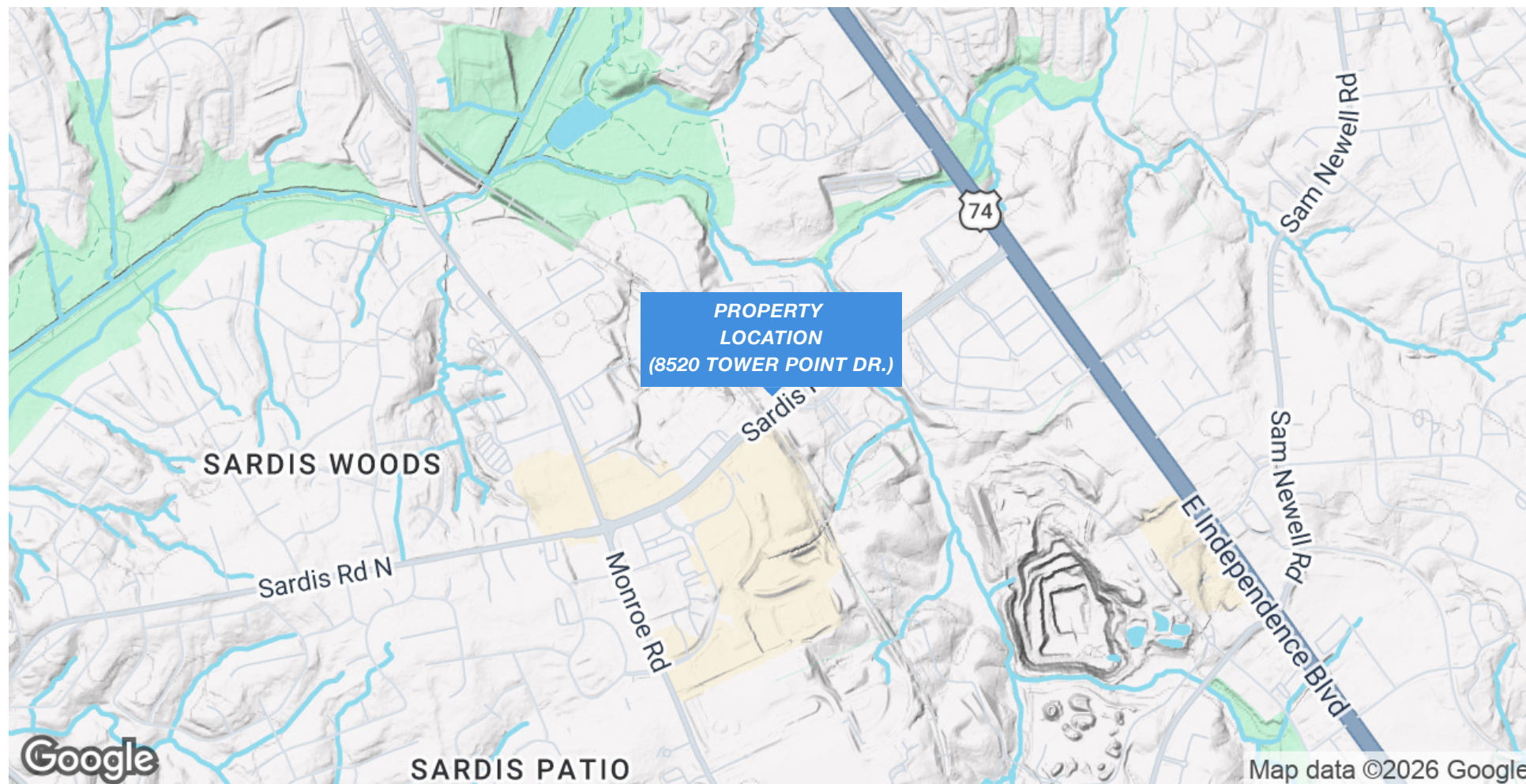


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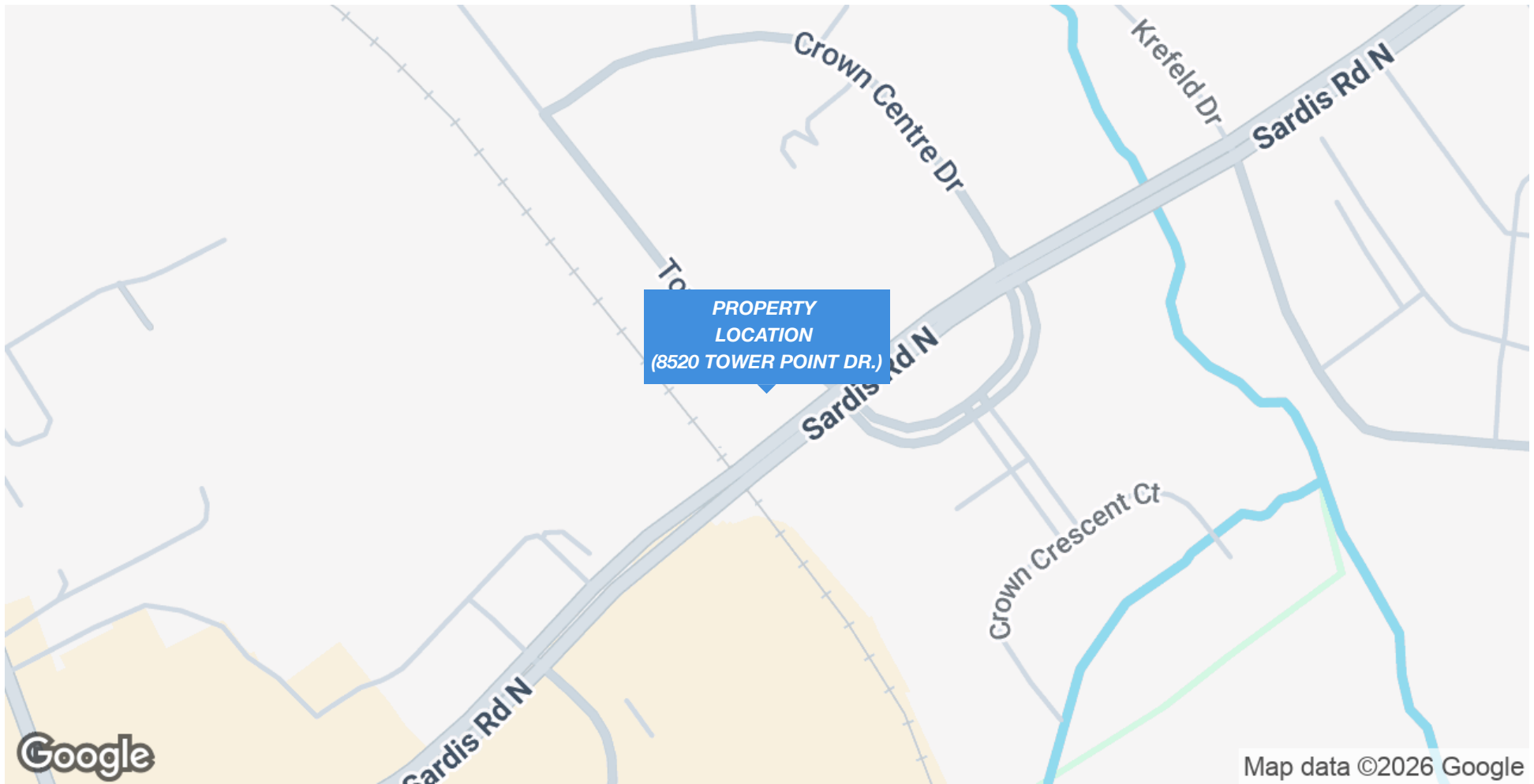


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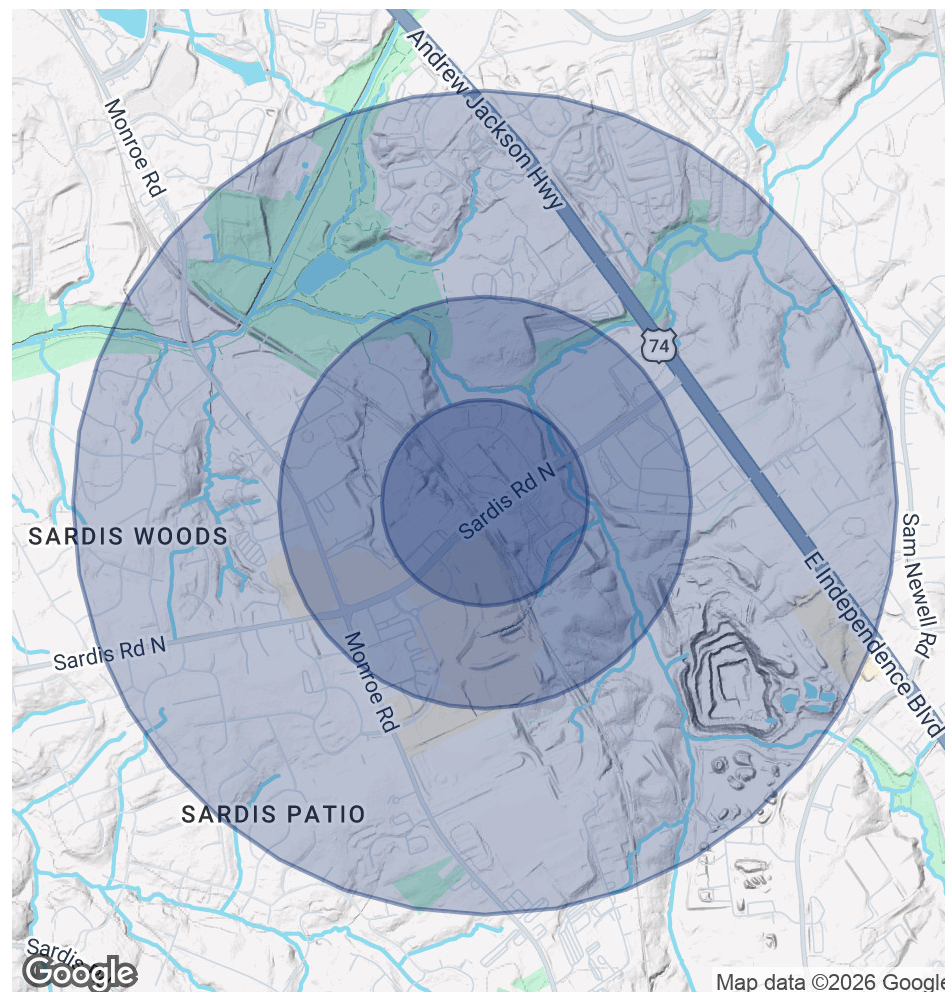
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	300	1,214	6,895
Average Age	30	30.4	33.9
Average Age (Male)	28.3	29.1	32.7
Average Age (Female)	33.8	34.1	37.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	137	544	2,964
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$61,238	\$62,848	\$79,242
Average House Value		\$311,229	\$347,403

2023 American Community Survey (ACS)



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VASILIOS KAKAVITSAS

Commercial Investment Advisor

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Direct: (704) 649-0440

NC #324600 // SC #122685

PROFESSIONAL BACKGROUND

Vasili is a Commercial Investment Advisor in Charlotte, North Carolina, with a proven track record of over \$25 million in closed commercial real estate sales across the Carolinas. He is widely recognized for his elite negotiation skills where he consistently maximizes sale price, improves deal terms, and delivers certainty of execution for property owners. His deep understanding of the Charlotte commercial real estate market and broader Southeast has earned him the National Circle of Distinction Award and Top Agent honors for the entire Southeast. With extensive experience representing sellers, investors, and developers, Vasili excels at positioning commercial assets to attract qualified buyers, generate competitive interest, and drive strong outcomes. His strategic approach to pricing, marketing, and negotiation makes him a trusted advisor for owners seeking to sell retail and investment properties in North Carolina and throughout the Carolinas.

Vasili's educational background uniquely strengthens his advisory capabilities. He holds a Bachelor of Science in Psychology and a Juris Doctorate, equipping him with advanced legal insight and a deep understanding of negotiation dynamics. This combination allows him to structure complex commercial real estate transactions, anticipate buyer behavior, mitigate risk, and protect client interests—particularly critical when representing sellers in high-stakes negotiations.

Coldwell Banker Commercial Realty

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