

# DAVIDSON NoSo

316-320 SOUTH MAIN STREET | DAVIDSON, NC 28036

AVAILABLE RETAIL & OFFICE FOR LEASE



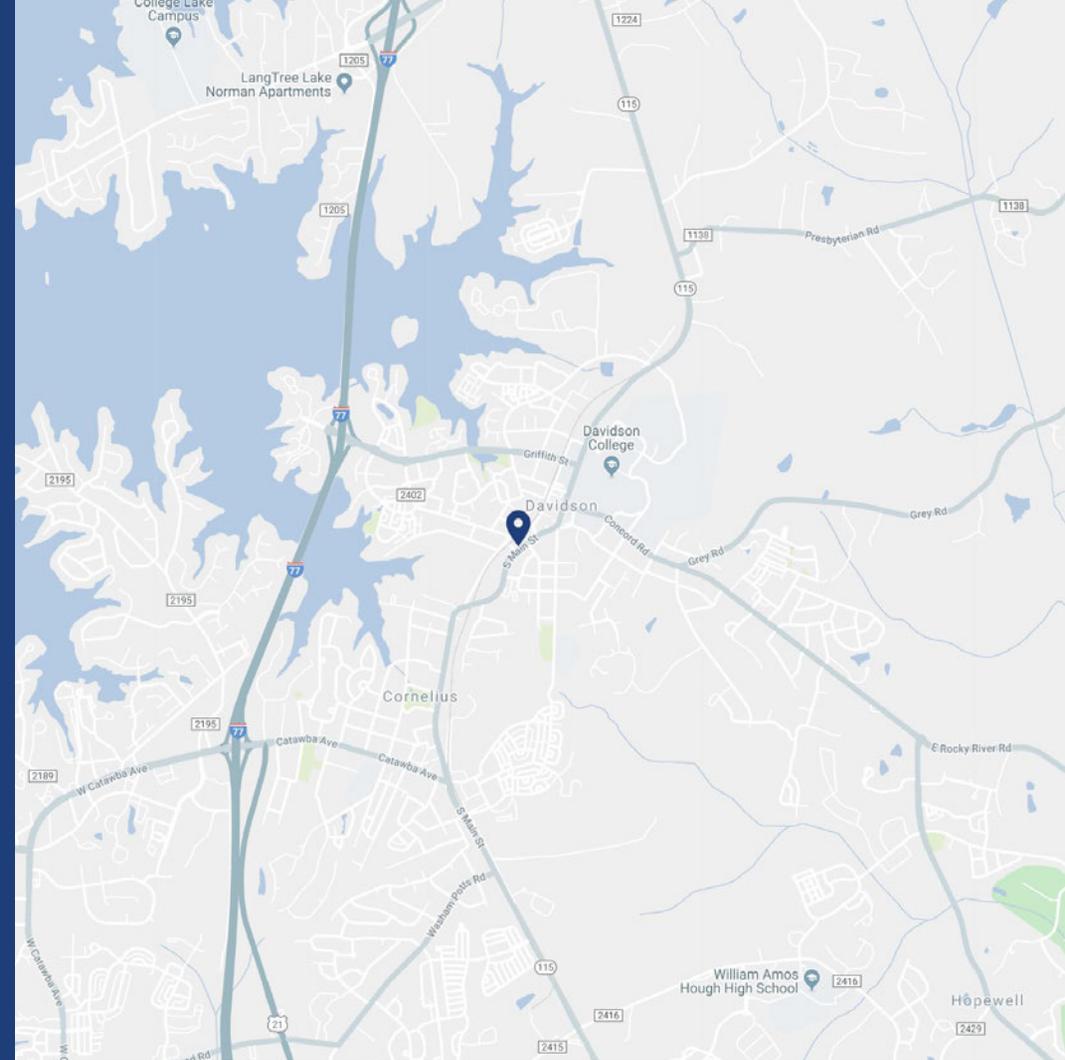
## PROPERTY OVERVIEW

# DAVIDSON NoSo

Davidson NoSo is a mixed-use development in Downtown Davidson, NC. The building is the first building to be built Downtown in 10 years and will house retail and office space available for lease. Surrounded by restaurants, bars and retail, the development is a great opportunity in a historic Downtown area.

## PROPERTY DETAILS

<b>Address</b>	316-320 South Main Street   Davidson, NC 28036
<b>Use</b>	Mixed-Use Development with Office and Retail
<b>Available SF</b>	+/- 15,438 SF Available for Lease First Floor: +/- 5,130 SF Restaurant/Retail Second Floor: +/- 5,154 SF Office Third Floor: +/- 5,154 SF Office
<b>Zoning</b>	VCE
<b>Parking</b>	31 surface spaces On-street parking on Catawba Ave. and S. Main Street
<b>Delivery</b>	Cold Dark Shell Q3/Q4 2021
<b>Traffic Counts</b>	South Main Street   16,500 VPD
<b>Lease Rate</b>	Call for Leasing Details
<b>Additional Notes</b>	High walkability Property connects North Main Street to South Main Street ("NoSo")

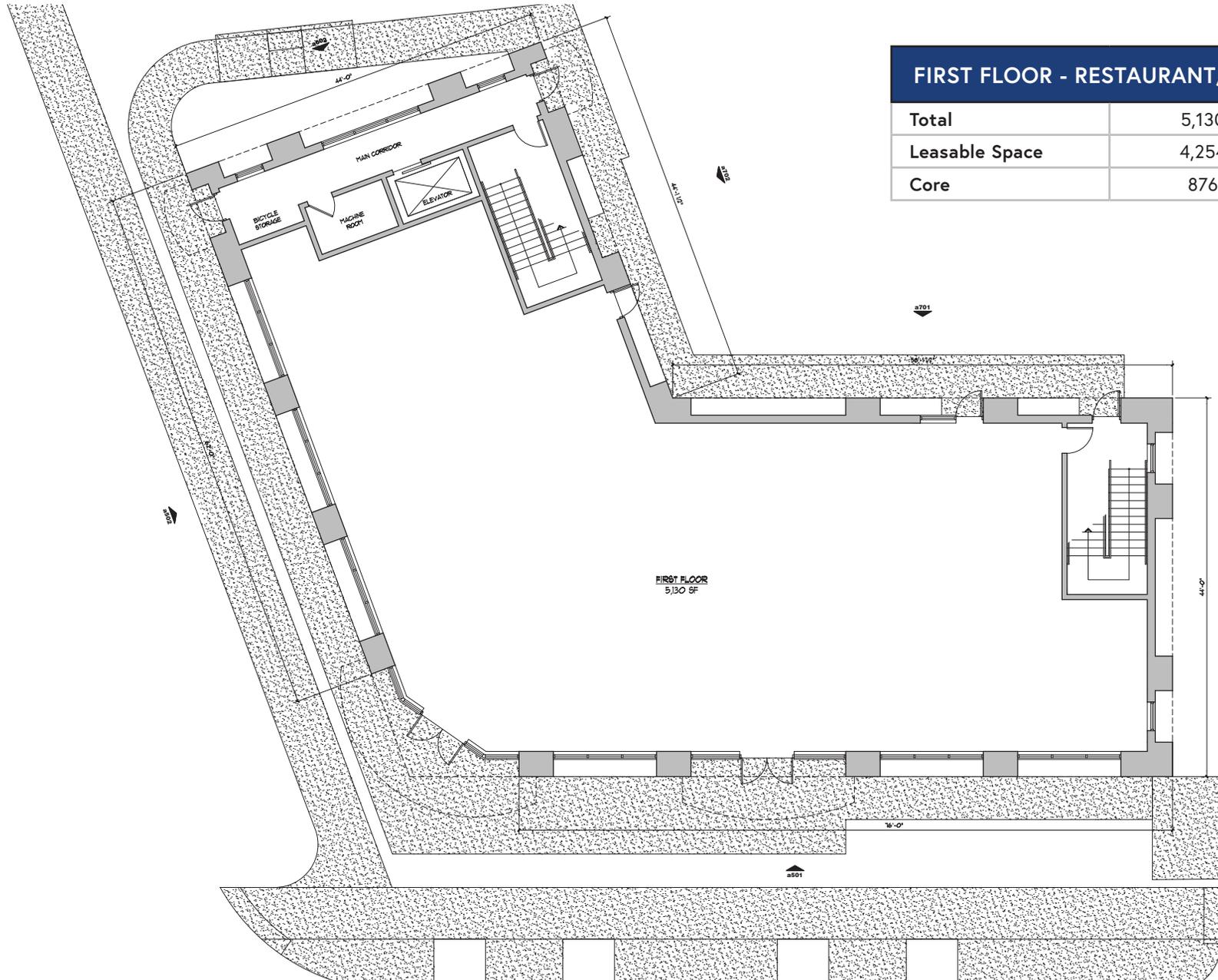


## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
<b>2019 Population</b>	6,685	34,047	86,105
<b>Avg. Household Income</b>	\$127,308	\$127,165	\$131,118
<b>Median Household Income</b>	\$85,197	\$94,923	\$98,531
<b>Households</b>	2,177	13,313	33,854
<b>Daytime Employees</b>	6,884	18,099	40,924

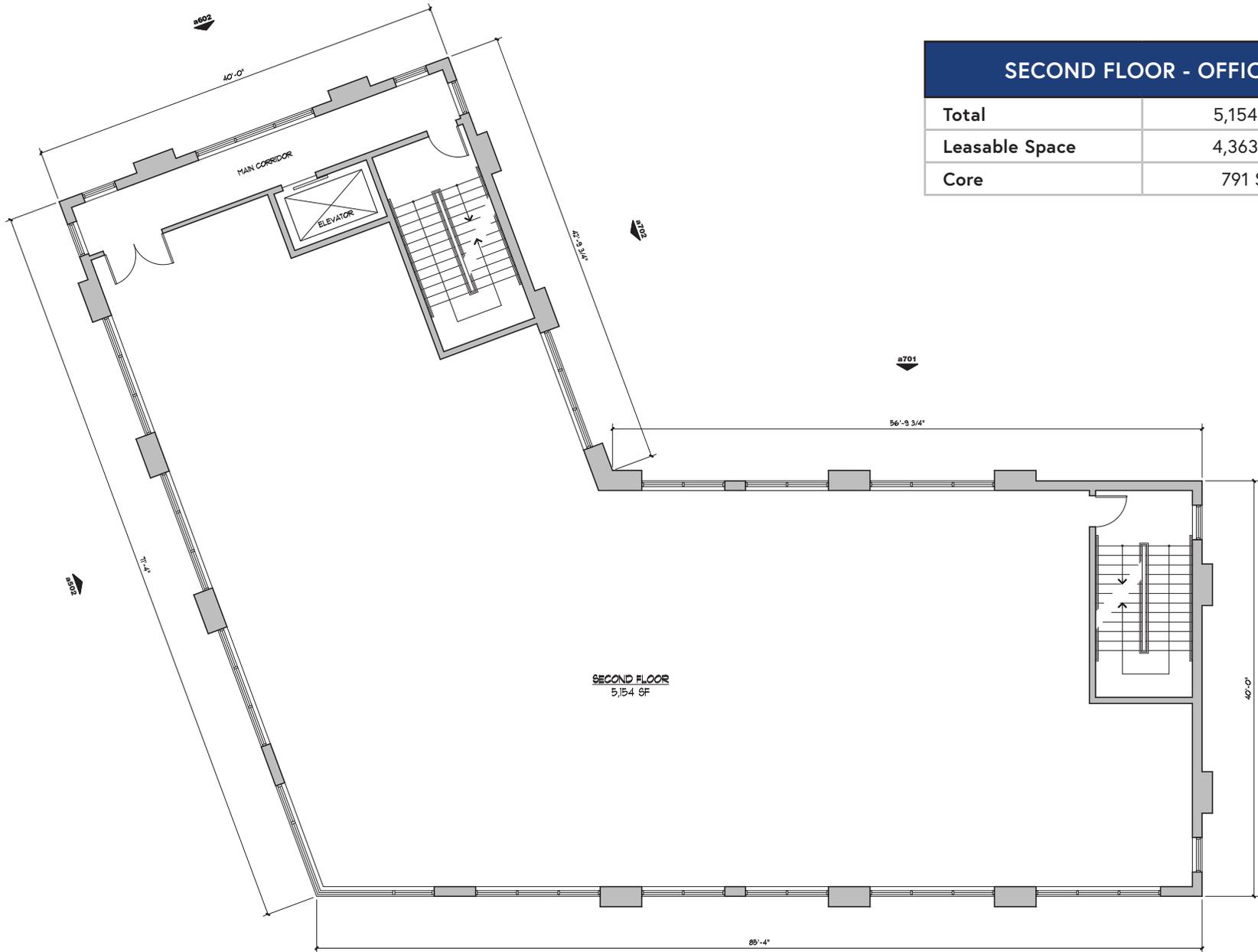


# FLOOR PLAN | FIRST FLOOR



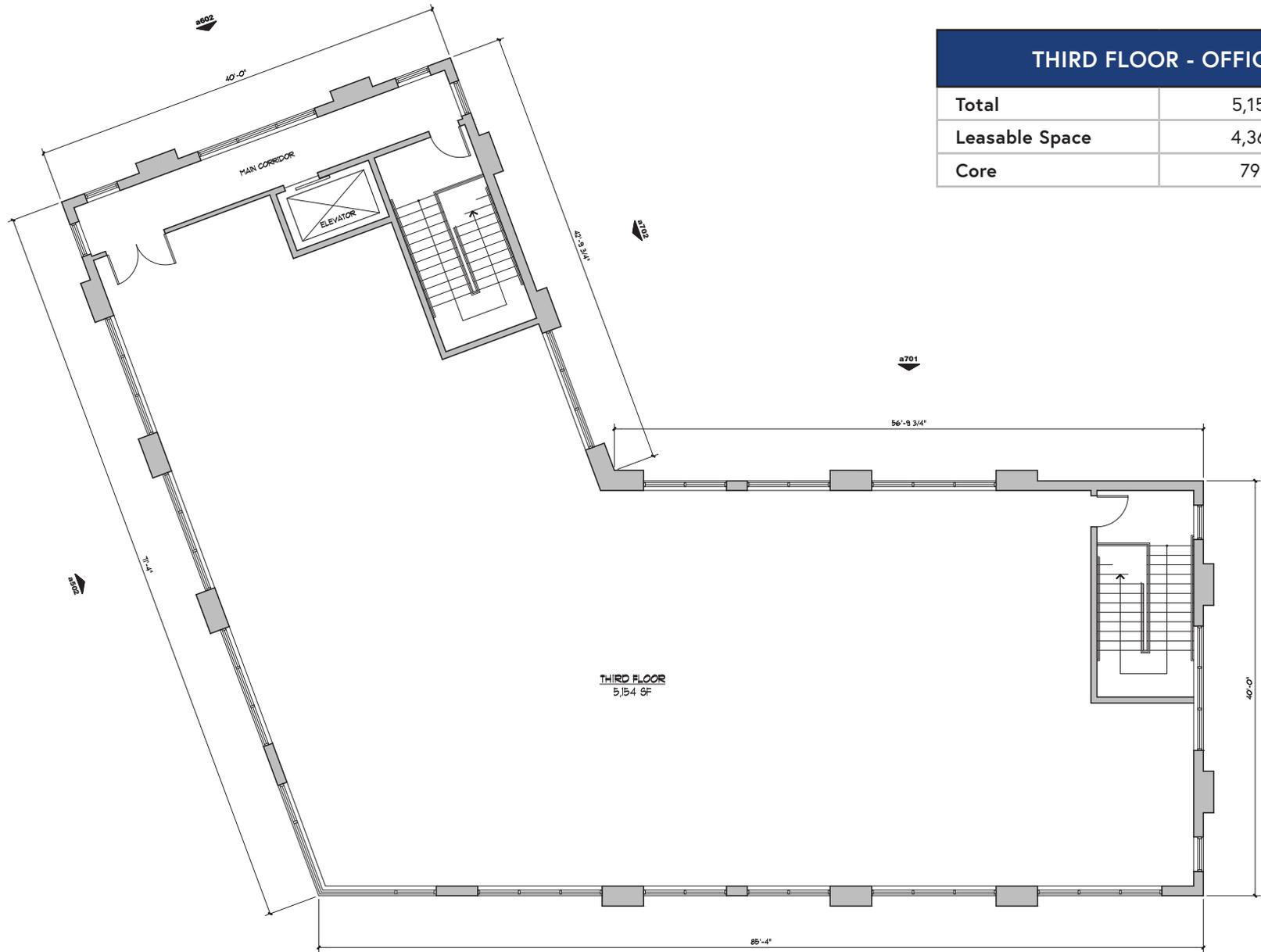
FIRST FLOOR - RESTAURANT/RETAIL	
Total	5,130 SF
Leasable Space	4,254 SF
Core	876 SF

# FLOOR PLAN | SECOND FLOOR



SECOND FLOOR - OFFICE	
Total	5,154 SF
Leasable Space	4,363 SF
Core	791 SF

# FLOOR PLAN | THIRD FLOOR



THIRD FLOOR - OFFICE	
Total	5,154 SF
Leasable Space	4,363 SF
Core	791 SF

# SITE PLAN

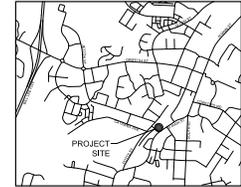
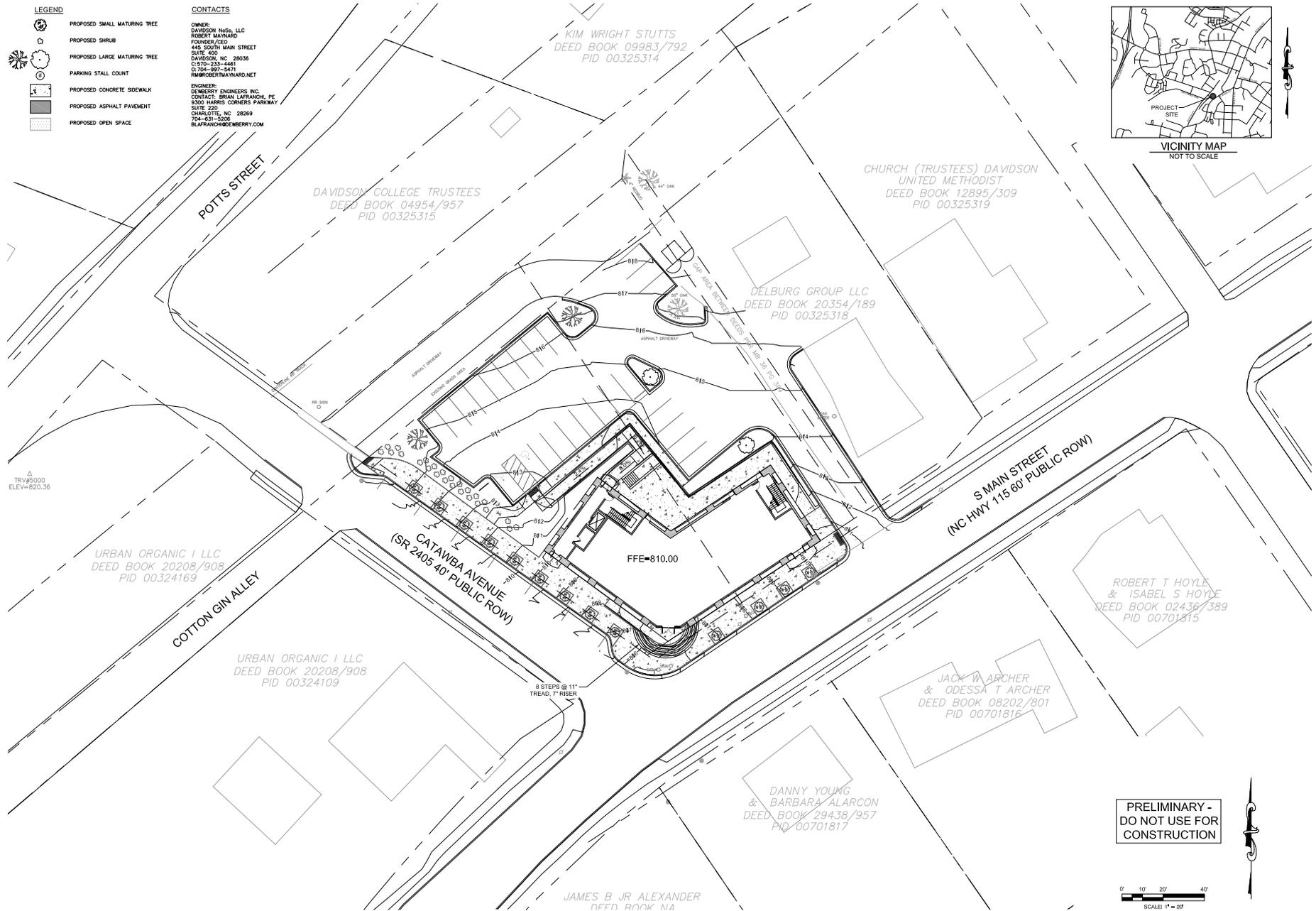
## LEGEND

-  PROPOSED SMALL MATURING TREE
-  PROPOSED SHRUB
-  PROPOSED LARGE MATURING TREE
-  PROPOSED PARKING STALL COUNT
-  PROPOSED CONCRETE SIDEWALK
-  PROPOSED ASPHALT PAVEMENT
-  PROPOSED OPEN SPACE

## CONTACTS

**OWNER:**  
 DAVIDSON HOLDINGS, LLC  
 ROBERT MATYARD  
 FOUNDER/CEO  
 445 SOUTH MAIN STREET  
 SUITE 403  
 DAVIDSON, NC 28036  
 704-333-1443  
 704-297-5471  
 RMATYARD@DAVIDSONHOLDINGS.COM

**ENGINEER:**  
 DEWBERRY ENGINEERS, INC.  
 CONTACT: BRIAN BLANCHARD, PE  
 8300 HARRIS CORNERS PARKWAY  
 SUITE 200  
 CHARLOTTE, NC 28269  
 704-631-5006  
 BLANCHARD@DEWBERRY.COM



PRELIMINARY -  
 DO NOT USE FOR  
 CONSTRUCTION



KIM WRIGHT STUTTS  
 DEED BOOK 09983/792  
 PID 00325314

DAVIDSON COLLEGE TRUSTEES  
 DEED BOOK 04954/957  
 PID 00325315

CHURCH (TRUSTEES) DAVIDSON  
 UNITED METHODIST  
 DEED BOOK 12895/309  
 PID 00325319

DELBURG GROUP LLC  
 DEED BOOK 20354/189  
 PID 00325318

URBAN ORGANIC I LLC  
 DEED BOOK 20208/908  
 PID 00324169

URBAN ORGANIC I LLC  
 DEED BOOK 20208/908  
 PID 00324109

CATAWBA AVENUE  
 (SR 2405 40' PUBLIC ROW)

S MAIN STREET  
 (NC HWY 115 60' PUBLIC ROW)

ROBERT T HOYLE  
 & ISABEL S HOYLE  
 DEED BOOK 02436/389  
 PID 00701815

JACK W ARCHER  
 & ODESSA T ARCHER  
 DEED BOOK 08202/801  
 PID 00701816

DANNY YOUNG  
 & BARBARA ALARCON  
 DEED BOOK 29438/957  
 PID 00701817

JAMES B JR ALEXANDER  
 DEED BOOK N/A

# ELEVATIONS



**a502** | **FRONT ELEVATION FACING CATAWBA AVENUE (SOUTHWEST)**

1/8" = 1'-0"

BE001917



**a501** | **FRONT ELEVATION FACING SOUTH MAIN STREET (SOUTHEAST)**

1/8" = 1'-0"

BE001917

## MARKET OVERVIEW

# DAVIDSON NORTH CAROLINA

Located 20 miles north of Charlotte, NC, Davidson is a small college town with a high quality of life. Davidson has a great "sense of community." Home to Davidson College, Davidson has a certified arboretum and remarkable student body who contribute to the life of the town. The town is pedestrian and bicycle-friendly with a vibrant business district, historic downtown, and a calendar full of community events.







## CONTACT

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**JOSH BEAVER**  
josh@thenicholscompany.com  
704.373.9797



## THE NICHOLS COMPANY

**Website**  
[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

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Charlotte, NC 28204

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