

DAVIDSON NoSo

316-320 SOUTH MAIN STREET | DAVIDSON, NC 28036

AVAILABLE RETAIL & OFFICE FOR LEASE



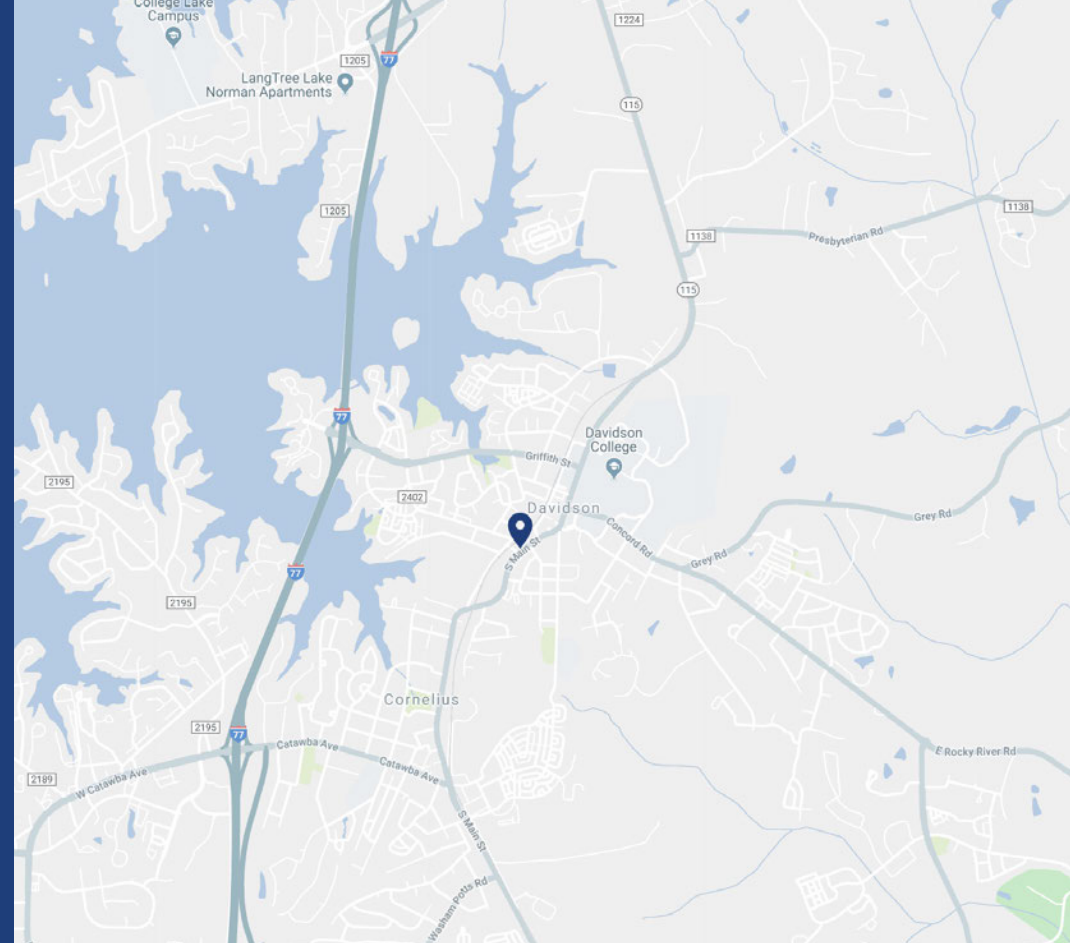
PROPERTY OVERVIEW

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

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



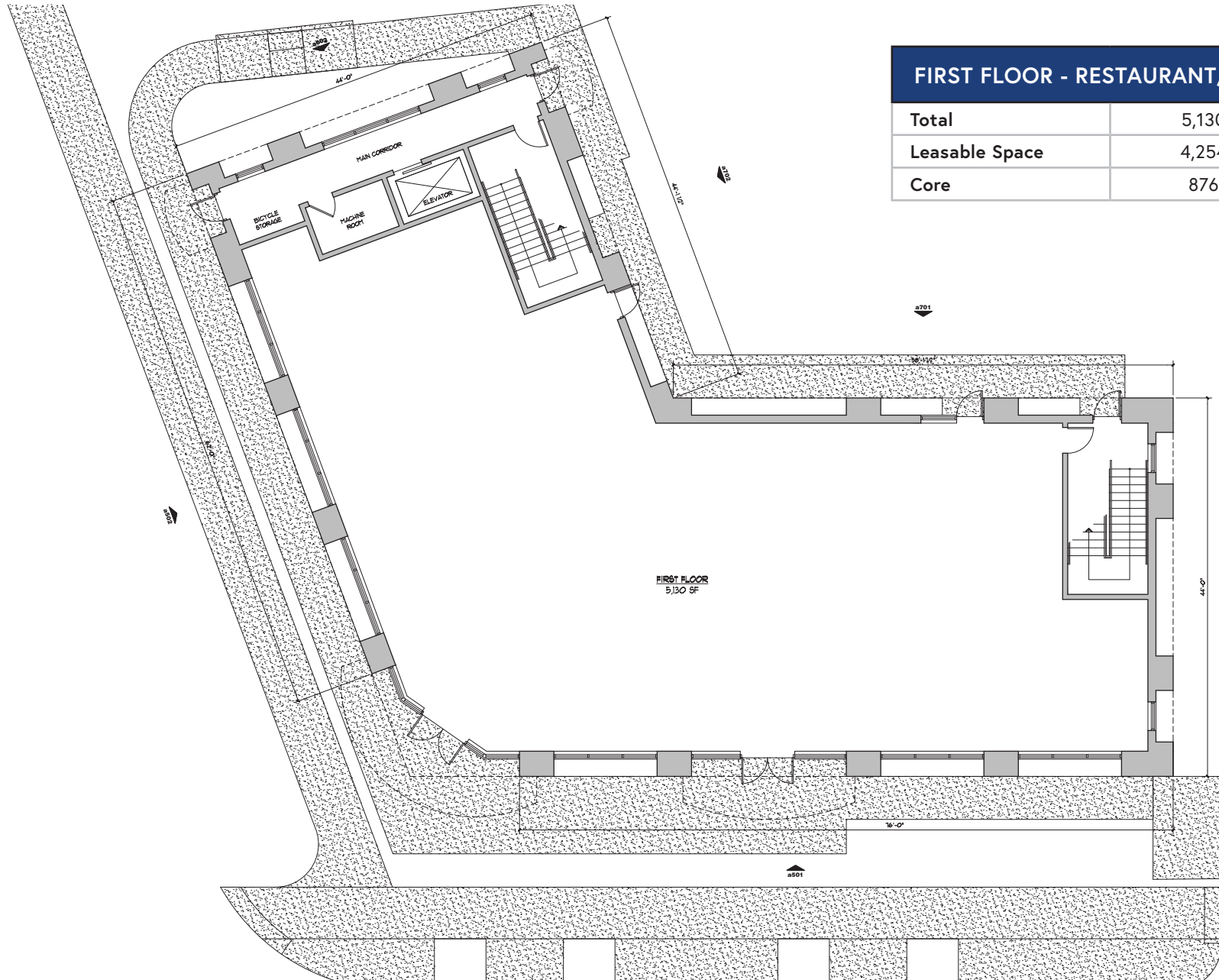
DEMOGRAPHICS

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



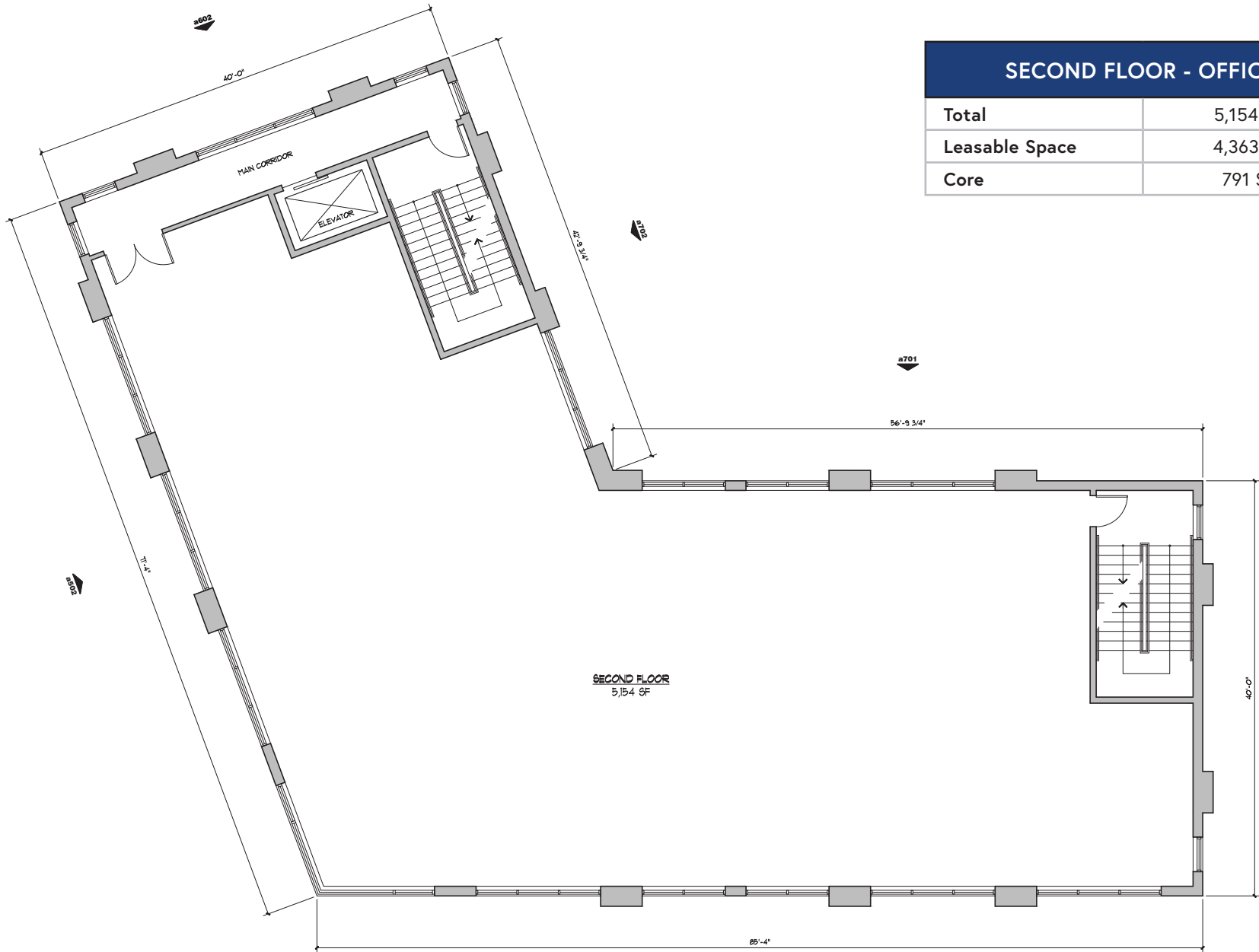
[CLICK HERE TO VIEW DRONE VIDEO](#)

FLOOR PLAN | FIRST FLOOR



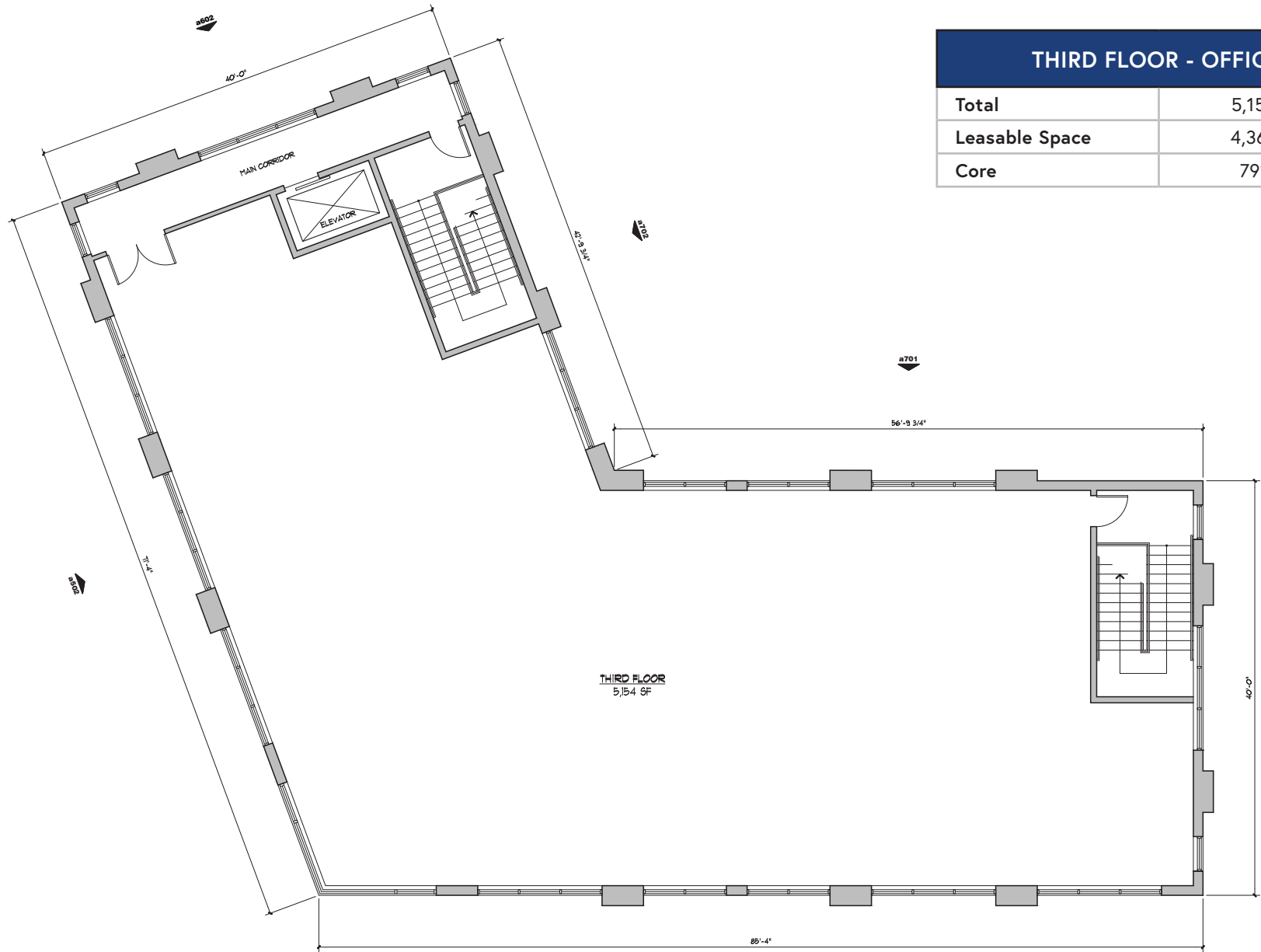
| FIRST FLOOR - RESTAURANT/RETAIL | |
|---------------------------------|----------|
| Total | 5,130 SF |
| Leasable Space | 4,254 SF |
| Core | 876 SF |

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

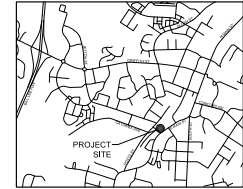
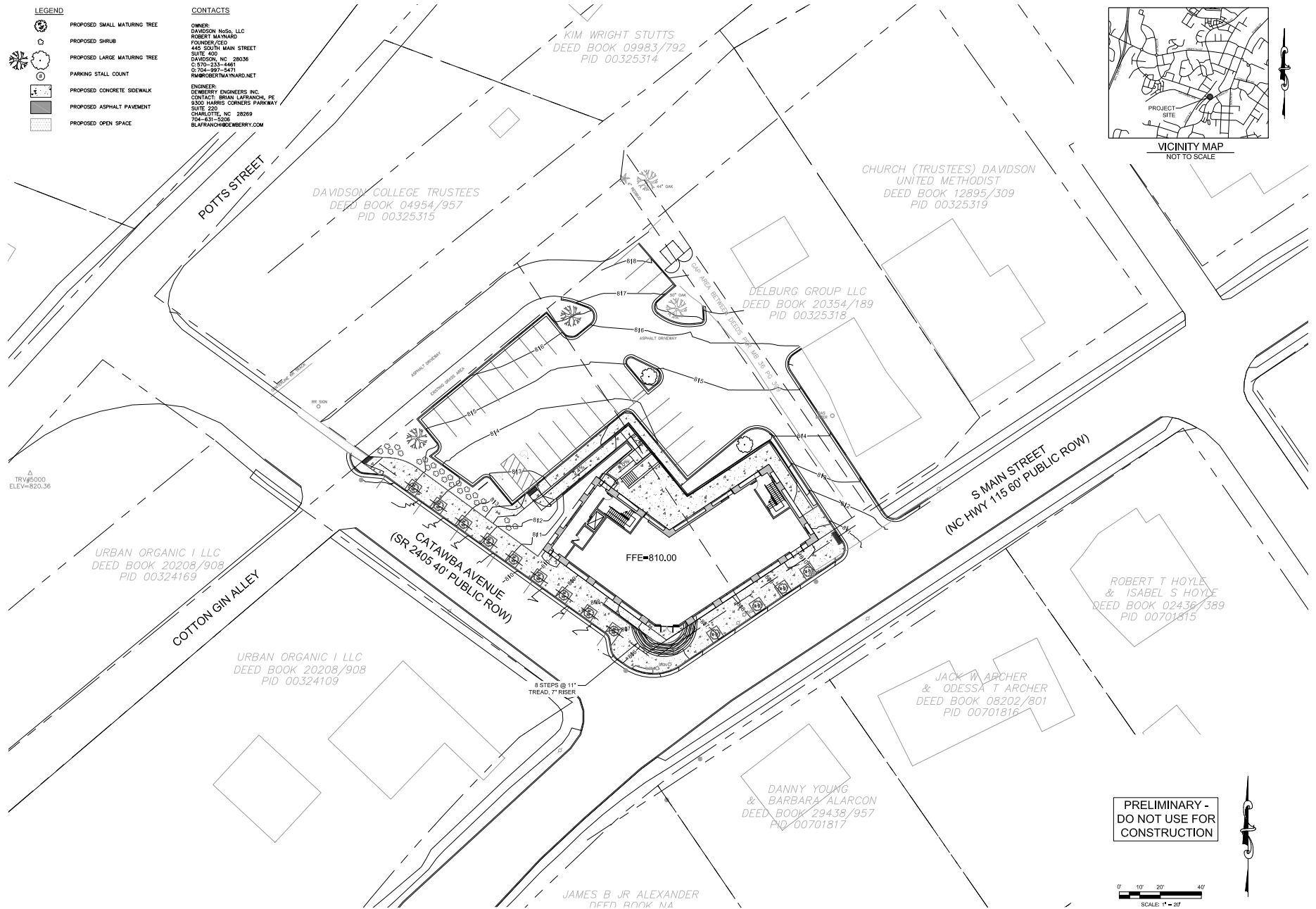
LEGEND

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

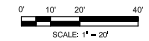
CONTACTS

OWNER:
 DAVIDSON HOUSG, LLC
 ROBERT MATYARD
 FOUNDER/CEO
 445 SOUTH MAIN STREET
 SUITE 403
 DAVIDSON, NC 28036
 C:704-333-1443
 O:704-297-5471
 RM@ROBERTMATYARD.NET

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



PRELIMINARY -
 DO NOT USE FOR
 CONSTRUCTION



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"

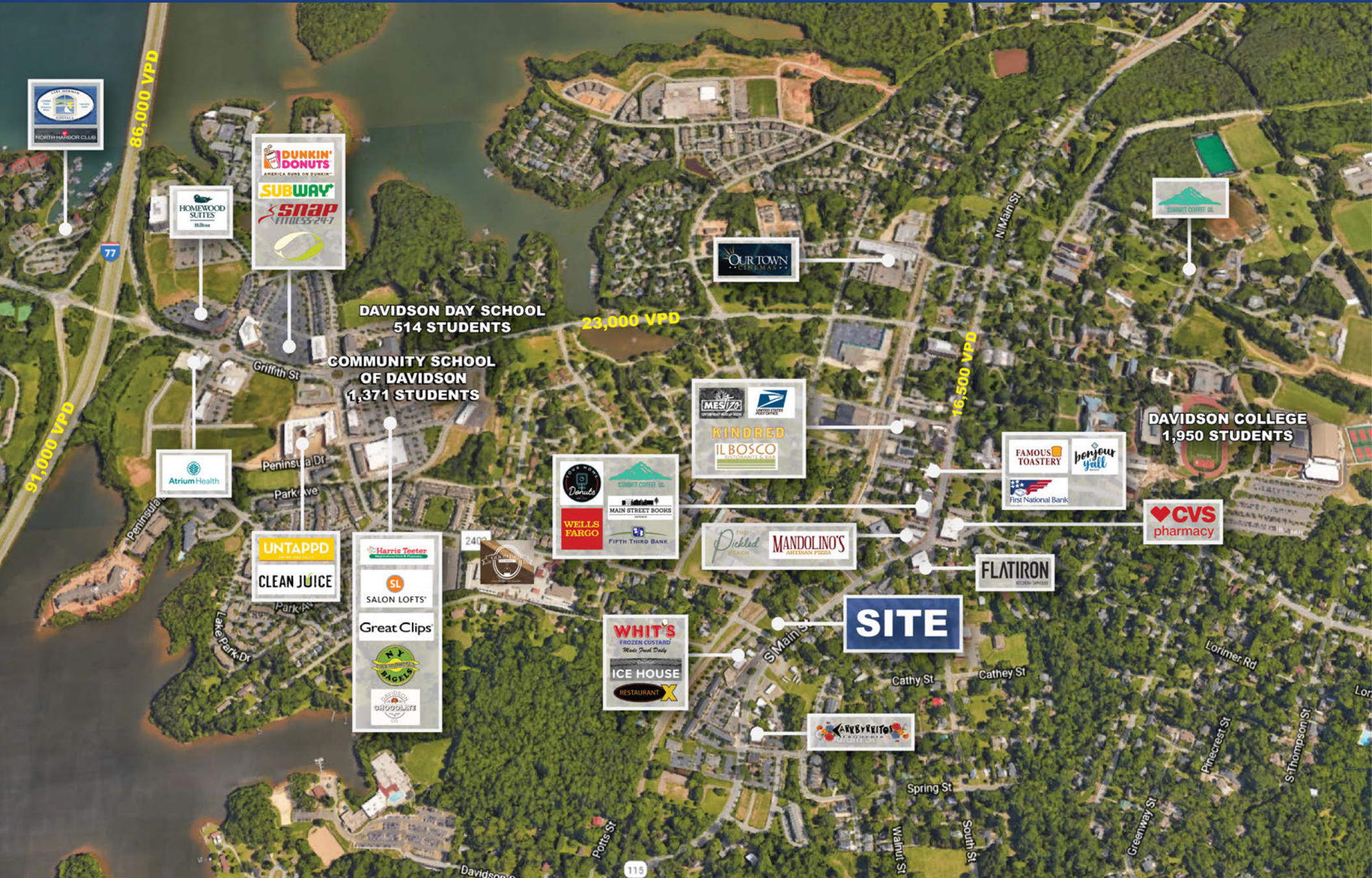
BE001917

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.



MARKET OVERVIEW





CONTACT

JOSH BEAVER

josh@thenicholscompany.com

704.373.9797



THE NICHOLS COMPANY

Website

www.TheNicholsCompany.com

Phone

(O) 704.373.9797

(F) 704.373.9798

Address

1204 Central Avenue, Suite 201
Charlotte, NC 28204

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.