



Davidson NoSo

316-320 South Main Street | Davidson, NC 28036



Available for Lease

+/- 15,438 SF Retail/Restaurant & Office

Overview

Davidson NoSo Available for Lease

Davidson NoSo is a mixed-use development connecting North Main Street and South Main Street ("NoSo") in Downtown Davidson, NC. The building is the first building to be built Downtown in 10 years and will house retail and office space. Surrounded by restaurants, bars and retail, the development is a great opportunity in a highly walkable historic Downtown area.

Property Details

Address 316-320 South Main Street | Davidson, NC 28036

Availability

+/- 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

Acreage

+/- 0.691 AC

Parcel IDs

00325316, 00325317

Use

Mixed-Use Development with Office and Retail
Entitled for Commercial Use

Zoning

VCE

Parking

31 Surface Spaces and 6 On-Street Spaces

Delivery

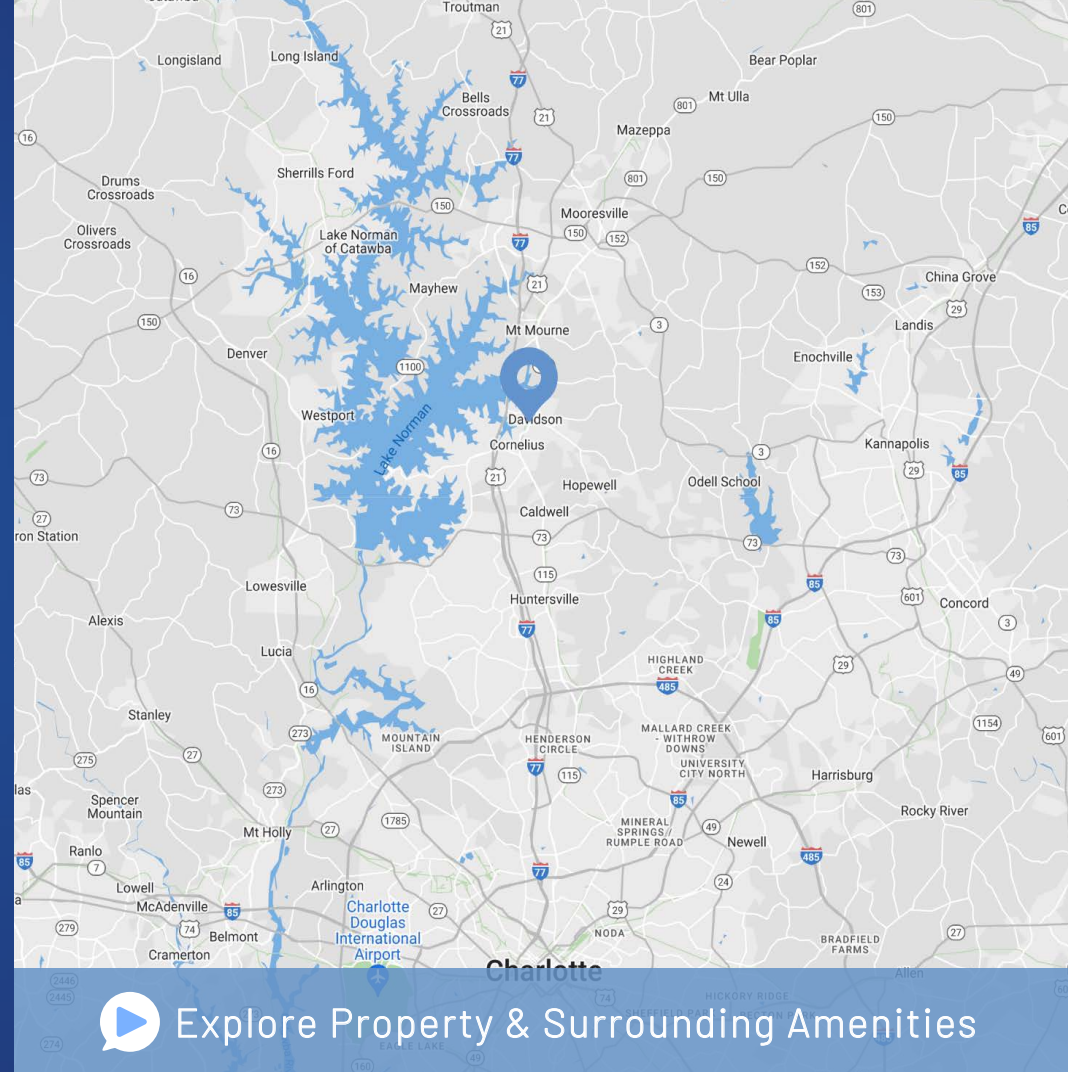
To Be Determined

Traffic Counts

South Main Street | 16,500 VPD

Lease Rate

Call for Leasing Details



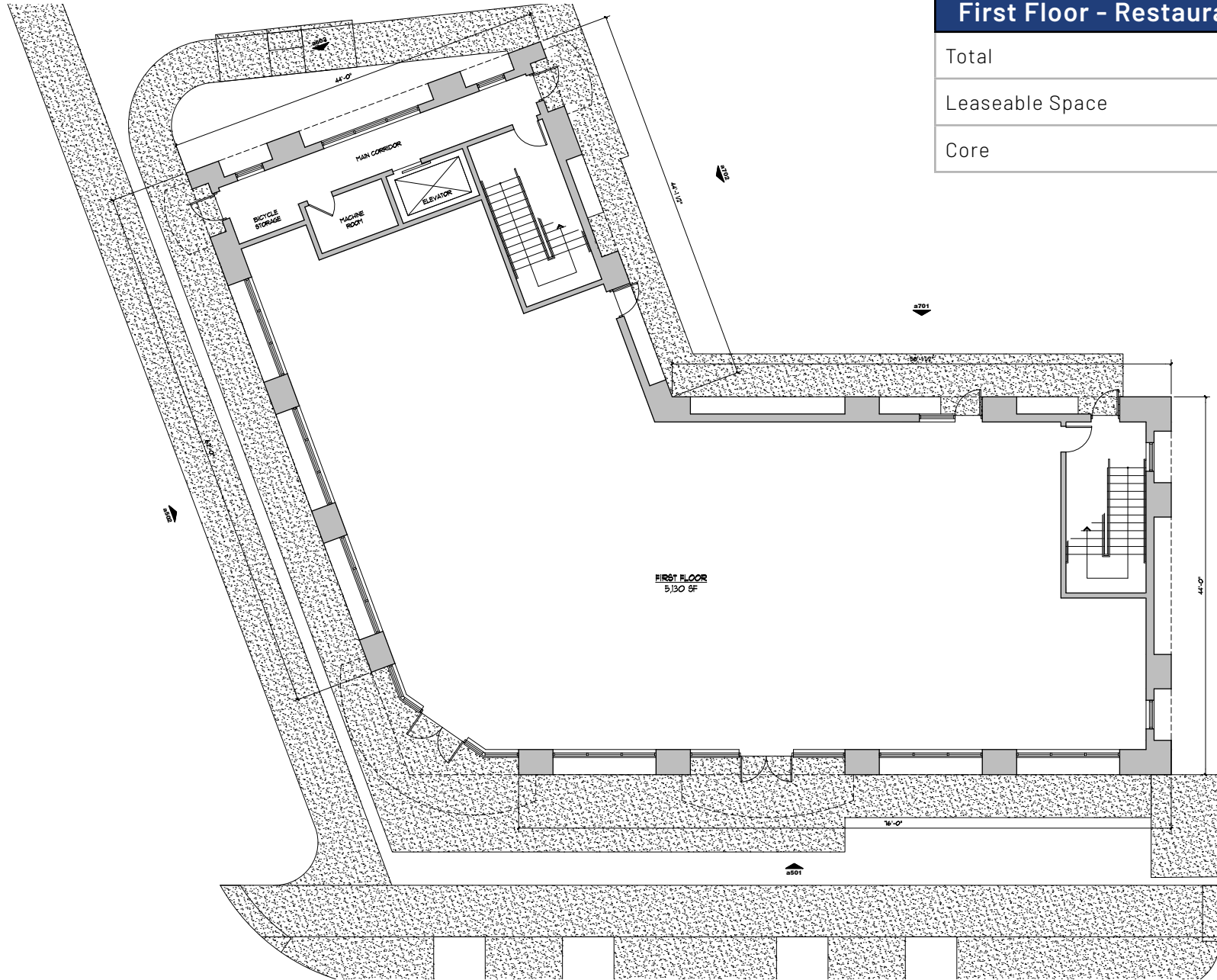
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	8,317	38,945	91,680
Avg. Household Income	\$168,918	\$168,776	\$169,486
Median Household Income	\$1116,917	\$121,367	\$121,892
Households	3,102	16,247	36,767
Daytime Employees	6,973	19,518	43,851

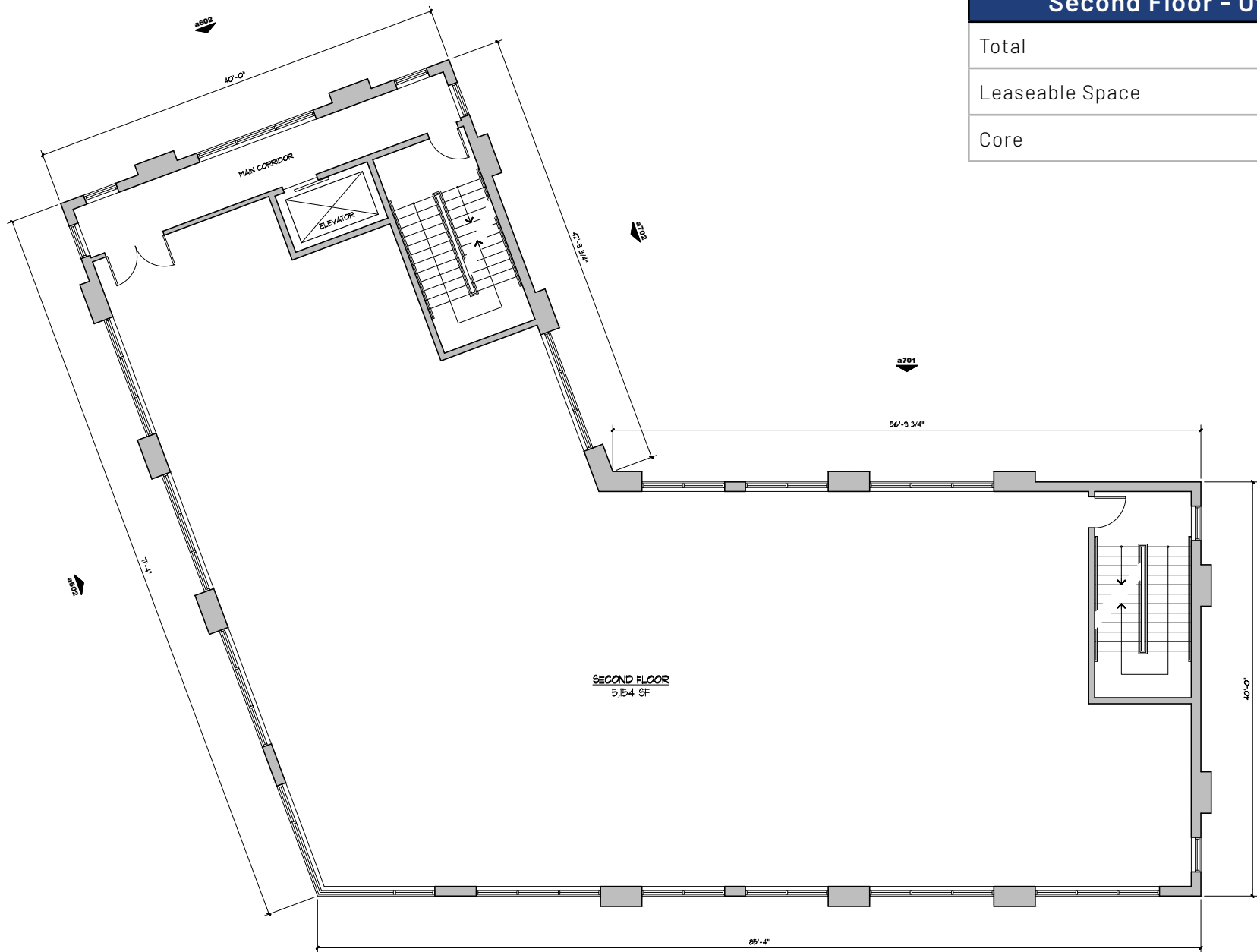


Drone Video

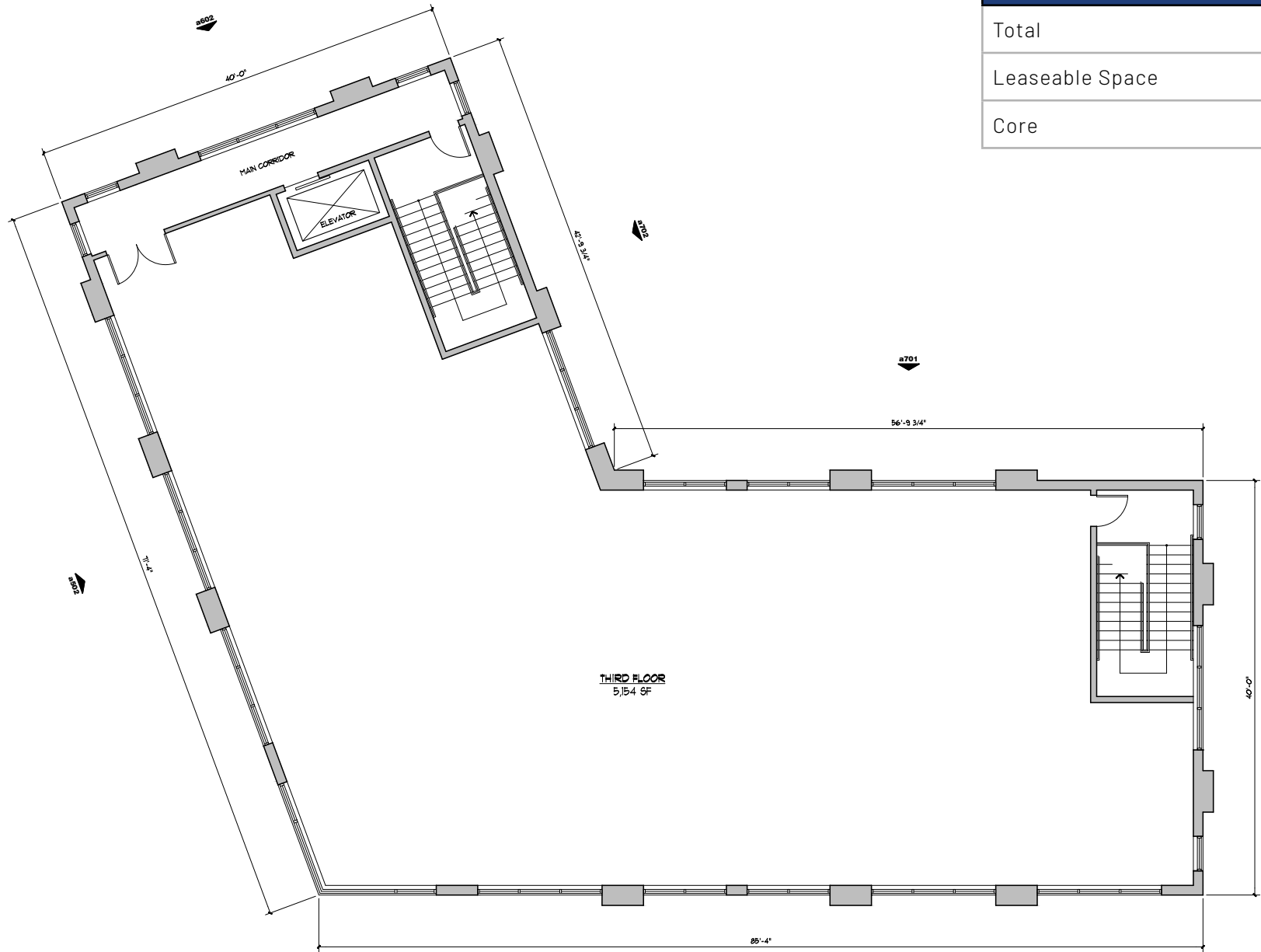




First Floor - Restaurant/Retail	
Total	5,130 SF
Leaseable Space	4,254 SF
Core	876 SF



Second Floor - Office	
Total	5,154 SF
Leaseable Space	4,363 SF
Core	791 SF



Third Floor - Office	
Total	5,154 SF
Leaseable Space	4,363 SF
Core	791 SF

THIRD FLOOR
5,154 SF



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 for Details

Josh Beaver

(704) 373-9797

josh@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (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.