

FOR SALE/ LEASE

2818 N Davidson Street Charlotte, NC 28205



LEGACY



2818 N Davidson S

AMPLE ON-SITE PARKING, A RARE NODA AMENITY

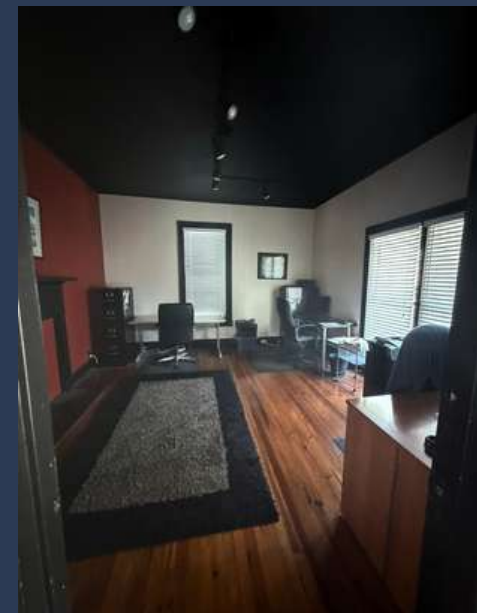
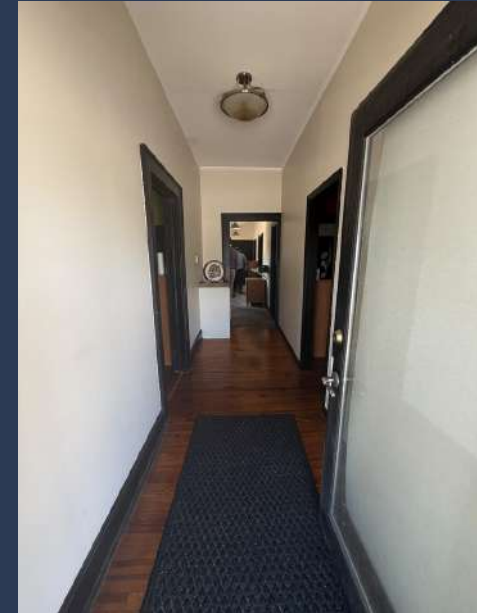
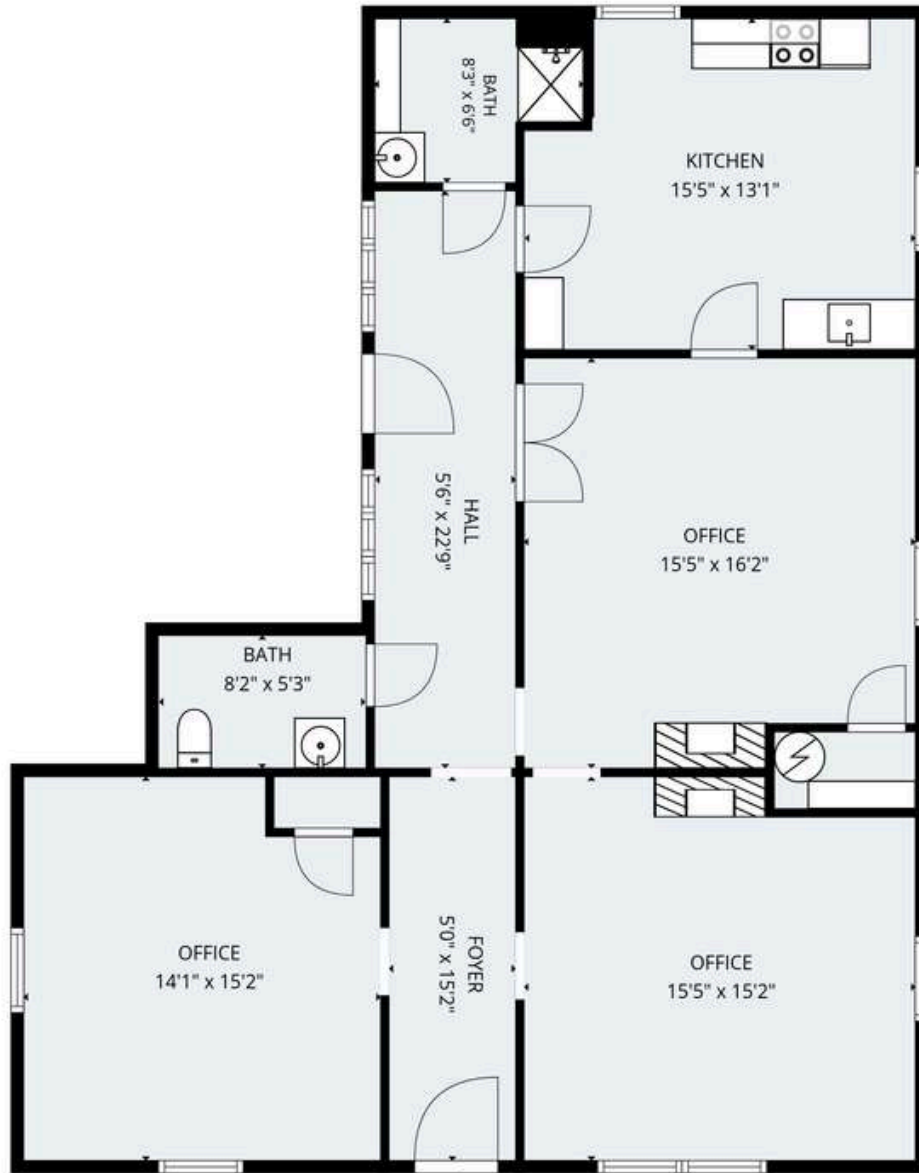
2818 N Davidson Street Charlotte, NC 28205

- Parcel # 08307313
- Type: Retail / Office
- Zoning: MUDD-O
- Lot Size: ± 0.209 Ac
- Building Size: 1,299 sf

FOR SALE: **\$950,000** FOR LEASE: **\$40/SF NNN**



FLOOR PLAN/ PROPERTY PHOTOS



PROPERTY PHOTOS





KEY HIGHLIGHTS

The property is surrounded by a highly walkable, celebrated selection of premier local restaurants and craft brewerie

HOUSEHOLD INCOME

2818 N Davidson St benefits from an exceptionally affluent and dynamic consumer base, boasting a strong neighborhood median household income ranging between \$91,100 and \$96,823.

VEHICLES PER DAY

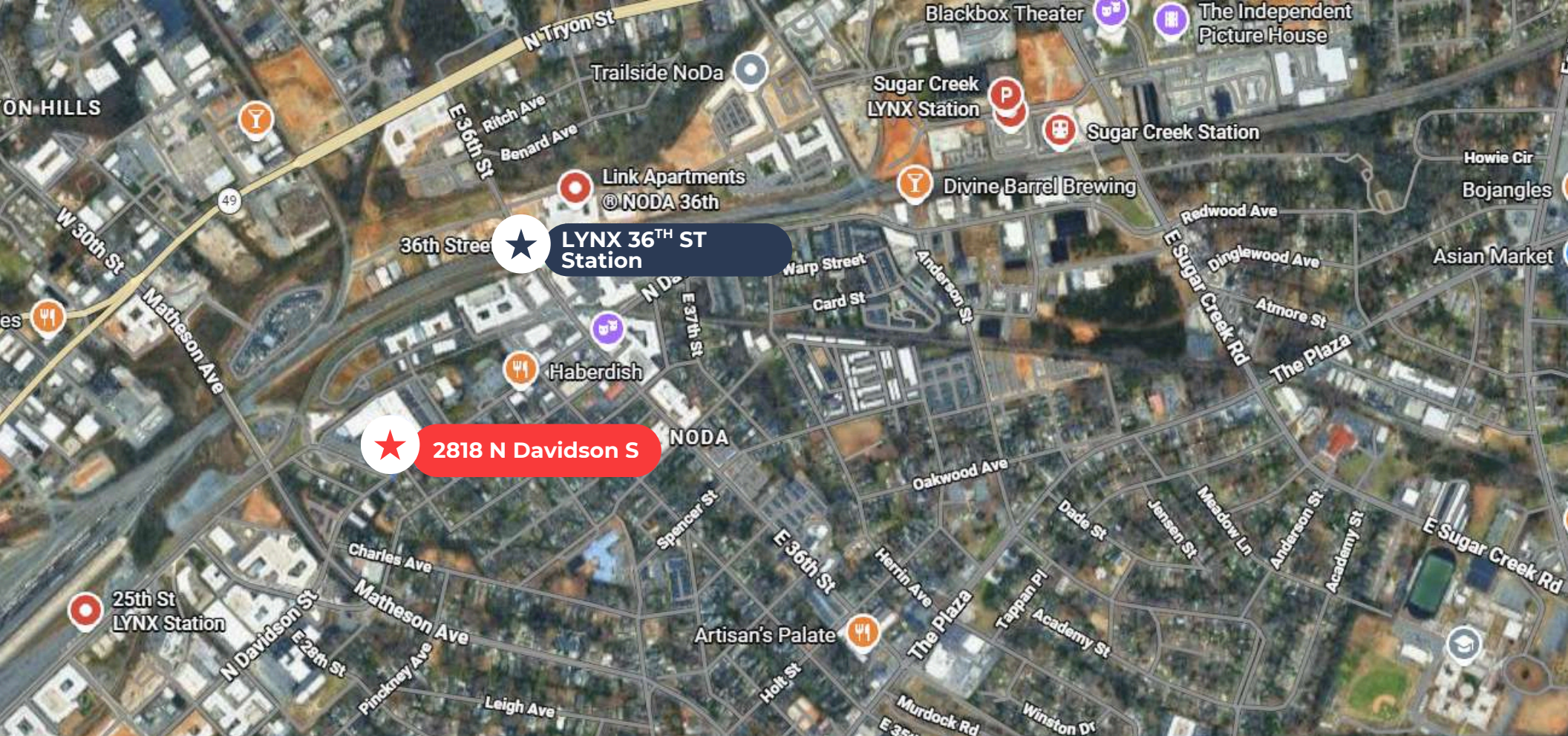
The location enjoys excellent street-level visibility with a steady traffic count of 5,000 to 9,000, offering the perfect balance of neighborhood charm and strong commercial exposure.





WHY THIS PROPERTY ?

- Prime Location in the Heart of NoDa.
- Flexible Zoning Allows Most Office & Retail Uses by Right.
- High Visibility & Strong Pedestrian Traffic.
- Allows Most Office & Retail Uses by Right.
- Walkable to NoDa's Top Restaurants, Breweries & Entertainment.
- Easy access to the Lynx 36th Street Station.



ROAD/HIGHWAY

- Matheson Avenue
- E 36th Street
- North Tryon Street (US-29)

DISTANCE

- 0.2 miles
- 0.3 miles
- 0.4 miles

SIGNIFICANCE

- Nearest major east-west connector linking NoDa to Plaza Midwood and N. Tryon St.
- Main commercial cross-street of NoDa; connects to the LYNX Blue Line Light Rail station.
- Major commercial artery running parallel to N. Davidson St directly into Uptown Charlotte.

CONTACT US FOR MORE INFORMATION



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