

For Lease – Below Market Rate

4,000 SF on 2.2AC - **\$22/SF NNN**

2017 N. Davidson St.



Highly visible 4,000 SF flex space at 2017 N. Davidson St. suitable for retail, office, or gym use, positioned directly on N. Davidson with strong traffic exposure and excellent street presence. The premises include two restrooms, a dedicated storage area, and a roll-up door with concrete ramp for easy loading, plus ample surface parking on approximately 2.2 acres of land. The site is surrounded by significant new and recent multifamily development within about a half-mile, providing a growing built-in customer base.

For additional information contact:

Gibb Heilman, 704-634-2751

gibb@danforthcg.com;