

# Available for Lease

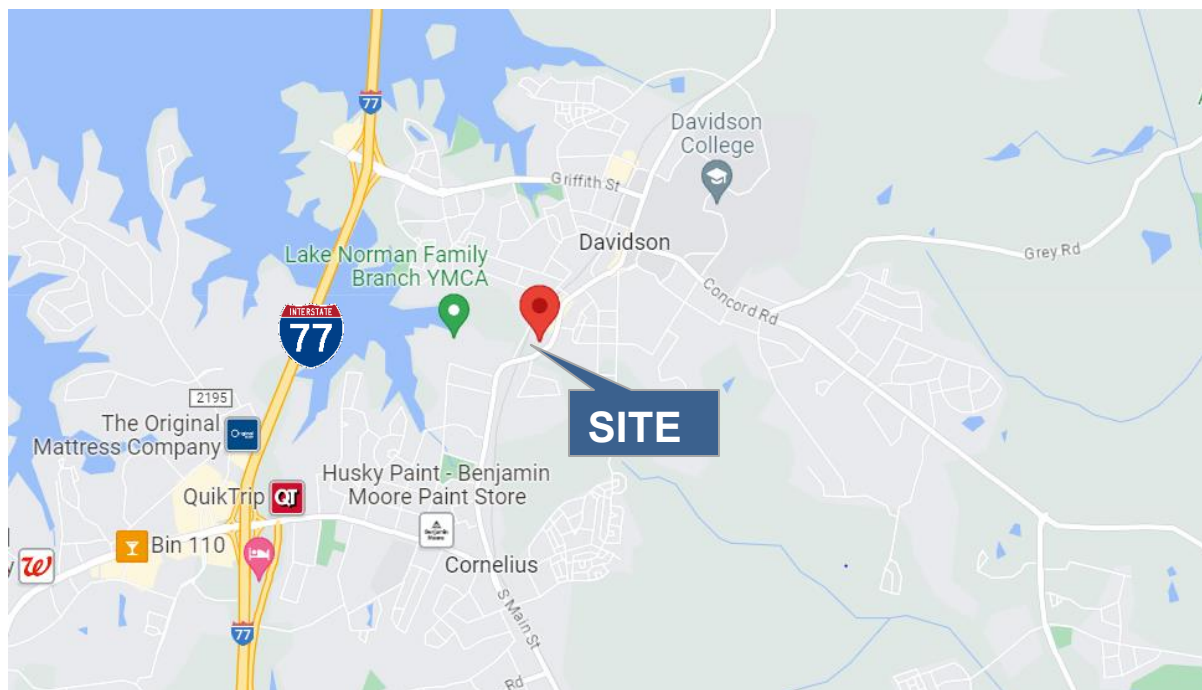
**480 South Main Street  
Davidson, NC 28036**

**2,507 – 3,400 +/- RSF office space  
1,500 – 4,135 +/- RSF retail/restaurant space**

- **Zoning:** Conditional
- First in class new space in Historic Davidson
- Located on Main Street and within walking distance to:
  - Davidson Post Office
  - Davidson Elementary
  - Town Hall
  - Fifth Third, Truist and Wells Fargo bank branches
  - Many local restaurants and shops
  - Close to Interstate 77 & the Lake Norman Area
- **123 On-Site Parking spaces (4.82:1,000 Parking Ratio)**

**Call for Pricing**

**Traffic Count: 13,500**



## CONTACT

[www.knoxgroupinc.com](http://www.knoxgroupinc.com)

*All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.*

**Michelle Polito**  
cell 704.995.4885  
[michelle@knoxgroupinc.com](mailto:michelle@knoxgroupinc.com)

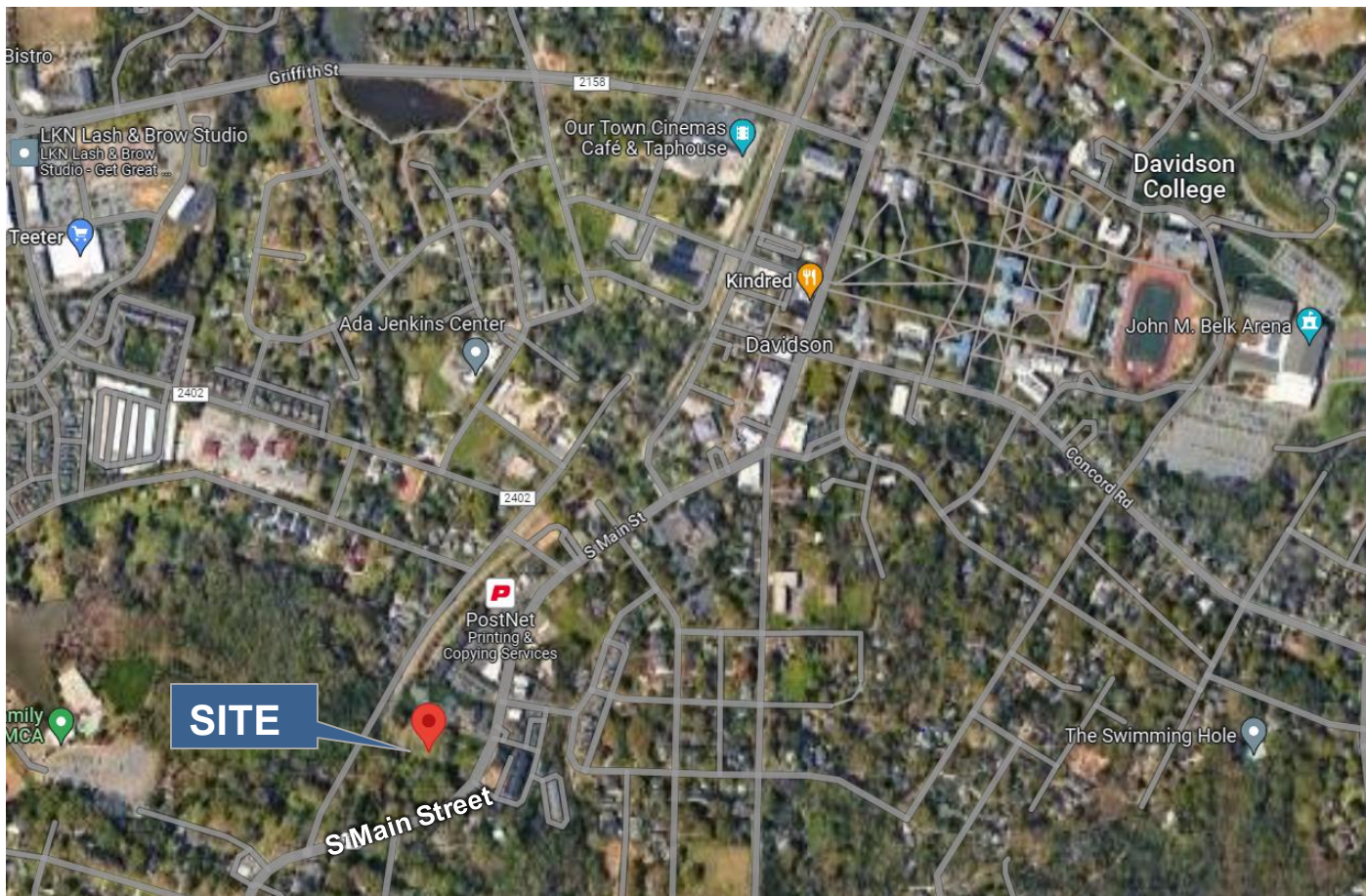
**Charles Knox**  
cell 704.400.5260  
[charles@knoxgroupinc.com](mailto:charles@knoxgroupinc.com)

19725 Oak Street, Suite 8  
Cornelius, NC 28031  
704.896.1911

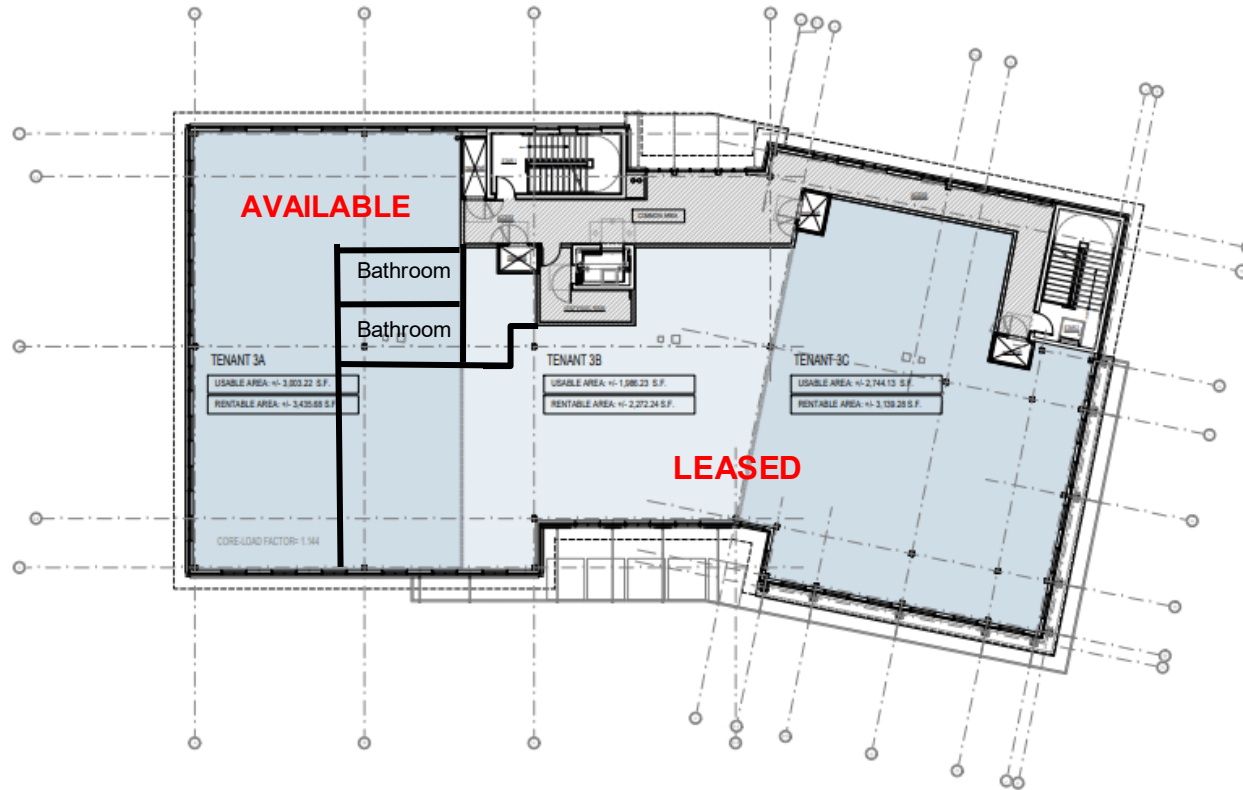
 **The Knox Group**  
Commercial Real Estate

*Located on Main Street and within walking distance to:*

- *Davidson Post Office*
- *Davidson Elementary*
- *Town Hall*
- *Fifth Third, Truist and Wells Fargo bank branches*
- *Many local restaurants and shops*



Demographics	1 mile	3 mile	5 mile
Population	5,546	27,130	53,390
Average Household Income	\$74,245	\$92,804	\$95,096



**3rd LEVEL LEASE PLAN**

1 | 3rd LEVEL LEASE PLAN- 3rd LEVEL PLAN - SCALE: N.T.S.

ATTENTION: THE INFORMATION SHOWN MAY BE SUBJECT TO CHANGE AND HAS BEEN PRODUCED PRIOR TO CONSTRUCTION OF THE BUILDING CONSTRUCTION- 'AS-BUILT' CONDITIONS MAY VARY

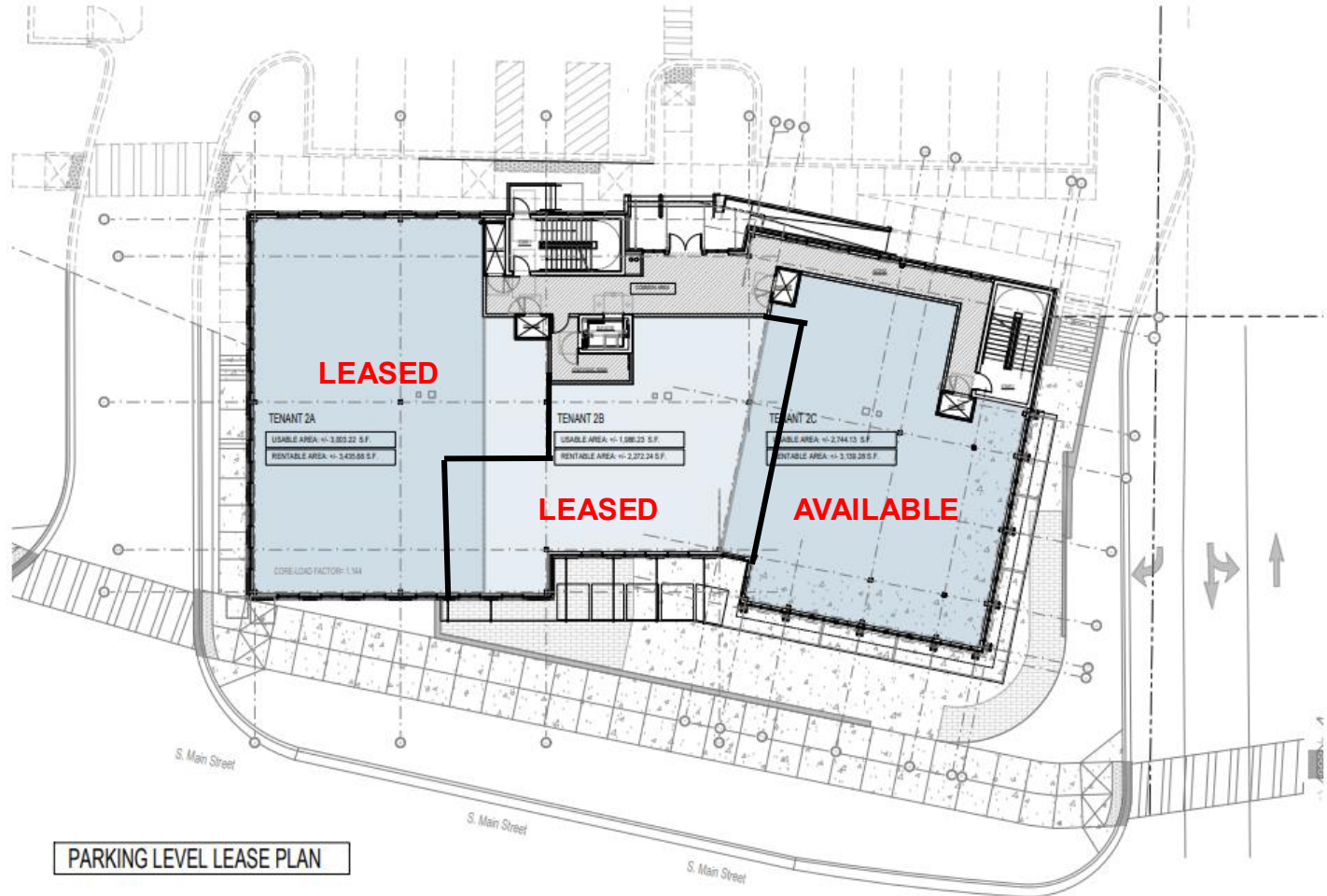
**STORYHILL RETAIL/ MXD / OFFICE BUILDING- LEASE PLANS**

DAVIDSON, North Carolina  
11.12.23  
p | Farch Proj # 2206

19725 Oak Street, Suite 8  
Cornelius, NC 28031  
704.896.1911



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**PARKING LEVEL LEASE PLAN**

1 PARKING LEVEL LEASE PLAN - 2ND LEVEL PLAN - SCALE: N.T.S.

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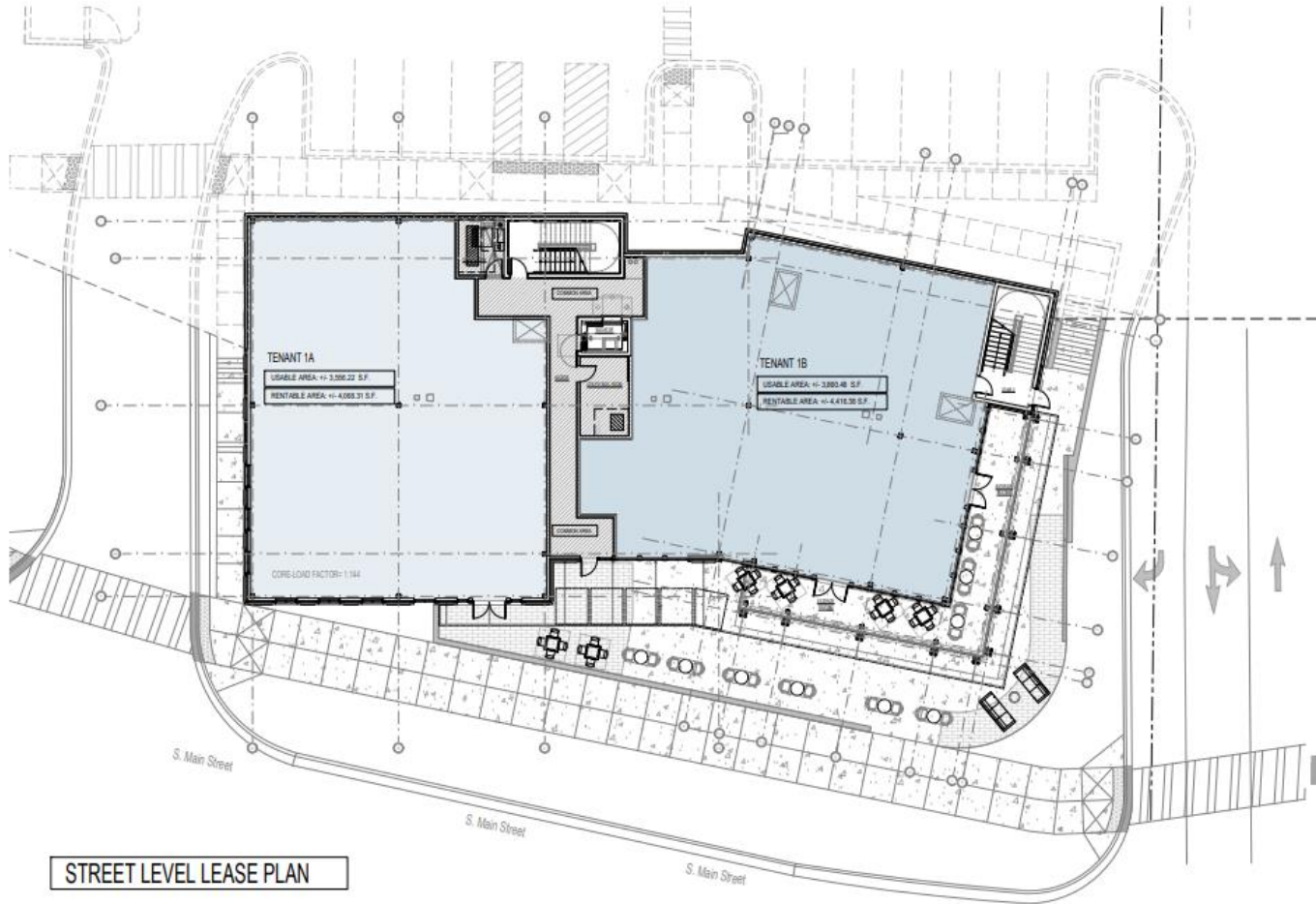
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**STREET LEVEL LEASE PLAN**

1 LEASE PLAN-STREET LEVEL PLAN - SCALE: N.T.S.

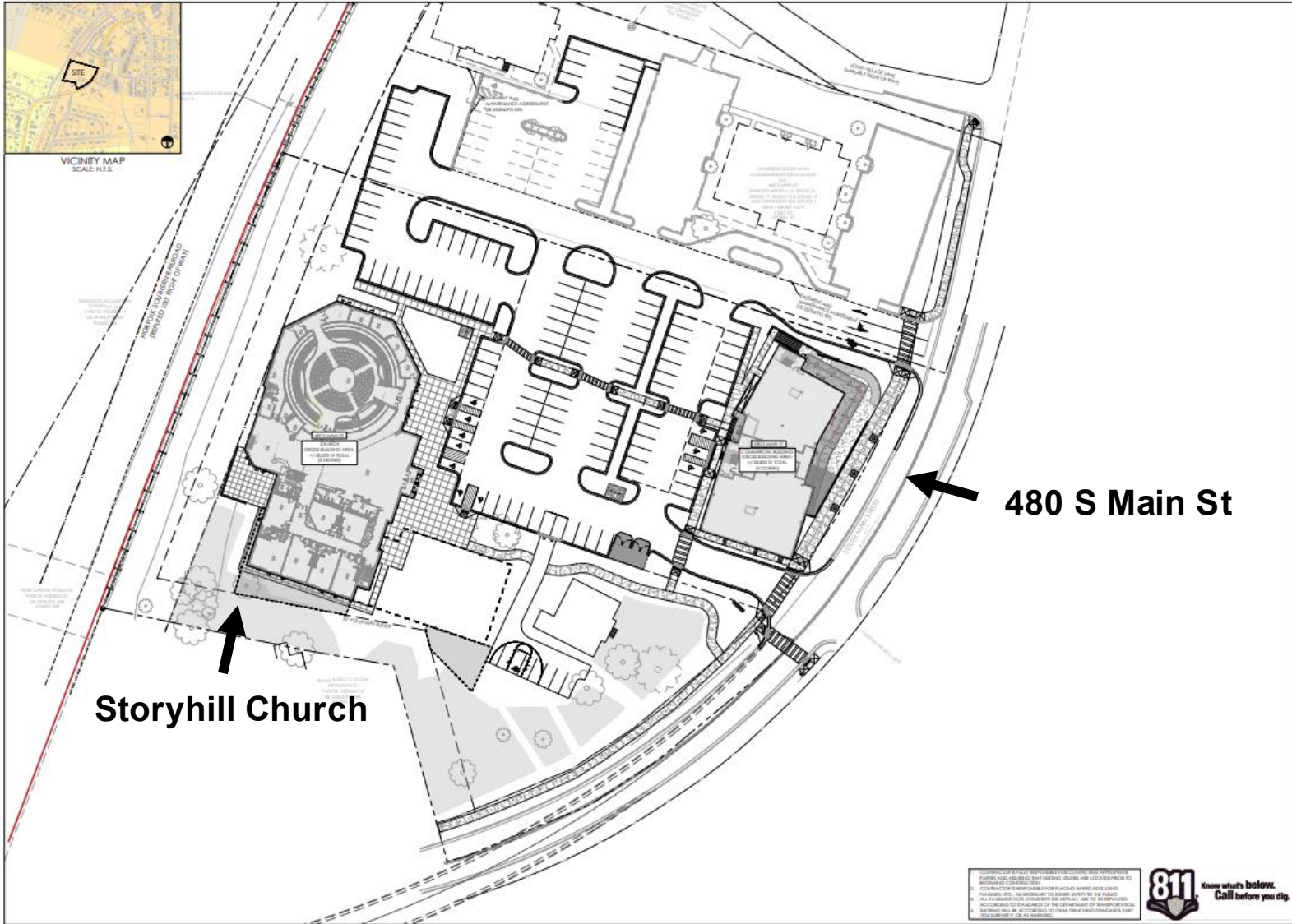
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**W&A ENGINEERING**  
 151 ORLAND RD  
 HENDERSONVILLE, NC 28035  
 P: 704 876-1818  
 WWW.WANDAE.COM



**STORYHILL CHURCH**  
 P/N # 00324183, 00324182, 00324107, 00324170  
 480, 486 S MAIN STREET, DAVIDSON, NC 28036

SITE PLAN

REVISIONS:

NO.	DATE	DESCRIPTION
1	03/24/20	ISSUED FOR PERMITTING
2	03/24/20	ISSUED FOR PERMITTING
3	03/24/20	ISSUED FOR PERMITTING
4	03/24/20	ISSUED FOR PERMITTING
5	03/24/20	ISSUED FOR PERMITTING
6	03/24/20	ISSUED FOR PERMITTING
7	03/24/20	ISSUED FOR PERMITTING
8	03/24/20	ISSUED FOR PERMITTING
9	03/24/20	ISSUED FOR PERMITTING
10	03/24/20	ISSUED FOR PERMITTING

DATE: 03/24/20

SCALE: AS SHOWN

C03 25

CONTRACTOR TO VERIFY EXISTING UTILITIES  
 CONTRACTOR TO VERIFY EXISTING FOUNDATION  
 CONTRACTOR TO VERIFY EXISTING STRUCTURE



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