



515 JORDAN PL, CHARLOTTE, NC 28205

# CAMDEN NODA

2,546 SF GROUND FLOOR RESTAURANT AVAILABLE FOR LEASE



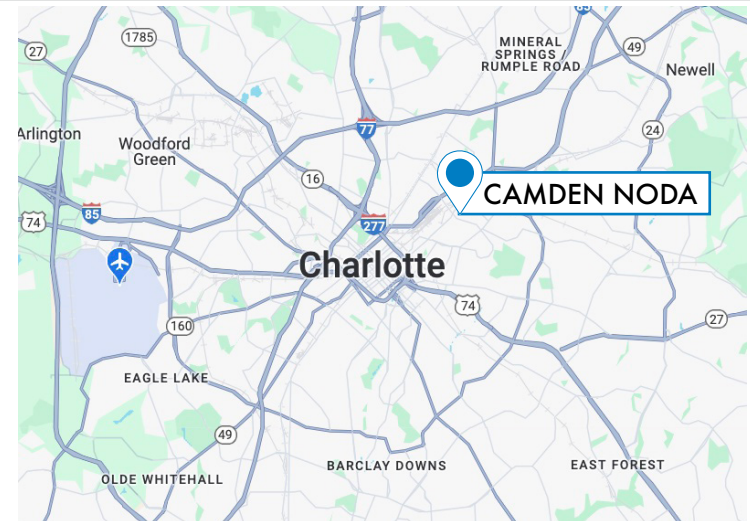
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## PROPERTY INFORMATION

Camden NoDa is a new 387-unit multifamily and retail development project located in the thriving NoDa neighborhood, minutes from Uptown Charlotte, offering a premier purpose-built restaurant space available for lease. This corridor along N. Davidson Street from Parkwood Ave to Matheson Ave has seen an abundance of activity in recent years, including new breweries, restaurants, office space and apartments. Anchored by Sunflour Co. and Camden Cowork, and strategically positioned at the corner of N. Davidson Street and Jordan Place, Camden NoDa is a short walk from the 25th Street Station of the LYNX Blue Line and adjacent to the 40,000 SF Chadbourn Mill redevelopment. NoDa, the city's art and entertainment district, is home to some of Charlotte's highest-profile restaurants, art galleries, and music and entertainment venues.



for more information, contact:

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**ASCENT**  
REAL ESTATE PARTNERS



## SITE PLAN



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### PROPERTY INFORMATION

- One purpose-built restaurant space available for lease
- Outdoor seating available
- Customer parking available in the parking deck
- Signage opportunities along N Davidson Street
- Visibility from Matheson Ave exit ramp
- Pedestrian access to 25th Street Station and Cross Charlotte Trail

TENANT	SF
Sunflour Baking Company	2,522 SF
<b>AVAILABLE</b>	<b>2,546 SF</b>

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## INTERIOR PHOTOS

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## DEMOGRAPHICS



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## NODA, CHARLOTTE

TRAFFIC COUNTS	VPD
N Davidson St	11,051
Matheson Ave	16,701
N Brevard	2,758

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population (2023)	16,234	126,052	294,181
Annual Growth	6.3%	3.2%	2.3%
Projected Population (2028)	17,282	130,990	302,711
Median Age	37	36.5	36
Household Income	\$96,777	\$93,837	\$89,437
Median Home Value	\$366,169	\$333,867	\$285,707
Employees	4,692	108,466	195,932

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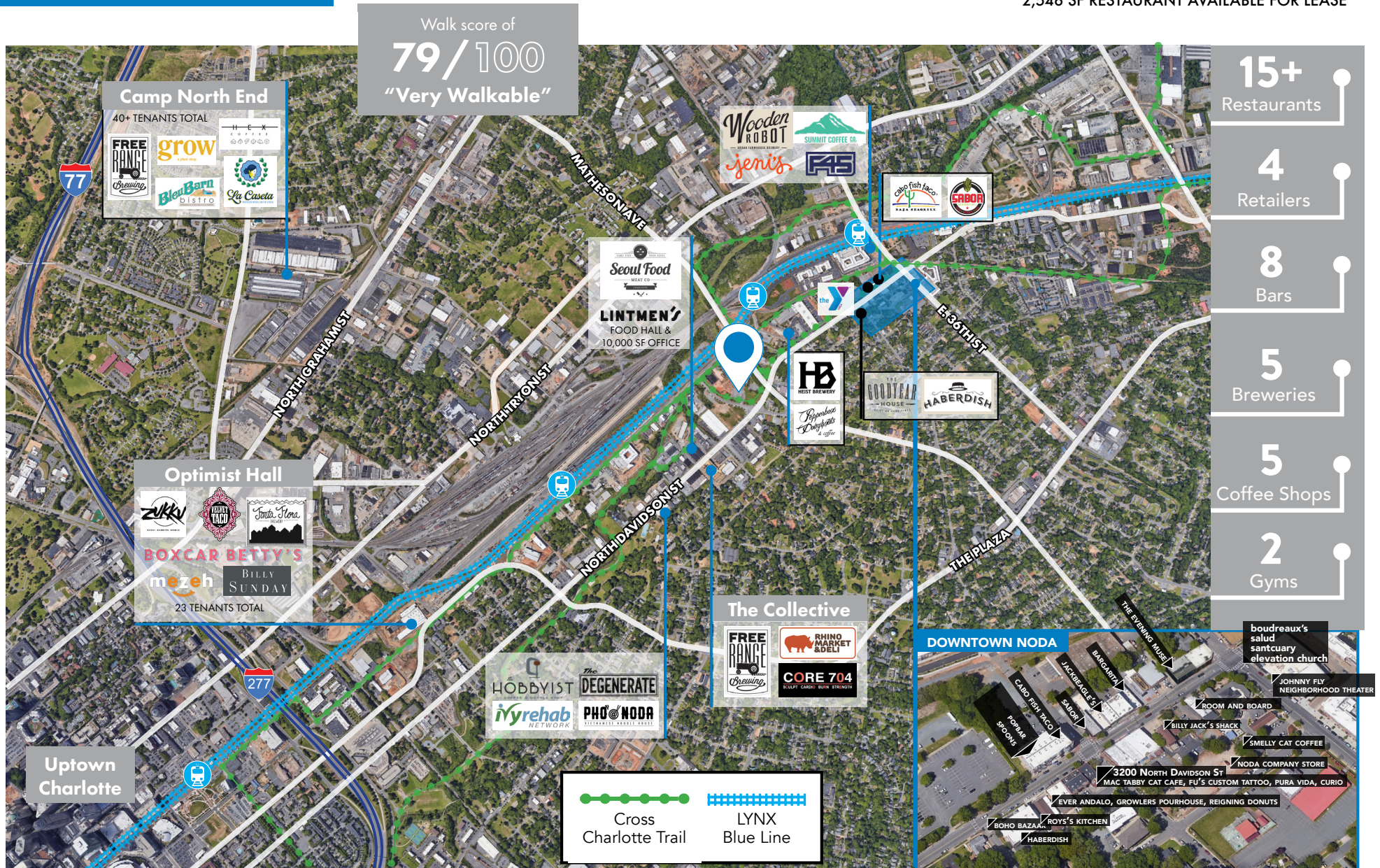




## RETAIL OVERVIEW

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## MULTI-FAMILY OVERVIEW



**4,500+**  
EXISTING  
MULTI-FAMILY UNITS

**4,000+**  
MULTI-FAMILY UNITS UNDER  
CONSTRUCTION

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### EXISTING MULTIFAMILY

- 1 NoDa Wandry 235 units
- 2 The Lofts at Noda Mills 48 units
- 3 Mercury NoDa 241 units
- 4 30Six NoDa 344 units
- 5 Highland Mill Lofts 166 units
- 6 Yards at NoDa 182 units
- 7 The Cosmo at NoDa 40 units
- 8 Kaleido NoDa 251 units
- 9 Camden NoDa 387 units
- 10 BainBridge NoDa 273 units
- 11 The Collective 250 units
- 12 Abberly NoDa Vista 261 units
- 13 McCreesh Place 90 units
- 14 The Joinery 83 units
- 15 Courtland NoDa 309 units
- 16 Alta Filament 352 units
- 17 300 Optimist Park 48 units
- 18 Alton Optimist Park 238 units
- 19 Alta Purl 341 units
- 20 940 Brevard Apartments 100 units
- 21 Alpha Mill 267 units
- 22 Alloy NoDa Townhomes 16 units
- 23 The Terraces at 36th St

### UNDER CONSTRUCTION

- 1 720 E 36th St 65 units
- 2 300 E 36th St 294 units proposed
- 3 3100 N Tryon St 383 units
- 4 Prose NoDa 302 units proposed
- 5 2226 N Davidson St 273 units
- 6 Broadstone Optimist Park 323 units
- 7 2309 N Tryon St 334 units proposed
- 8 The Joinery II 360 units
- 9 Broadstone Craft 297 units
- 10 Alexan Mill District 290 units
- 11 Jefferson Apartments 350 units
- 12 Residences at The Pass 355 units
- 13 The Pass 330 units
- 14 Indigo CLT Apartments 157 units
- 15 Anderson Square Townhomes units TBD
- 16 Centro Noda 209 units

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**THE ASCENT REAL ESTATE COMPANIES** are a group of synergistic operating companies under common leadership and vision. With of focus in commercial real estate, our guiding principles are excellence-first, high-quality people, and a spirit of entrepreneurship and innovation. At the core of each practice is the concept of local market knowledge, and the primacy of location quality across every asset class.

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**ASCENT REAL ESTATE PARTNERS** is a full-service commercial real estate agency. Ascent is known as a market leader, particularly in Charlotte's best close-in neighborhoods. Retail, mixed-use, and experiential properties are among our most visible assignments. Local market knowledge coupled with the resources of a national firm makes Ascent an ideal partner for Landlords and Tenants alike. Our innovative, targeted marketing strategies create a competitive advantage for Landlord clients. Access to sophisticated real estate analytics, comprehensive property data, and powerful demographics software level the playing field against the competition.



**Davis Hahn** has 13 years of commercial brokerage experience in Charlotte, focusing on retail & office leasing in Charlotte's infill submarkets such as South End, NoDa, North End and Uptown, as well as the sale of retail, land and commercial properties in the broader Charlotte MSA.



**Marshall Ranson** Marshall Ranson joined Ascent in 2018 after graduating from the University of North Carolina at Chapel Hill with a degree in Economics and Entrepreneurship, and specializes in the leasing and sale of retail, land, and office properties in the Charlotte MSA. Marshall has driven the leasing efforts of over 400,000 SF of retail space throughout the Carolinas since joining Ascent.

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