

FOR LEASE

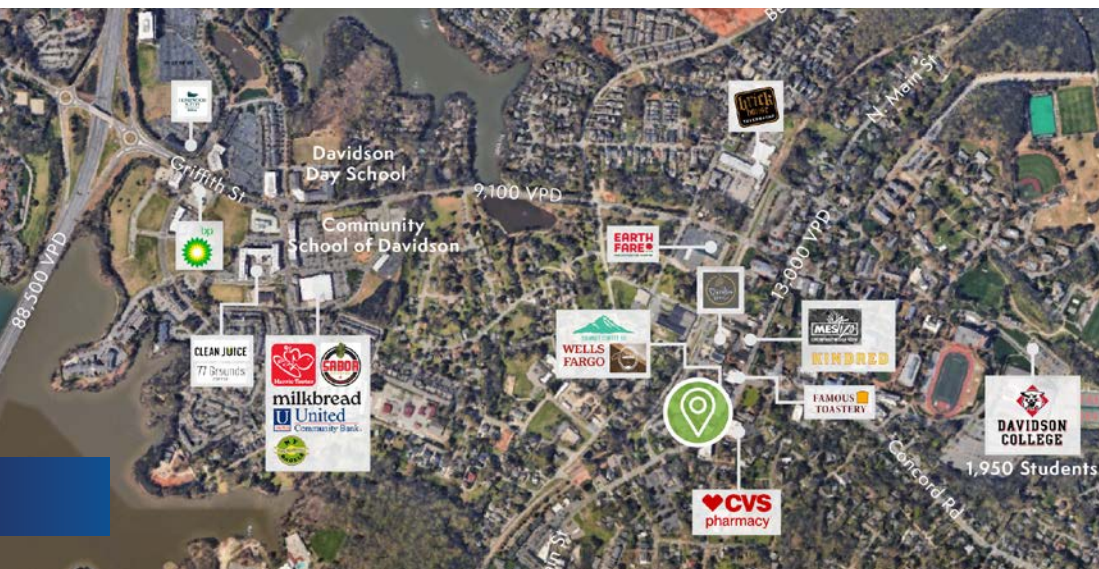
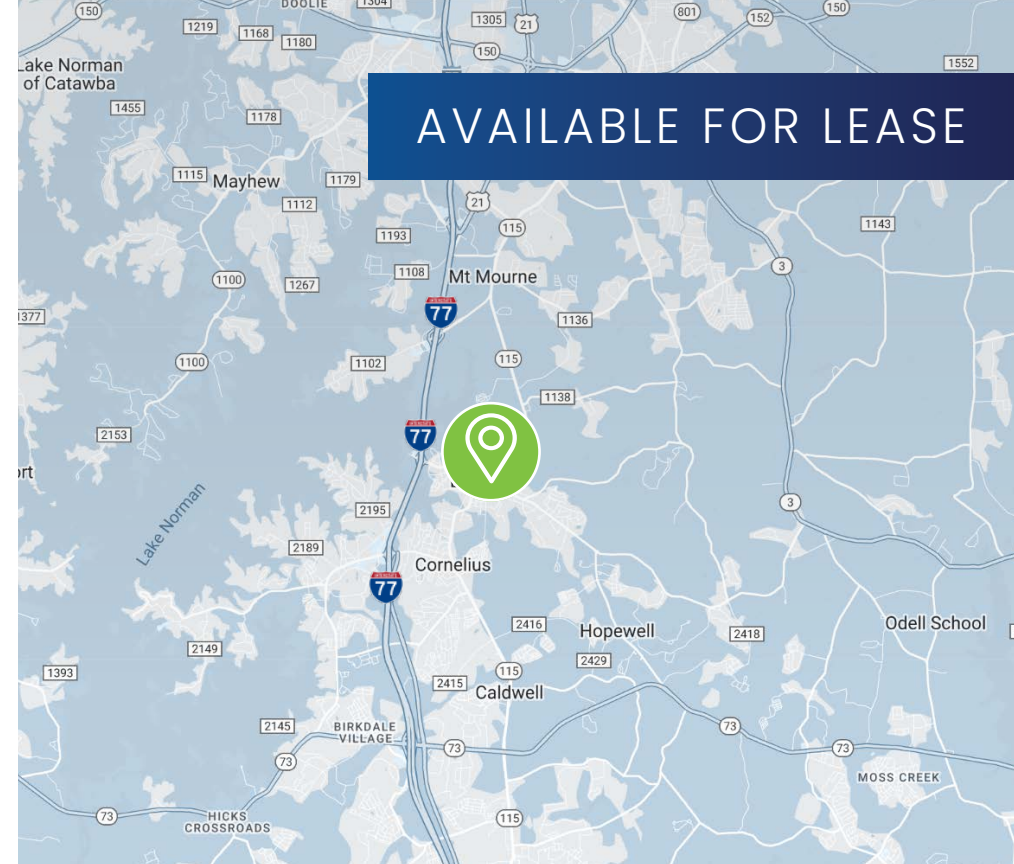
OFFICE SUITES AVAILABLE

212 S Main Street | Downtown Davidson, NC 28036



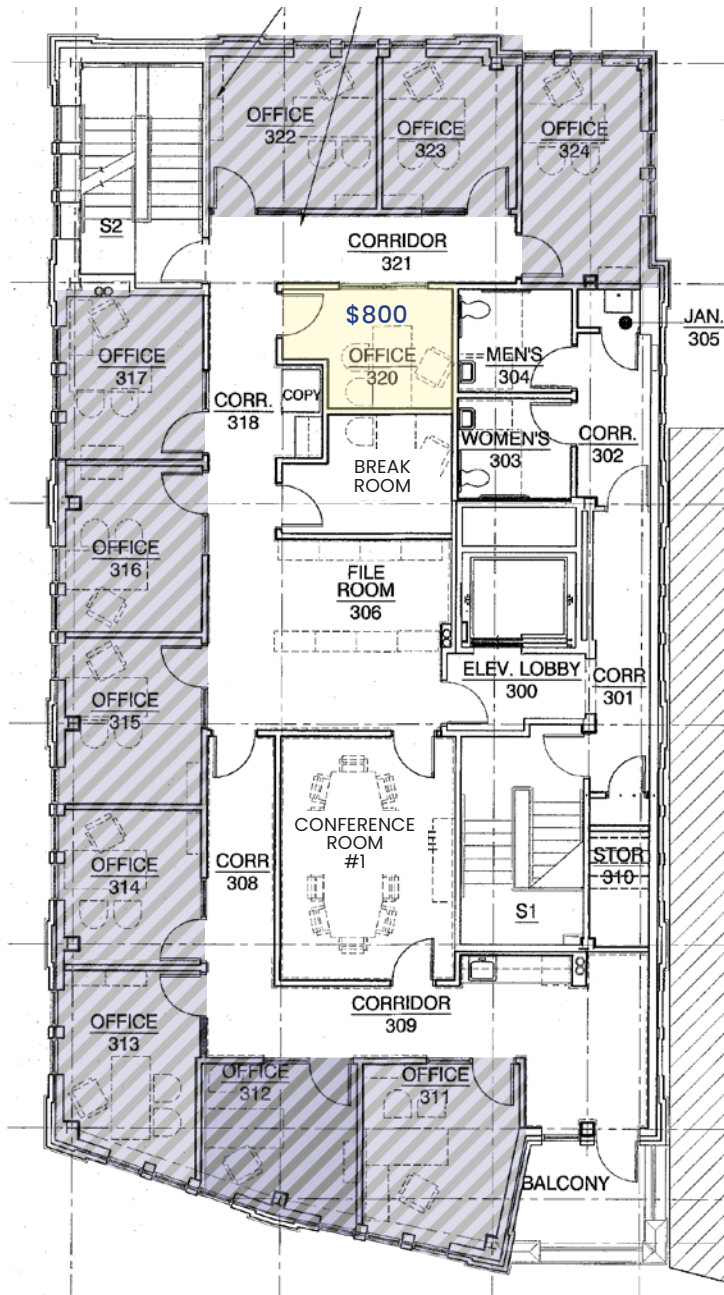
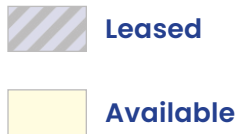
PROPERTY DETAILS

- Individual Office Suites Available
- Lease Rate: \$800-\$1,200/Month per office
- Minimum 1 Year Lease Term
- Occupancy beginning October 1, 2024
- Located in the Heart of Downtown Davidson on Main St, only 5 minutes from I-77
- Surrounded by award winning restaurants, retail and all that the quaint downtown of Davidson has to offer
- Unique, Class A office opportunity in Davidson with very limited availability
- Walk out balconies overlooking Downtown Davidson and Main Street on Floors 3-4
- Shared access to large conference room, breakroom, and secure internet

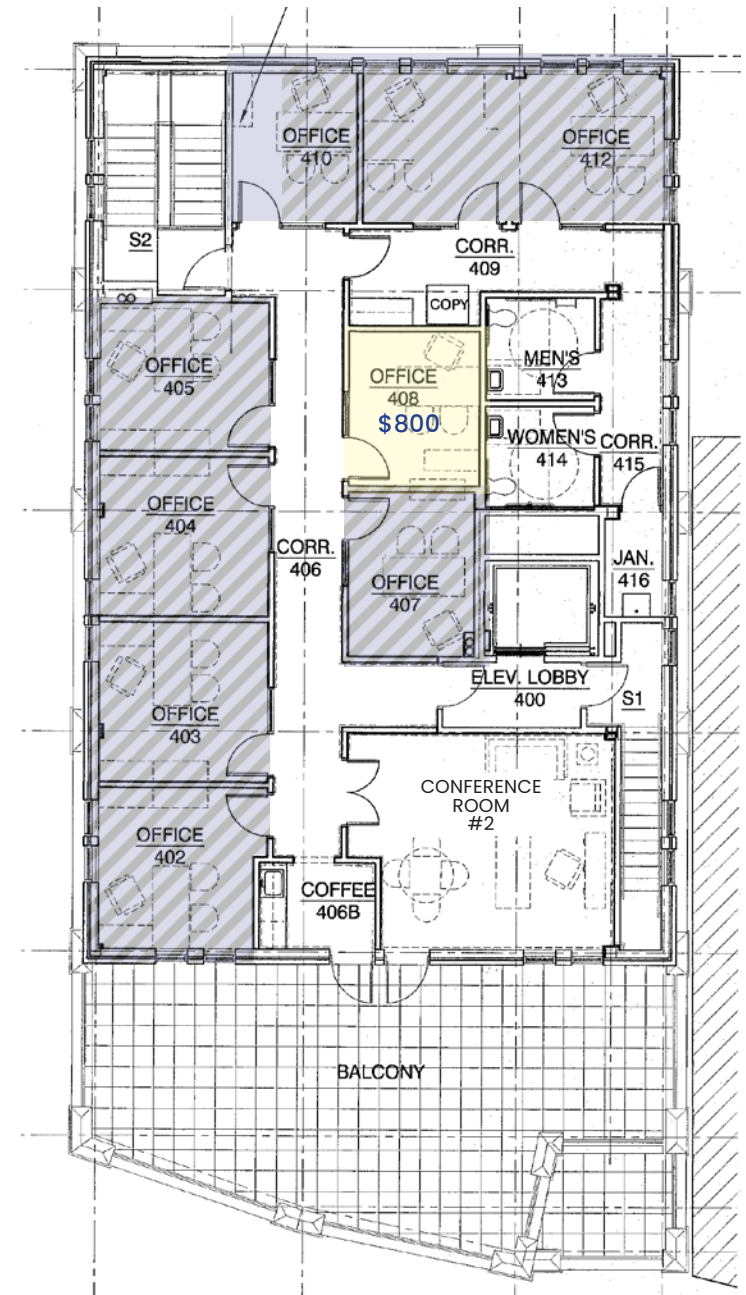


AVAILABLE SPACE

Third Floor



Fourth Floor



DAVIDSON

A great place to locate your business, work, live and play

Location

- Located in the Charlotte MSA
- Conveniently located off I-77 & State Highway 73
- Home of Davidson College

Community

- One of the fastest growing affluent populations in North Carolina
- More than 74% of residents over the age of 25 hold a bachelors degree / higher
- Davidson's lake amenities, parks, greenways, first-rate schools, low crime rate make it a great place to live and work

Business

- Major employers include: Trane, MSC, Ingersoll Rand and College of Davidson
- Over 30 restaurants including James Beard Award nominees and a thriving farmers market
- Davidson supports local businesses through active business retention programs, various funding programs and small business networking opportunities



7,938

2023 Population
1 mile

36,552

2023 Population
3 mile



\$156,674

Average Household Income
1 mile

\$155,046

Average Household Income
3 mile



5,273

Employees
1 mile

18,277

Employees
3 mile





Visit our Website

FOR MORE INFORMATION:

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