

FOR LEASE - GREATER CHARLOTTE MARKET



115
DAVIDSON

A large, stylized graphic of the text '115 DAVIDSON' is overlaid on a modern building facade. The '115' is in orange, and 'DAVIDSON' is in white with a blue outline. Two orange diagonal lines extend from the bottom left of the '115' towards the top right of the 'DAVIDSON' text.

17,825 SF UP TO 146,628 SF AVAILABLE



FERMIN DEOCA
+1 704 335 4436
fermin.deoca@cushwake.com

MATT TREBLE
+1 704 335 4430
matt.treble@cushwake.com

DREW COHOLAN
+1 704 620 6124
drew.coholan@cushwake.com

PROPERTY HIGHLIGHTS

 **±146,628**
SQUARE FEET

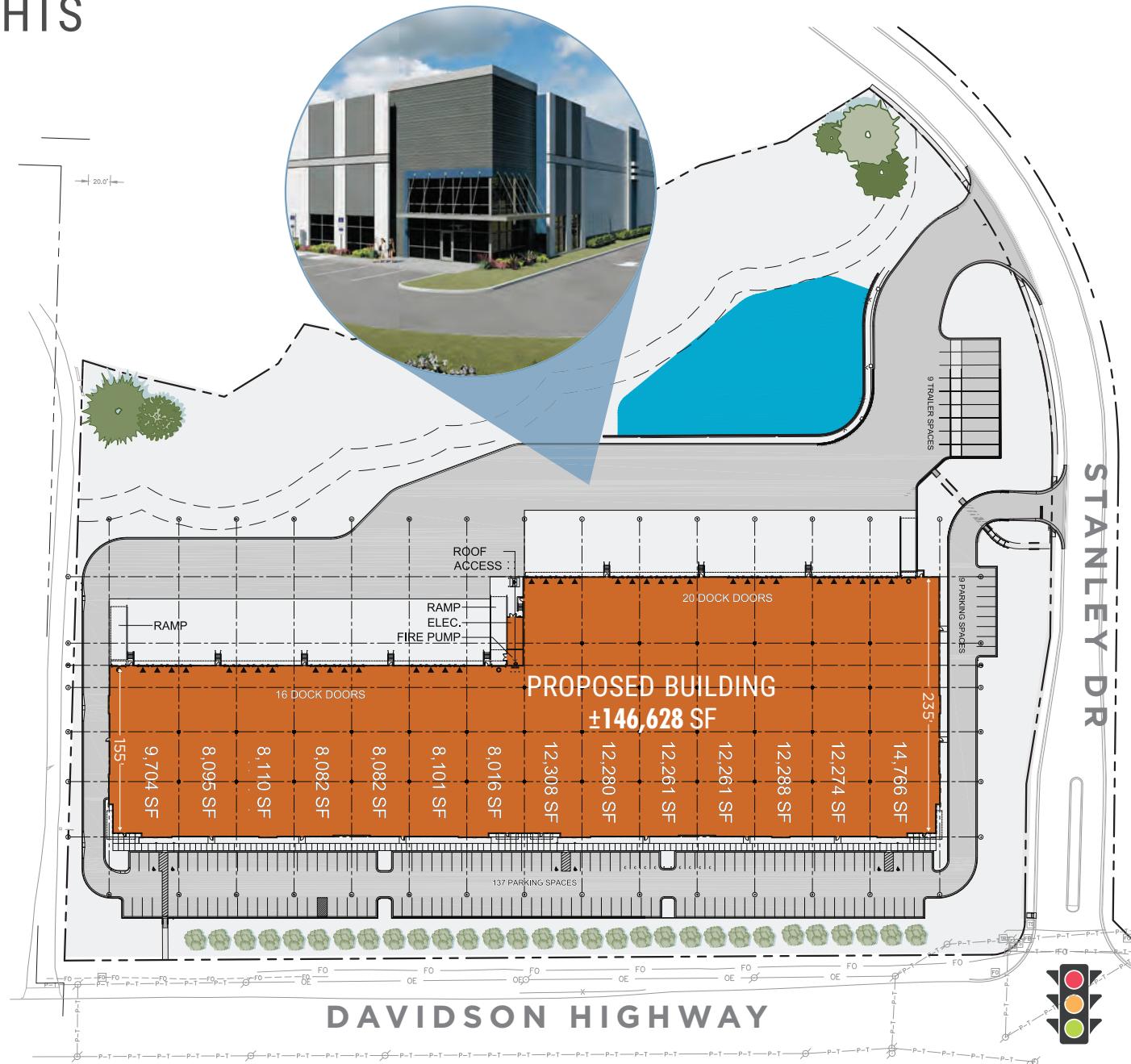
 **32'**
CLEAR HEIGHT

 **36 - 9'X10'**
DOCK HIGH DOORS

 **3 - 12'X14'**
DRIVE IN DOORS

 **146**
AUTO PARKS

 **9**
TRAILER PARKS



PIN DROP: LOCAL INFORMATION

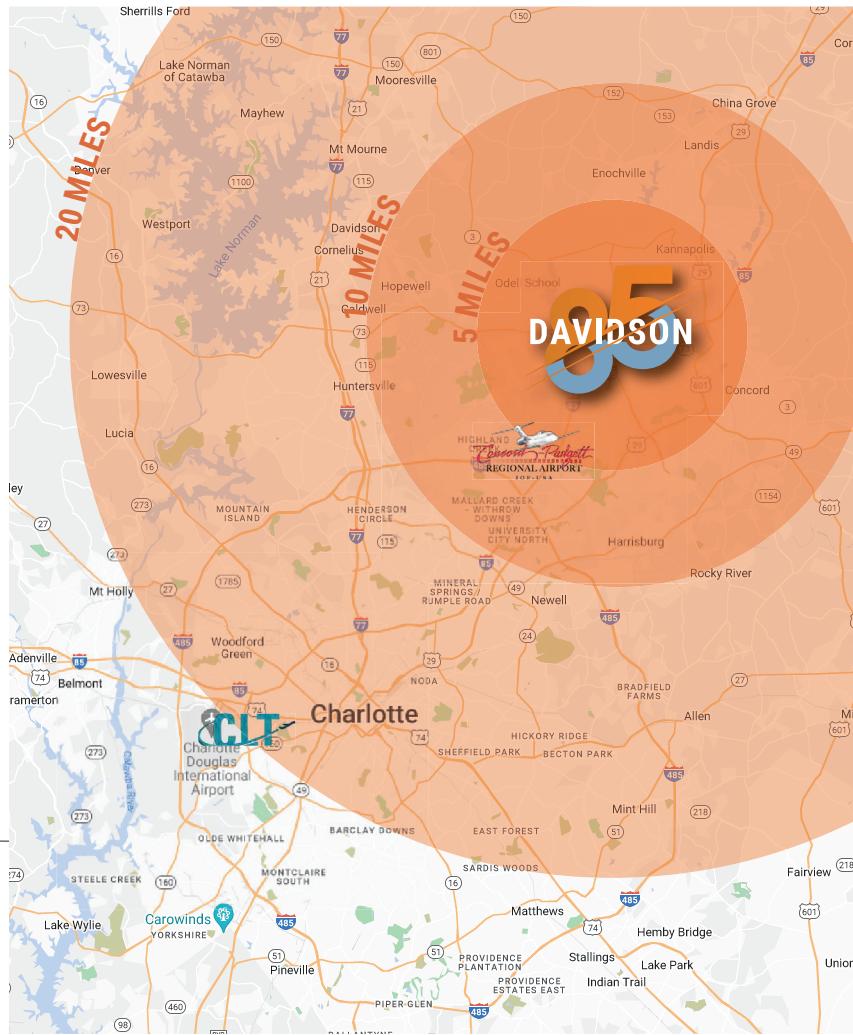
An orange shield-shaped sign with a white border. The word "INTERSTATE" is at the top in a white box. The number "77" is in the center in a large, bold, orange font.

An orange shield-shaped sign with a white border. The word "INTERSTATE" is at the top in a black, sans-serif font. The number "85" is in a large, bold, black, sans-serif font in the center. The shield is mounted on a black pole.

A shield-shaped sign for Interstate 485. The word "INTERSTATE" is at the top, "485" is in the center, and "7.5 MILES" and "10 MINUTES" are listed below it.

 CLT 29.5 MILES
30 MINUTES

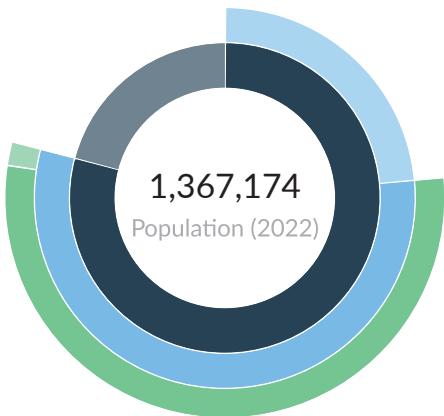
JQF
 6.8 MILES
12 MINUTES





PIN DROP: LABOR BREAKDOWN

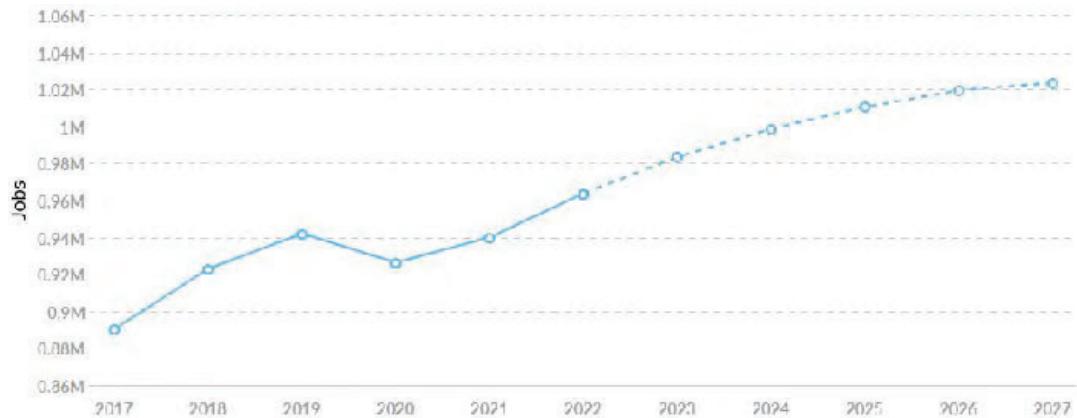
LABOR FORCE BREAKDOWN



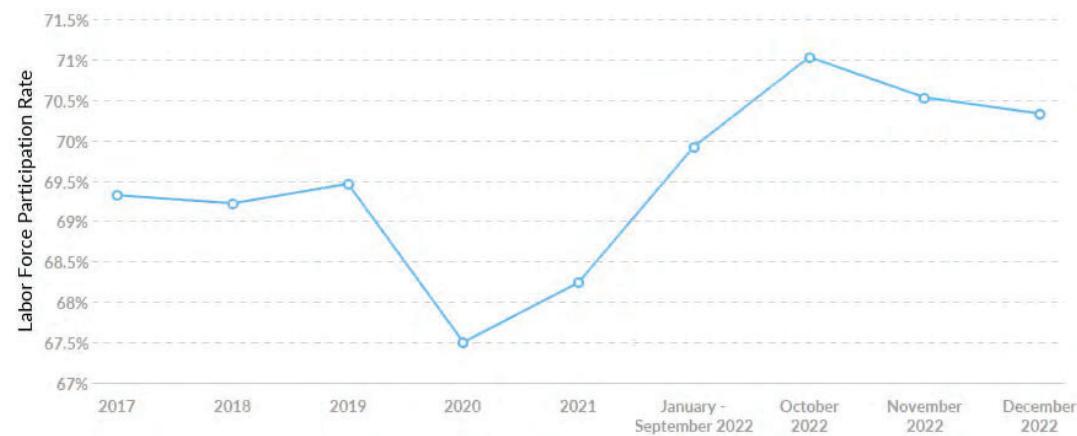
	Population
16+ Civilian Non-Institutionalized Population	1,080,699
Not in Labor Force (16+)	320,626
Labor Force	760,073
Employed	736,174
Unemployed	23,899
Under 16, Military, and institutionalized Population	286,475

JOB TRENDS

From 2017 to 2022, jobs increased by 8.2% from 890,363 to 963,696. This change outpaced the national growth rate of 2.4% by 5.8%.



LABOR FORCE PARTICIPATION





95
DAVIDSON

McCRANEY
PROPERTY COMPANY



FERMIN DEOCA
+1 704 335 4436
fermin.deoca@cushwake.com

MATT TREBLE
+1 704 335 4430
matt.treble@cushwake.com

DREW COHOLAN
+1 704 620 6124
drew.coholan@cushwake.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.