



Davidson NoSo

316-320 South Main Street | Davidson, NC 28036



Available for Lease

+/- 15,438 SF Retail/Restaurant & Office

Overview

Davidson NoSo Available for Lease

Davidson NoSo is a mixed-use development connecting North Main Street and South Main Street ("NoSo") in Downtown Davidson, NC. The building is the first building to be built Downtown in 10 years and will house retail and office space. Surrounded by restaurants, bars and retail, the development is a great opportunity in a highly walkable historic Downtown area.

Property Details

Address 316-320 South Main Street | Davidson, NC 28036

Availability

+/- 15,438 SF Available for Lease
First Floor: +/- 5,130 SF Restaurant/Retail
Second Floor: +/- 5,154 SF Office
Third Floor: +/- 5,154 SF Office

Acreage

+/- 0.691 AC

Parcel IDs

00325316, 00325317

Use

Mixed-Use Development with Office and Retail
Entitled for Commercial Use

Zoning

VCE

Parking

31 Surface Spaces and 6 On-Street Spaces

Anticipated Delivery

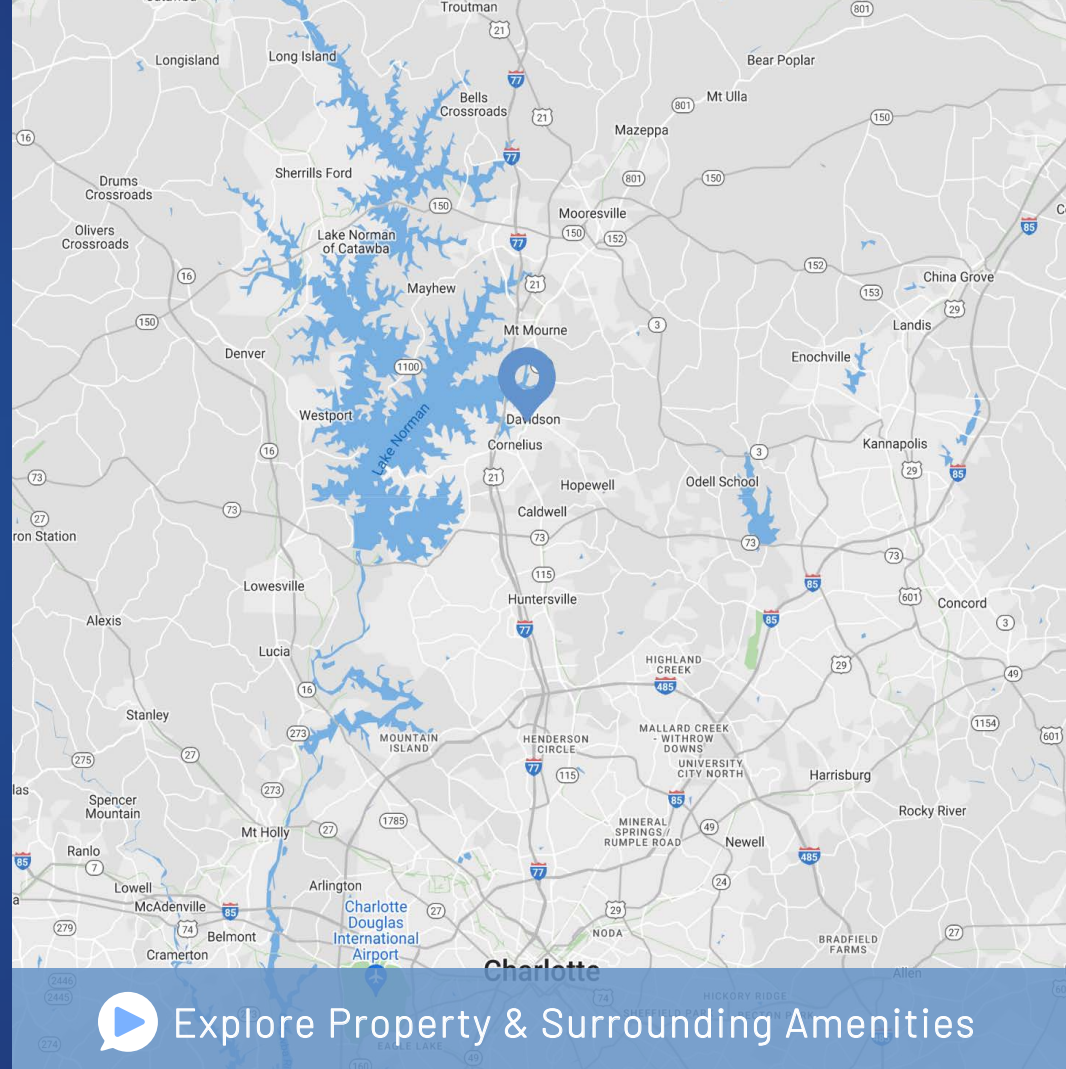
Q3/Q4 2027

Traffic Counts

South Main Street | 16,500 VPD

Lease Rate

Call for Leasing Details

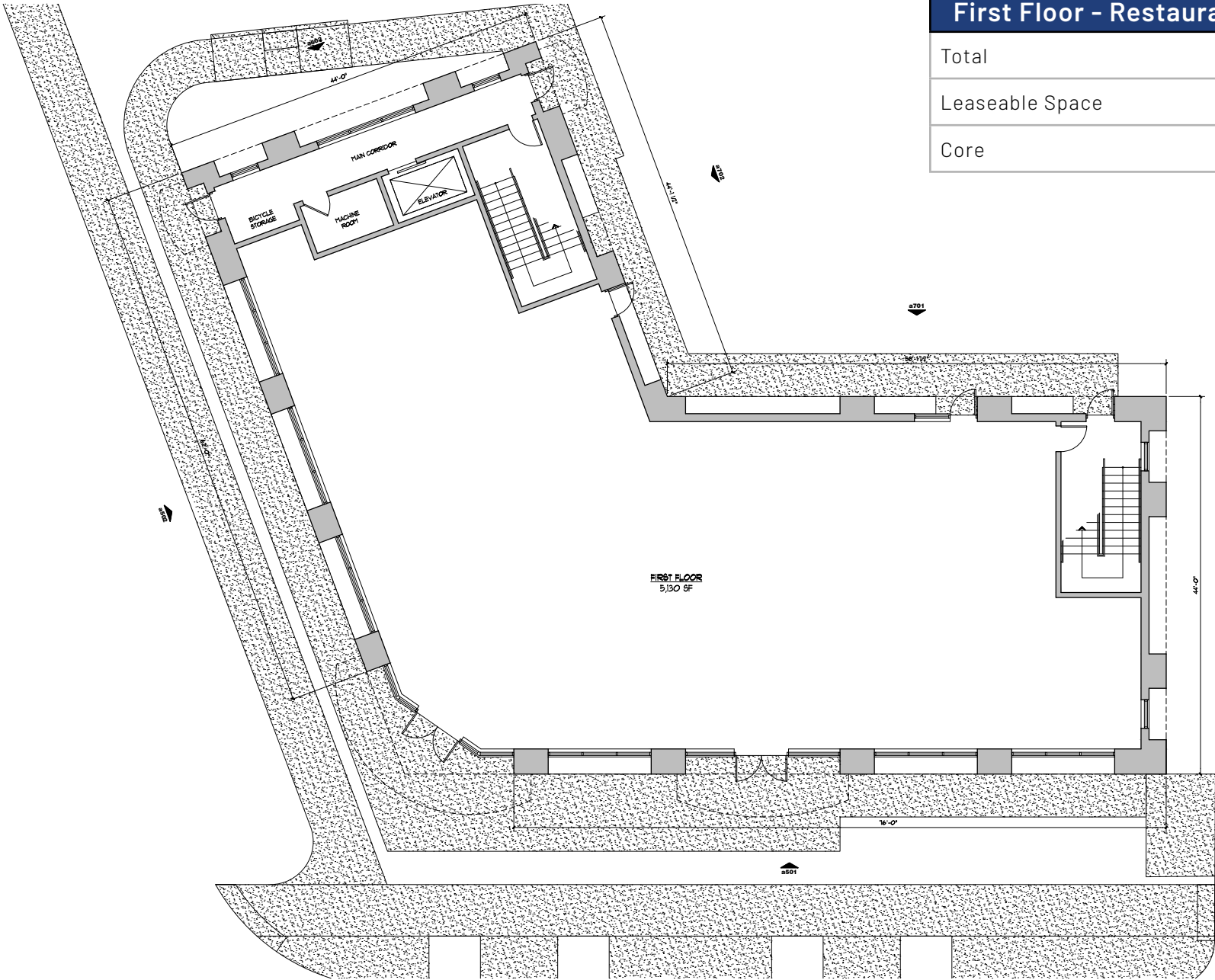


Demographics

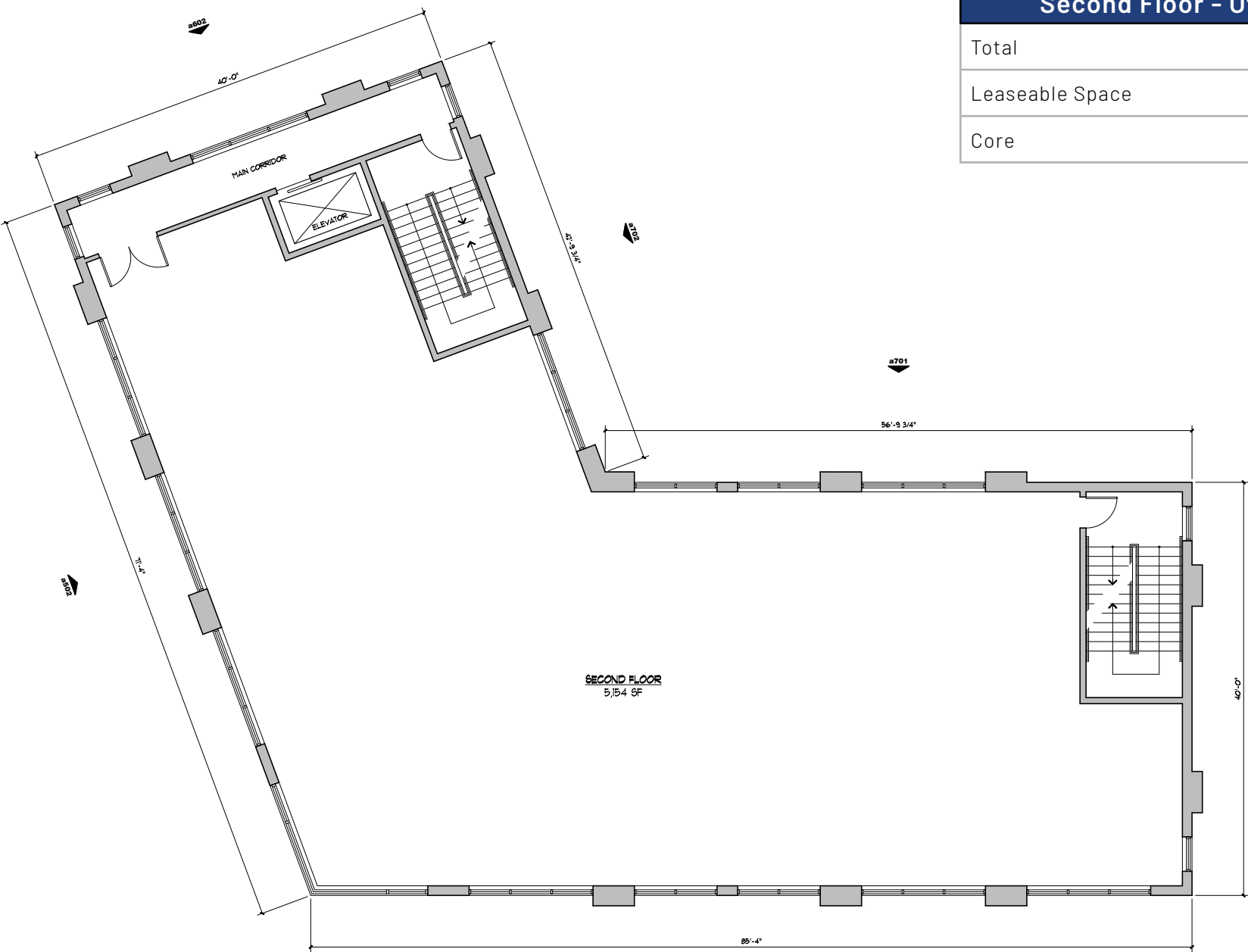
RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	8,394	38,598	91,594
Avg. Household Income	\$178,694	\$183,413	\$182,788
Median Household Income	\$122,858	\$132,722	\$131,399
Households	3,227	16,419	37,402
Daytime Employees	7,233	19,970	43,804



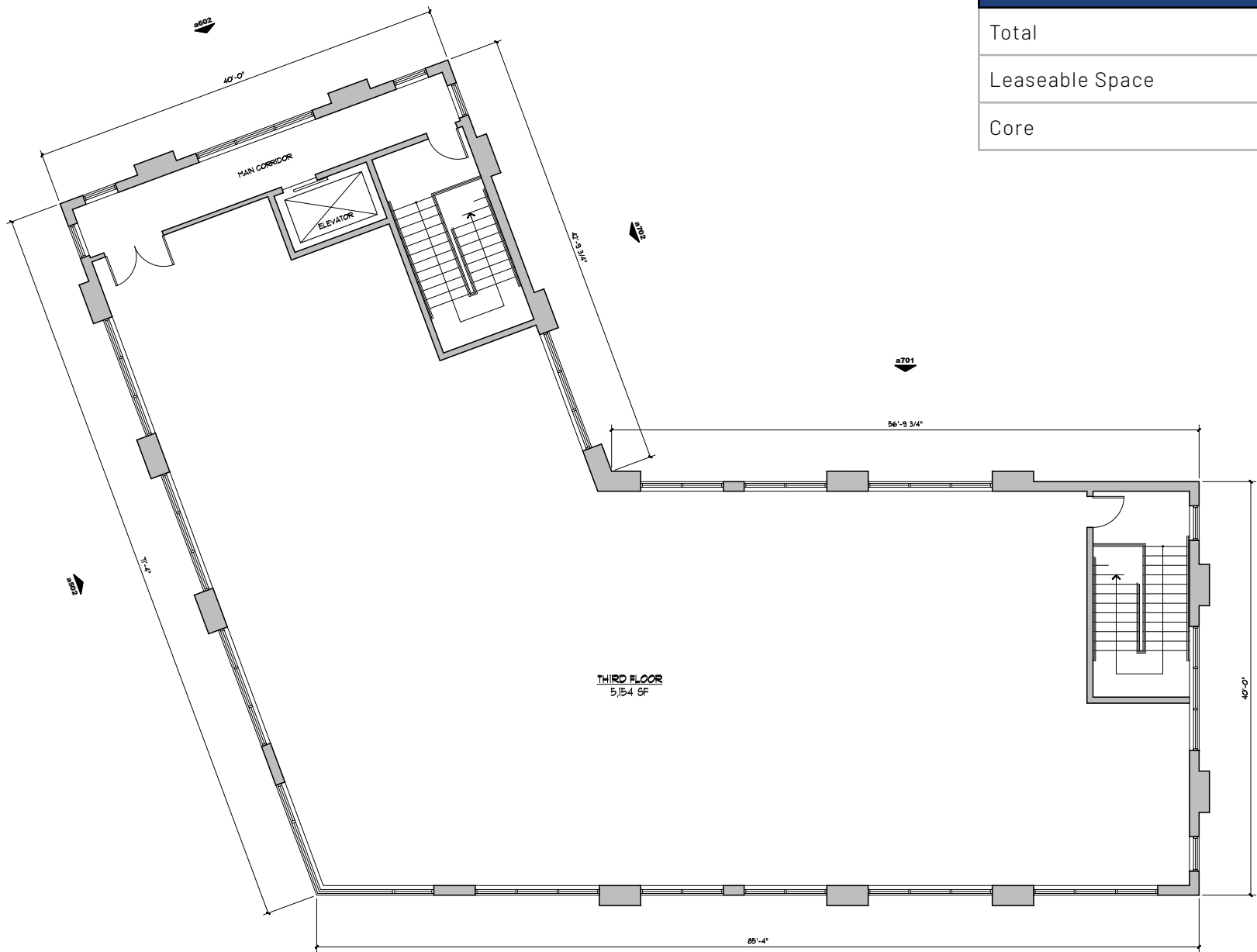
Drone Video



First Floor - Restaurant/Retail	
Total	5,130 SF
Leaseable Space	4,254 SF
Core	876 SF



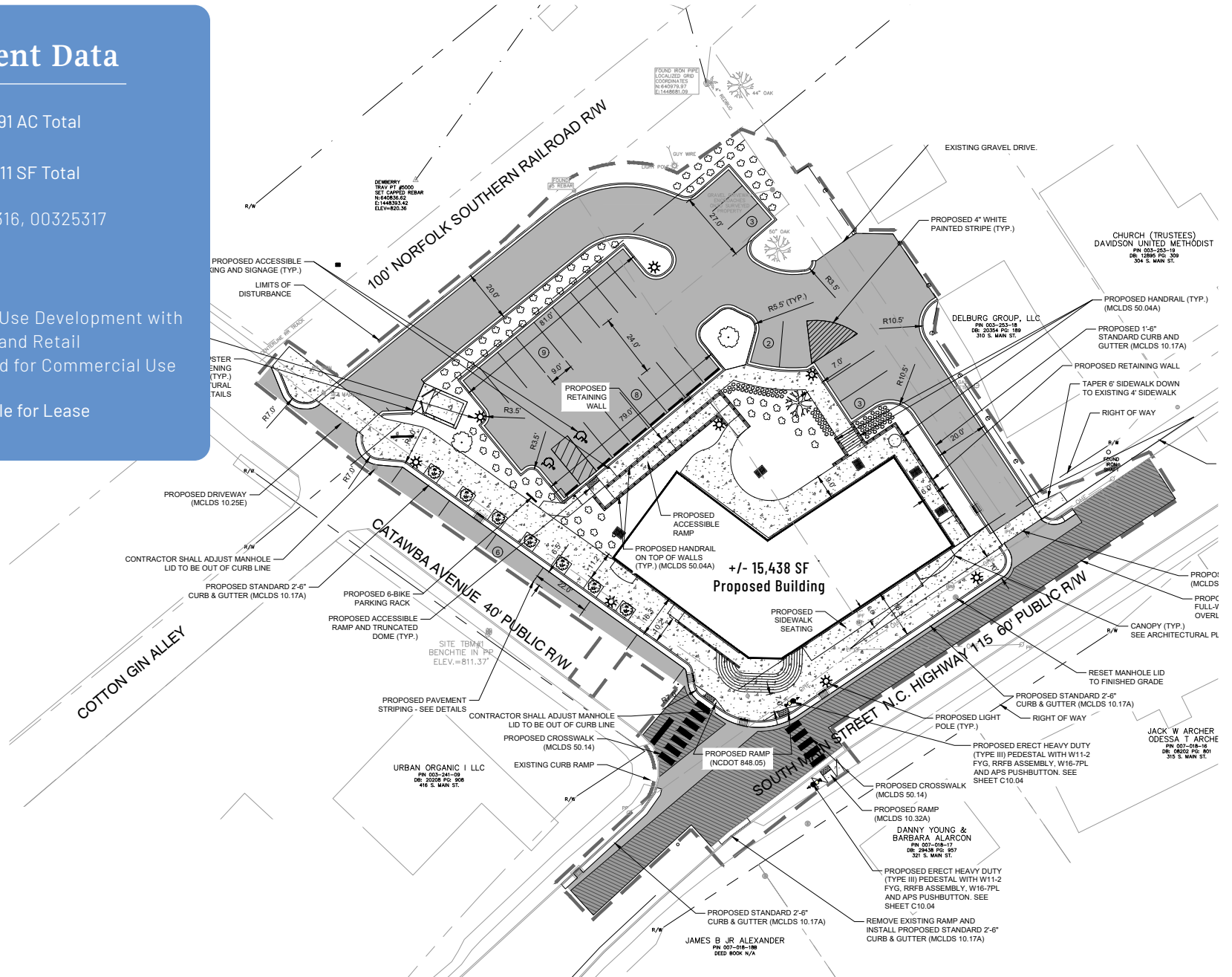
Second Floor - Office	
Total	5,154 SF
Leaseable Space	4,363 SF
Core	791 SF

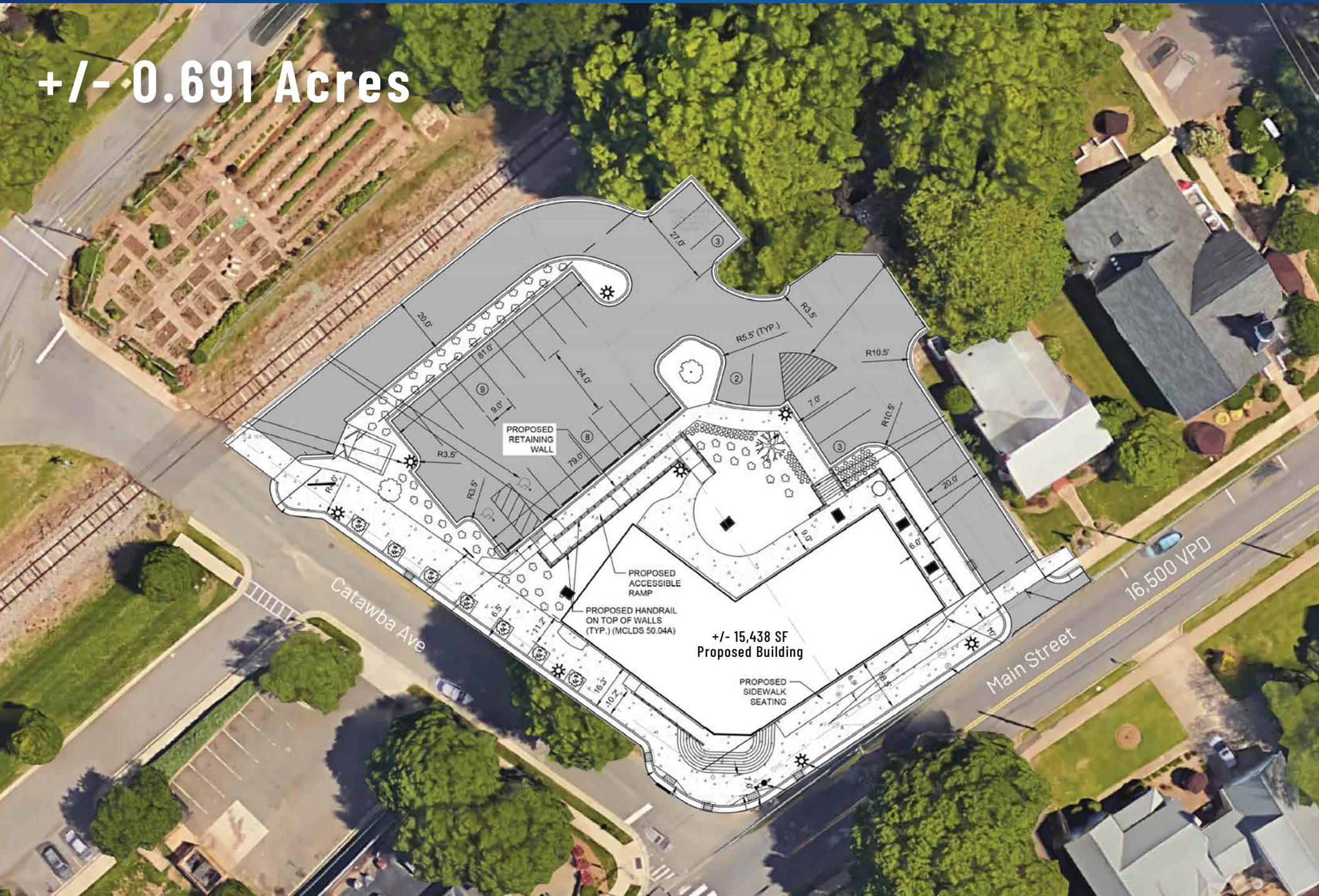


Third Floor - Office	
Total	5,154 SF
Leaseable Space	4,363 SF
Core	791 SF

Site Development Data

Acreage	+/- 0.691 AC Total
Square Footage	+/- 30,111 SF Total
Tax Parcels	00325316, 00325317
Existing Zoning	VCE
Proposed Uses	Mixed-Use Development with Office and Retail Entitled for Commercial Use
Opportunity	Available for Lease







a502 | **FRONT ELEVATION FACING CATAWBA AVENUE (SOUTHWEST)**

1/8" = 1'-0"

BE001917



a501 | **FRONT ELEVATION FACING SOUTH MAIN STREET (SOUTHEAST)**

1/8" = 1'-0"

BE001917

Davidson

North Carolina

Located 20 miles north of Charlotte, NC, Davidson is a small college town with a high quality of life. Davidson has a great "sense of community." Home to Davidson College, Davidson has a certified arboretum and remarkable student body who contribute to the life of the town. The town is pedestrian and bicycle-friendly with a vibrant business district, historic downtown, and a calendar full of community events.



Market Overview





Contact for Details

Josh Beaver

(704) 373-9797

josh@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.