



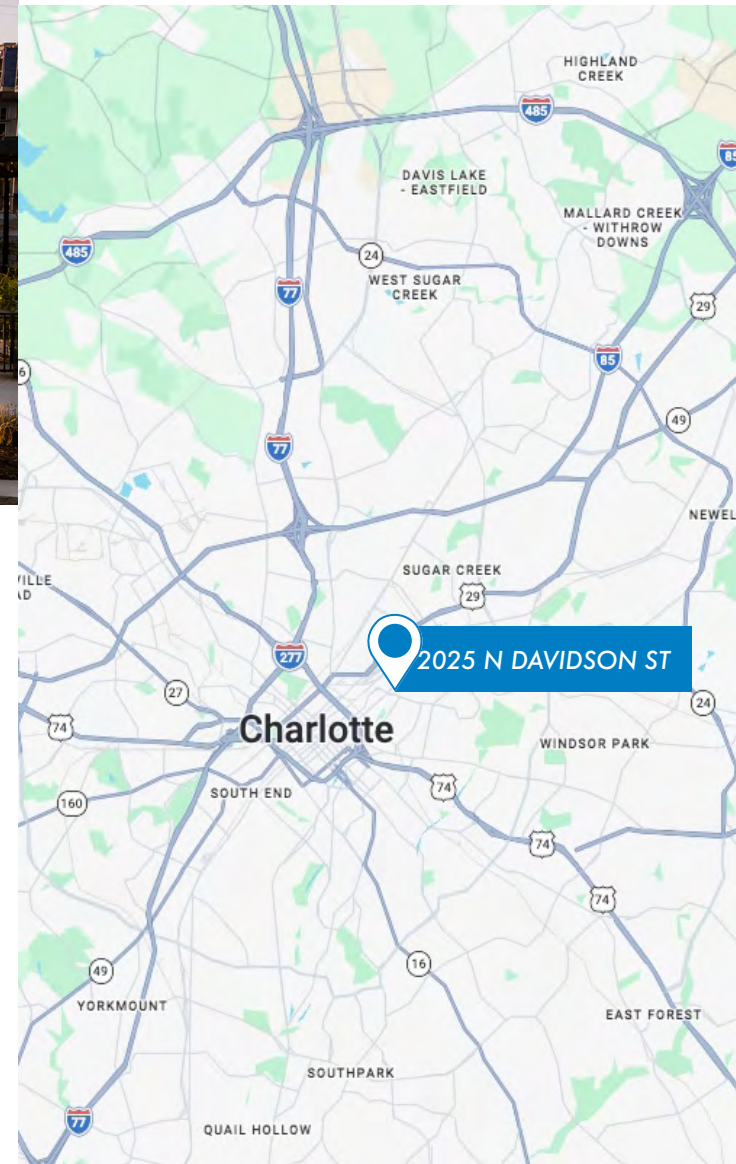
CHARLOTTE, NC 28206

2025 N DAVIDSON ST

2,000 - 8,000 SF AVAILABLE FOR LEASE



2025 N DAVIDSON ST, CHARLOTTE, NC
2,000 - 8,000 SF AVAILABLE FOR LEASE



PROPERTY INFORMATION

- 2025 N Davidson St is a 8,000 SF retail center located in NoDa with close access to a few of Charlotte's most popular neighborhoods including Optimist Park, Plaza Midwood, and Uptown Charlotte
- Major renovations are planned, enhancing the property with updated facades, refreshed storefronts, and upgraded site amenities
- Property includes surface parking
- Well positioned with frontage on N Davidson ideal for restaurant, food & beverage or neighborhood service user such as dental, salon services, mobile providers, medical and more
- Located in one of Charlotte's most active multifamily corridors, within 1.5 miles of the properties, more than 3,000 units have delivered over the past 5 years, with an additional 2,000 units under construction/proposed
- Adjacent to the Cross Charlotte Trail, a 30+-mile trail that will stretch from Pineville through Center City and on to the UNC Charlotte campus and Cabarrus County line
- 2,000 - 8,000 SF spaces available for lease
- Call for pricing

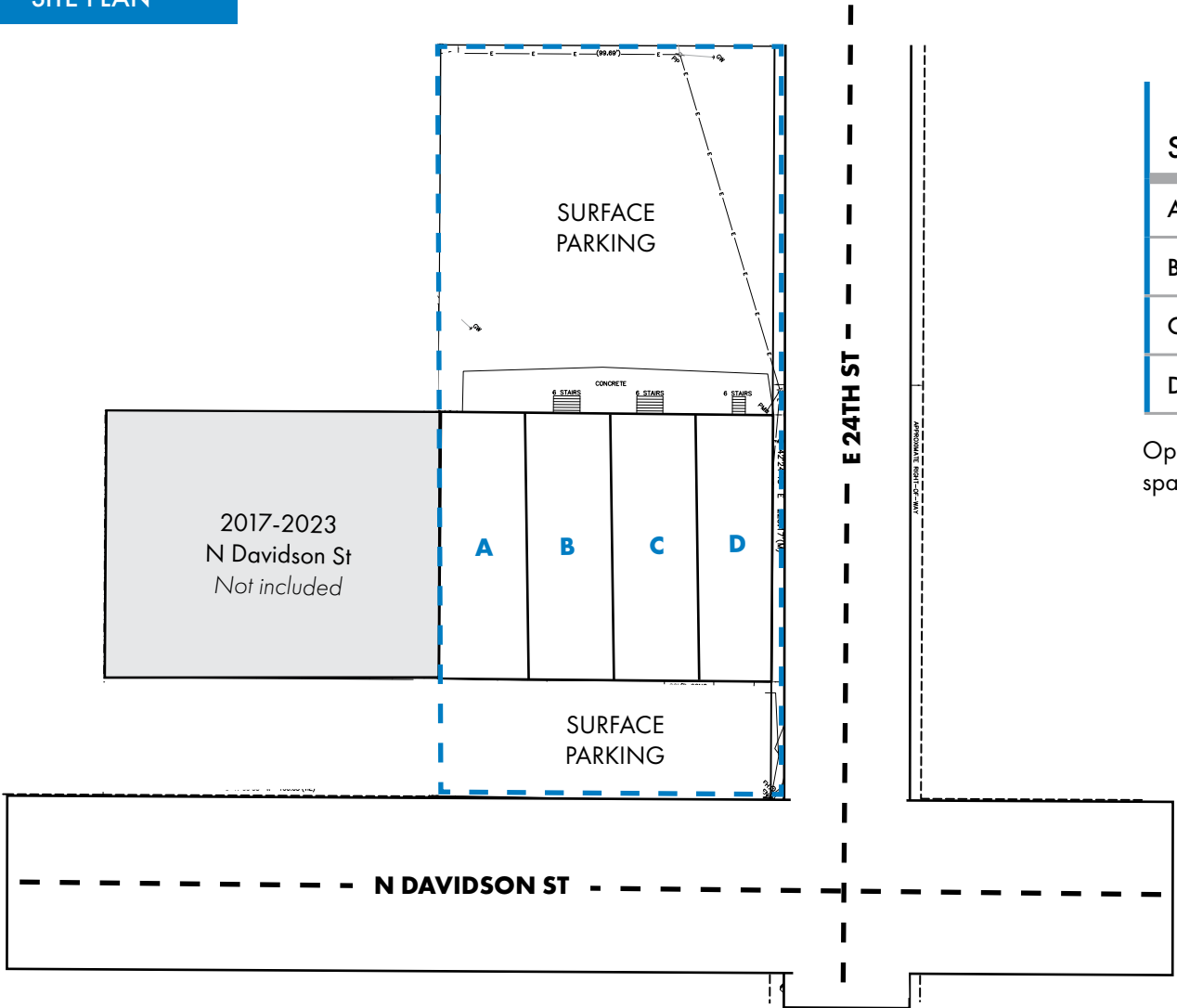
DAVIS HAHN
704.534.0116
davis@ascent.re

SARAH COOLEY
704.651.9412
sarah@ascent.re



SITE PLAN

2025 N DAVIDSON ST, CHARLOTTE, NC
2,000 - 8,000 SF AVAILABLE FOR LEASE



SUITE	SF	
A	2,000 SF	AVAILABLE
B	2,000 SF	AVAILABLE
C	2,000 SF	AVAILABLE
D	2,000 SF	AVAILABLE

Opportunity to combine suites for up to 8,000 SF of contiguous space available.

— — — — — Approx. property lines

DAVIS HAHN
704.534.0116
davis@ascent.re

SARAH COOLEY
704.651.9412
sarah@ascent.re



MULTIFAMILY OVERVIEW

10,000+

Units Delivered

5,000+

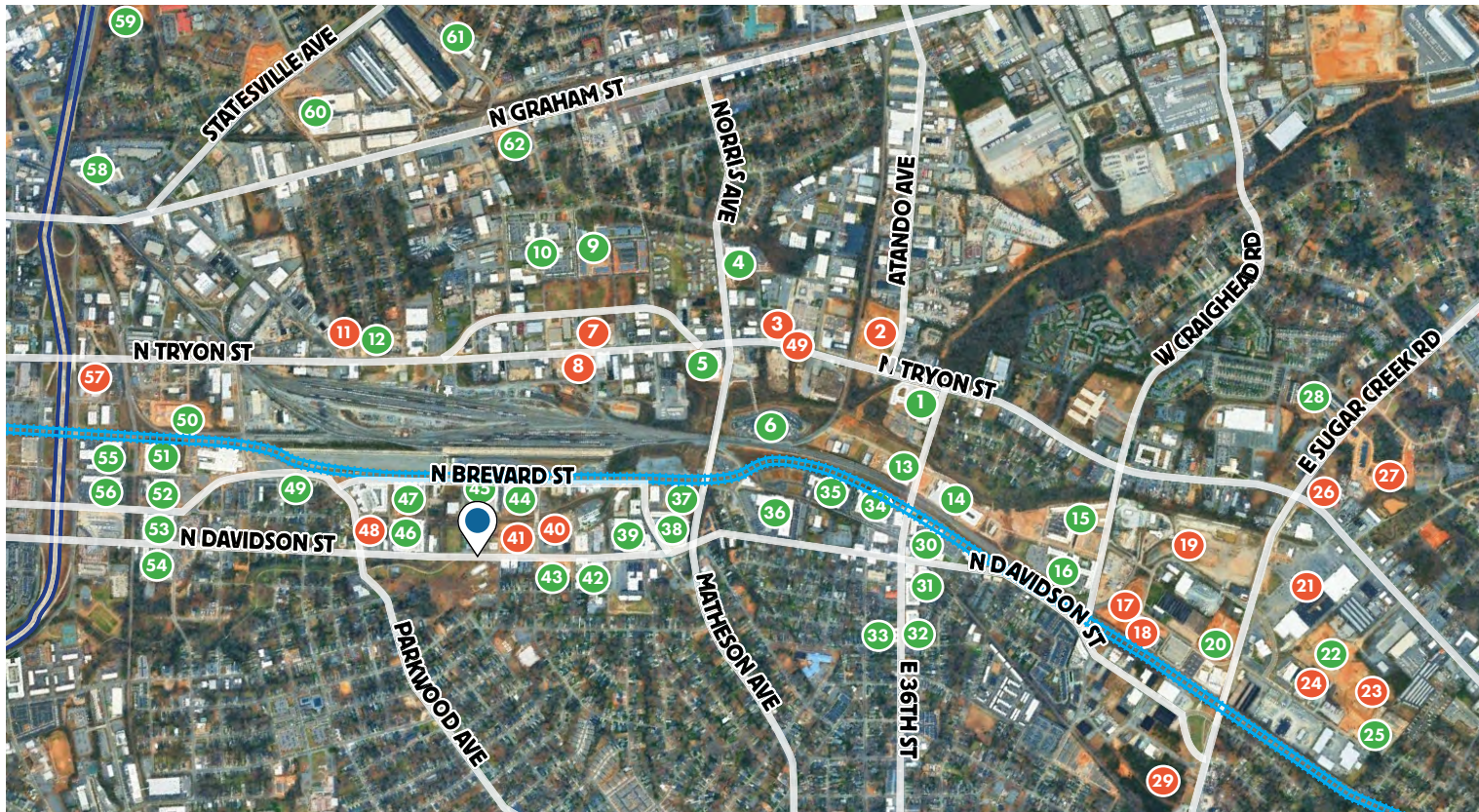
Units Under Construction/Proposed

1. One NoDa Park | 383 Units | 2024
2. Contour NODA | 403 Units | 2026
3. The Collection at 36th St | 41 Units | 2026
4. The Gaston at North End | 144 Units | 2023
5. Matheson Mill | 303 Units | 2024
6. Kaleido NoDa | 251 Units | 2022
7. Nuvou27 | 325 Units | 2026
8. Cavella Apartments | 157 Units | 2025
9. The Henry | 325 Units | 2023
10. The Henry | 309 Units | 2021
11. 100 Dalton | 275 Units | Proposed
12. Dunloe Charlotte | 20 Units | 2024
13. Cullman House | 294 Units | 2025
14. Link Apartments NoDa 36th St | 534 Units | 2024
15. Trailside NoDa | 330 Units | 2024

16. Amaze @ NoDa | 298 Units | 2020
17. Artifact NoDa | 392 Units | 2026
18. Indigo CLT | 326 Units | 2026
19. Sugar Creek Multifamily | 350 Units | 2027
20. Sorella | 335 Units | 2025
21. Sugar Yards | 67 Units | 2026
22. Sablewood | 109 Units | 2025
23. Arris NoDa | 276 Units | 2026
24. The Mill | 281 Units | Proposed
25. Reve NoDa Junction | 68 Units | 2023
26. E. Sugar Creek & N Tryon | 188 Units | Proposed
27. Middle Creek Lofts | 188 Units | 2022
28. Crossings at NoDa | 88 Units | 2022
29. Artifact NoDa | 392 Units | 2026
30. NoDa Wandry | 235 Units | 2023

2025 N DAVIDSON ST, CHARLOTTE, NC 2,000 - 8,000 SF AVAILABLE FOR LEASE

31. Mercury NoDa | 241 Units | 2016
32. Centro NoDa | 209 Units | 2025
33. Inkwell | 65 Units | 2023
34. 30Six NoDa | 344 Units | 2017
35. NoDa Village Apartments | 455 Units
36. Highland Mills Lofts | 166 Units | 2002
37. The Collection at Charles Ave | 38 Units | 2025
38. Camden NoDa | 387 Units | 2022
39. NoDa Flats | 273 Units | 2020
40. Fountains NoDa | 330 Units | Proposed
41. Oxbow | 389 Units | 2026
42. The Collective | 250 Units | 2019
43. Union NoDa | 273 Units | 2025
44. Abberly NoDa Vista | 261 Units | 2019
45. The Blake at Optimist Park | 323 Units | 2023
46. MAA Optimist Park | 352 Units | 2023
47. Joinery | 443 Units | 2022
48. Cordo | 287 Unit | 2027
49. 300 Optimist Park | 48 Units | 2018
50. J Optimist Park | 350 Units | 2025
51. Alexan Mill | 290 Units | 2023
52. Alton Optimist Park | 238 Units | 2019
53. Alta Purl | 341 Units | 2020
54. Broadstone Craft | 297 Units | 2023
55. Alpha Mill | 267 Units | 2006
56. 940 Brevard Apts | 100 Units | 2007
57. Triton Uptown | 322 Units | 2026
58. Cadence Music Factory | 205 Units | 2017
59. Iron Creek at North End | 83 Units | 2025
60. Kinship | 301 Units | 2024
61. 1022 Woodward Ave | 36 Units | 2025
62. North End Terraces | 69 Units | 2024



- Delivered/Delivering
- Under Construction/Proposed

DAVIS HAHN
704.534.0116
davis@ascent.re

SARAH COOLEY
704.651.9412
sarah@ascent.re



RETAILER OVERVIEW

2025 N DAVIDSON ST, CHARLOTTE, NC
2,000 - 8,000 SF AVAILABLE FOR LEASE



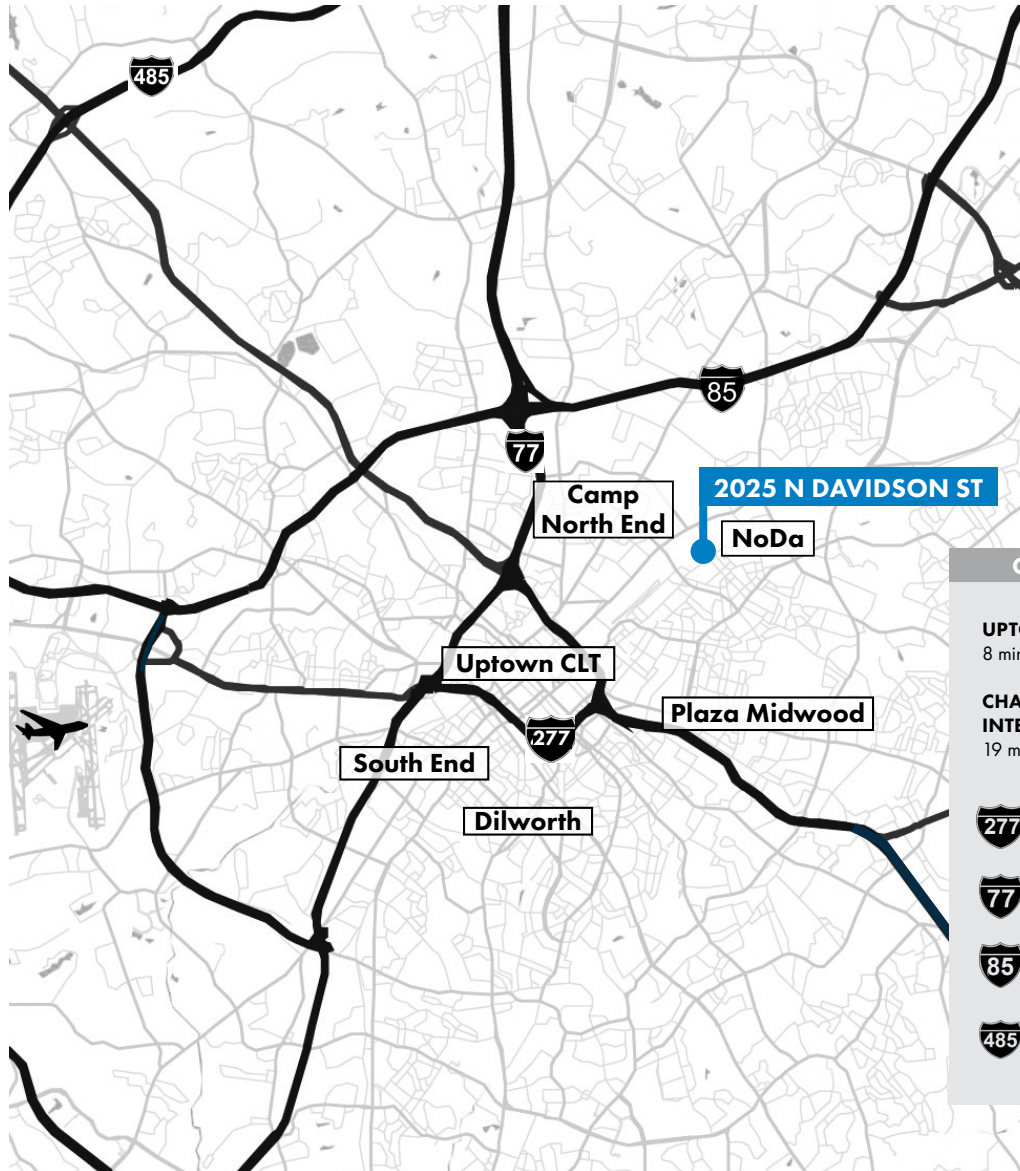
DAVIS HAHN
704.534.0116
davis@ascent.re

SARAH COOLEY
704.651.9412
sarah@ascent.re



AREA DEMOGRAPHICS

2025 N DAVIDSON ST, CHARLOTTE, NC
2,000 - 8,000 SF AVAILABLE FOR LEASE



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	15,185	121,195	291,647
Median Age	33	34	34
Median Home Value	\$460,926	\$393,640	\$345,404
Businesses	632	15,581	24,964
Employees	4,782	135,007	206,186

CONNECTIVITY

UPTOWN CLT

8 mins - 2.1 miles

CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT

19 mins - 9.8 miles

 5 mins - 1.1 miles

 5 mins - 3.0 miles

 10 mins - 7.2 miles

 20 mins - 9.1 miles

TRAFFIC	VOLUME
N Davidson St	12,000
N Tryon St	23,868
Matheson Ave	16,701

DAVIS HAHN
704.534.0116
davis@ascent.re

SARAH COOLEY
704.651.9412
sarah@ascent.re

