

Available for Lease

**480 South Main Street
Davidson, NC 28036**

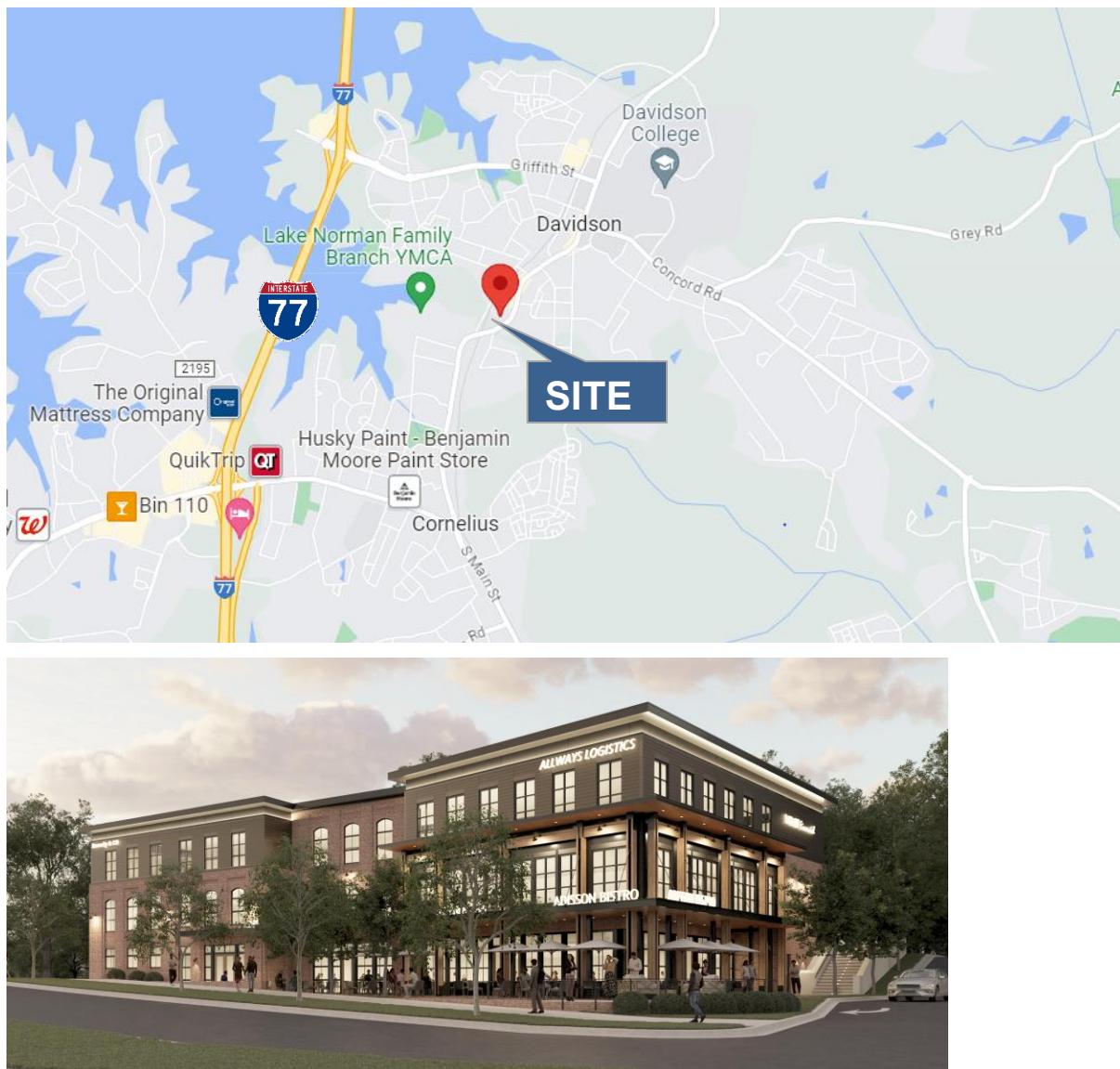
1,000 - 2,828 +/- RSF office space

1,500 - 4,373 +/- SF retail/restaurant space

- **Zoning:** Conditional
- First in class new space in Historic Davidson
- Located on Main Street and within walking distance to:
- Davidson Post Office
- Davidson Elementary
- Town Hall
- Fifth Third, Truist and Wells Fargo bank branches
- Many local restaurants and shops
- Close to Interstate 77 & the Lake Norman Area
- **123 On-Site Parking spaces (4.82:1,000 Parking Ratio)**

Call for Pricing

Traffic Count: 13,500



CONTACT

www.knoxgroupinc.com

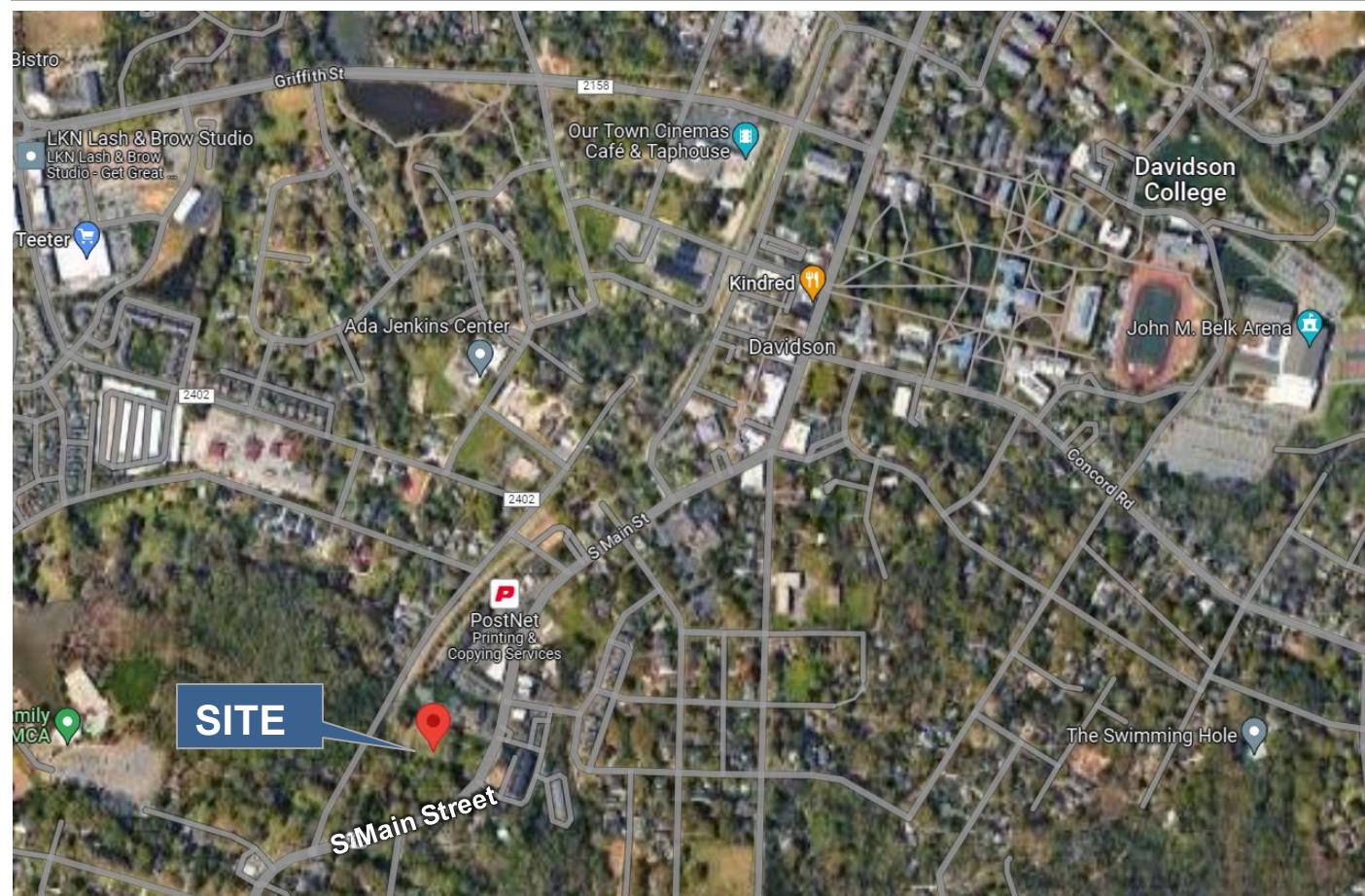
All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.

Michelle Polito
cell 704.995.4885
michelle@knoxgroupinc.com

Charles Knox
cell 704.400.5260
charles@knoxgroupinc.com

19725 Oak Street, Suite 8
Cornelius, NC 28031
704.896.1911

 **The Knox Group**
Commercial Real Estate



Located on Main Street and within walking distance to:

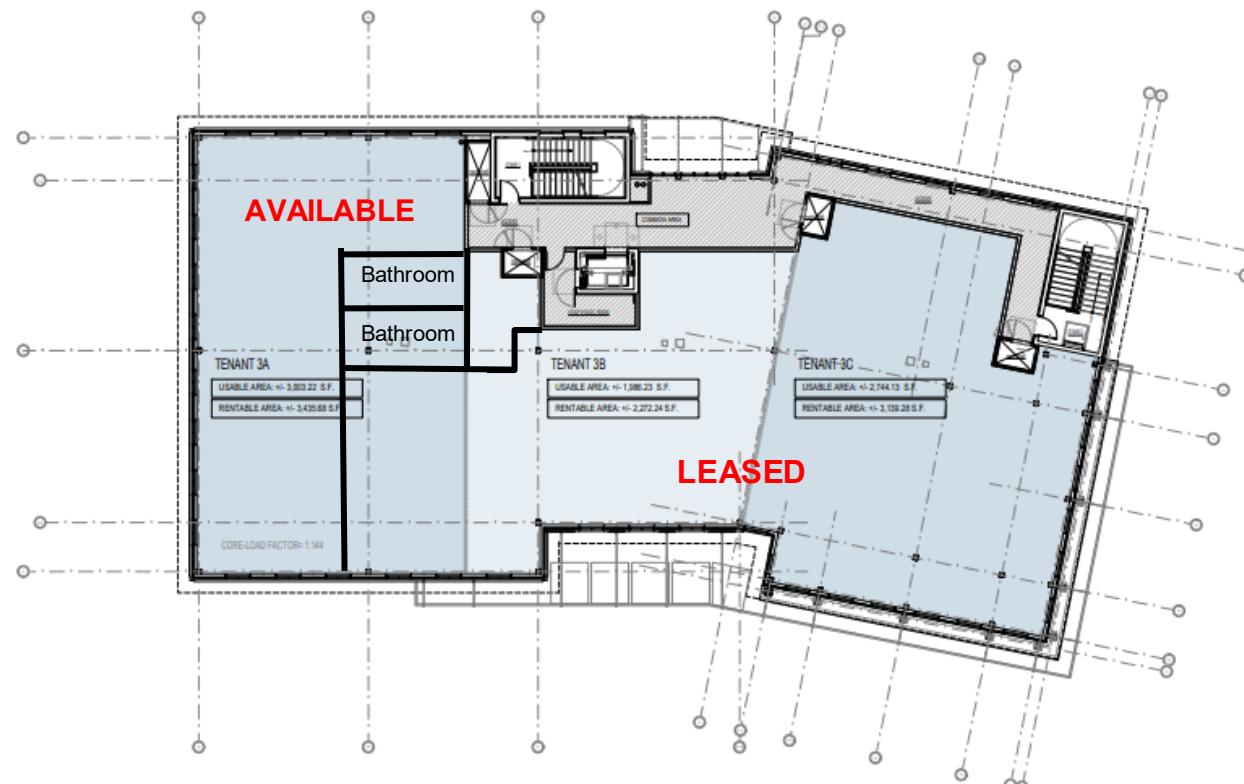
- *Davidson Post Office*
- *Davidson Elementary*
- *Town Hall*
- *Fifth Third, Truist and Wells Fargo bank branches*
- *Many local restaurants and shops*

Demographics	1 mile	3 mile	5 mile
Population	5,546	27,130	53,390
Average Household Income	\$74,245	\$92,804	\$95,096

All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.

19725 Oak Street, Suite 8
Cornelius, NC 28031
704.896.1911

 **The Knox Group**
Commercial Real Estate

**3rd LEVEL LEASE PLAN**

1 3rd LEVEL LEASE PLAN- 3rd LEVEL PLAN - SCALE: N.T.S.

**STORYHILL RETAIL/ MXD / OFFICE BUILDING- LEASE PLANS**

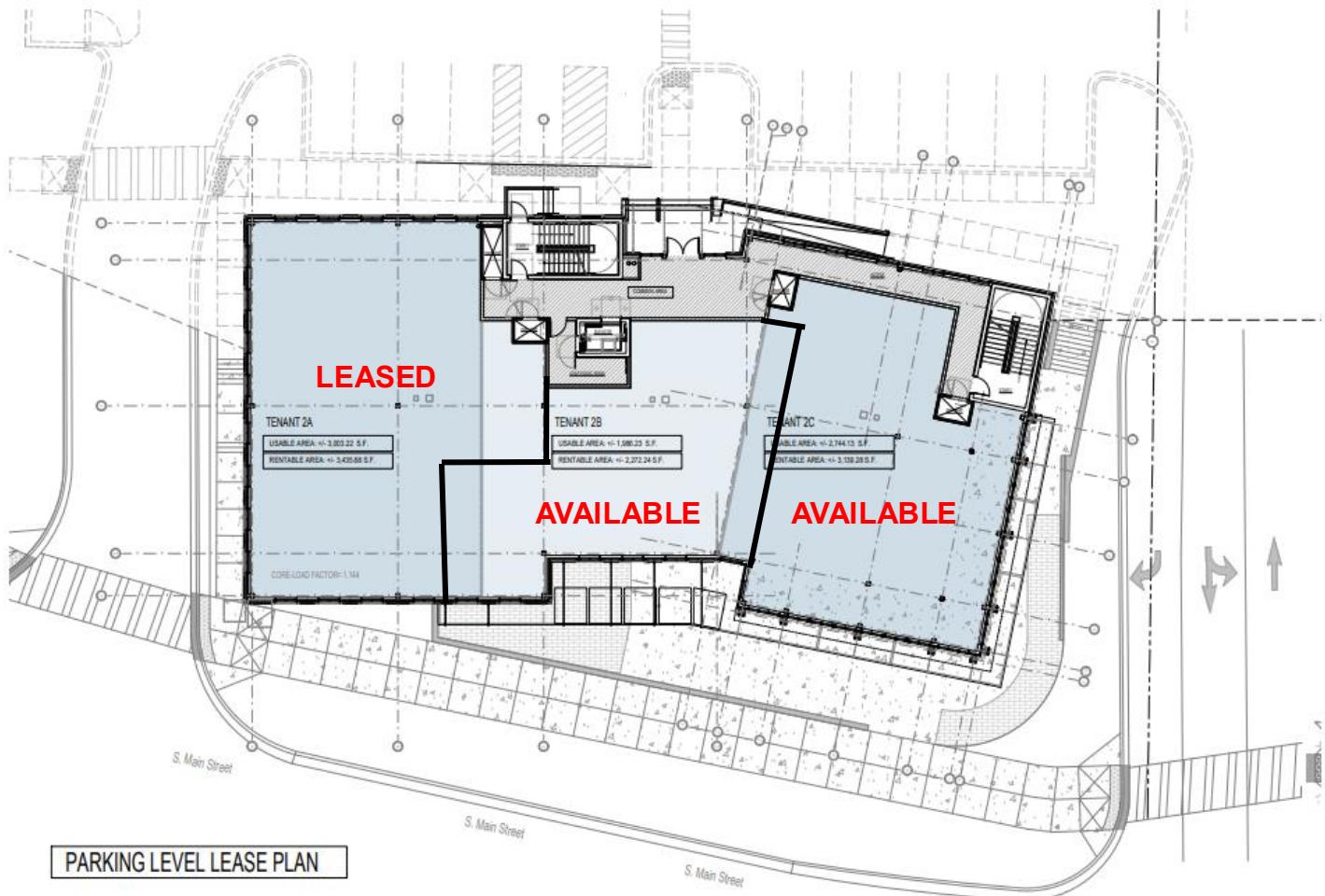
DAVIDSON, North Carolina

11.12.23

p | arch Proj #2206

19725 Oak Street, Suite 8
Cornelius, NC 28031
704.896.1911

 **The Knox Group**
Commercial Real Estate

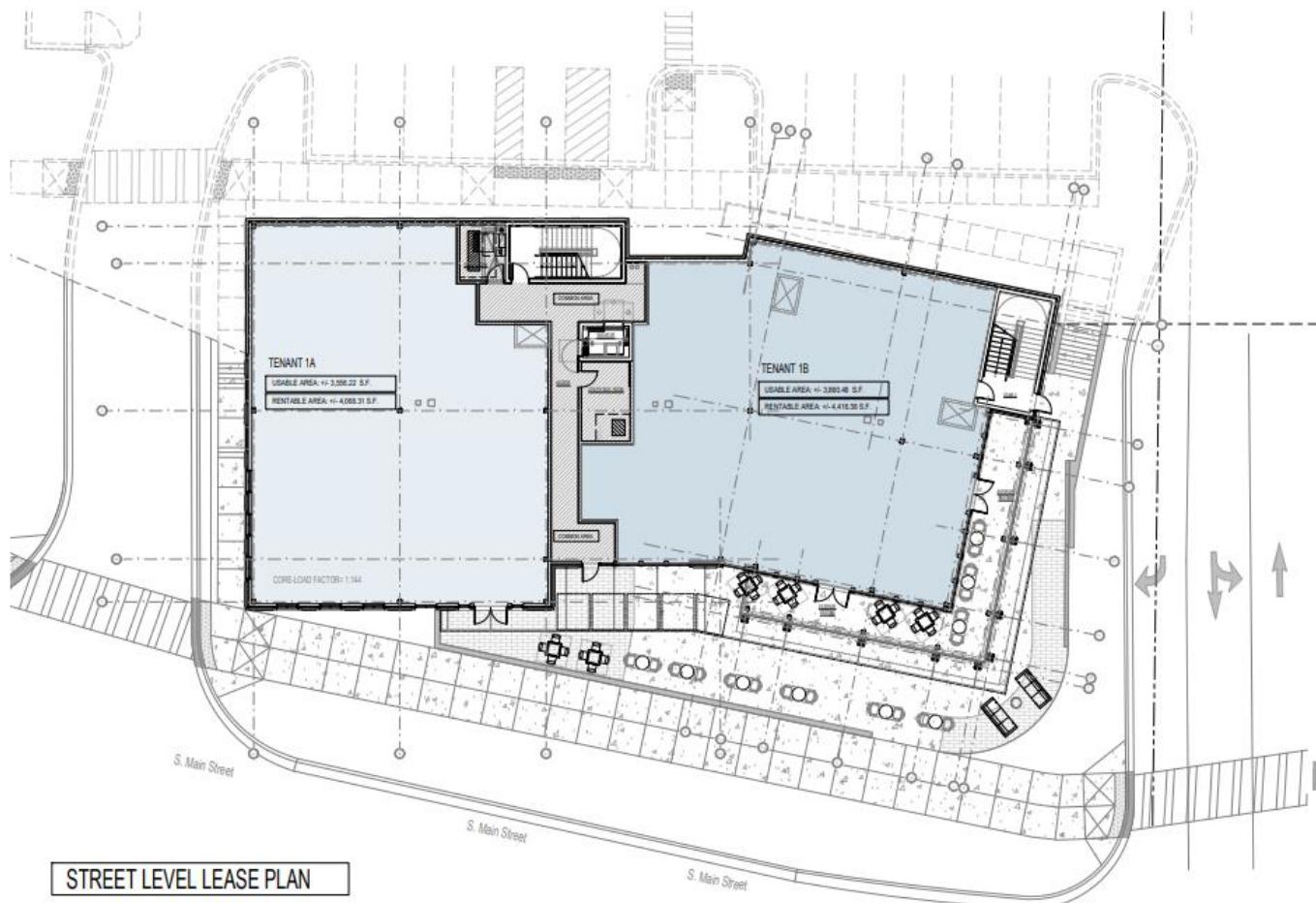


STORYHILL RETAIL/ MXD / OFFICE BUILDING- LEASE PLANS

DAVIDSON, North Carolina
11, 12, 23
p | Farch Proj # 2206

19725 Oak Street, Suite 8
Cornelius, NC 28031
704.896.1911





STREET LEVEL LEASE PLAN

1

LEASE PLAN-STREET LEVEL PLAN - SCALE: N.T.S.



ATTENTION: THE INFORMATION SHOWN MAY BE
SUBJECT TO CHANGE AND HAS BEEN PRODUCED PRIOR TO CONSTRUCTION OF THE
BUILDING CONSTRUCTION- AS-BUILT CONDITIONS MAY VARY



STORYHILL RETAIL/ MXD / OFFICE BUILDING- LEASE PLANS

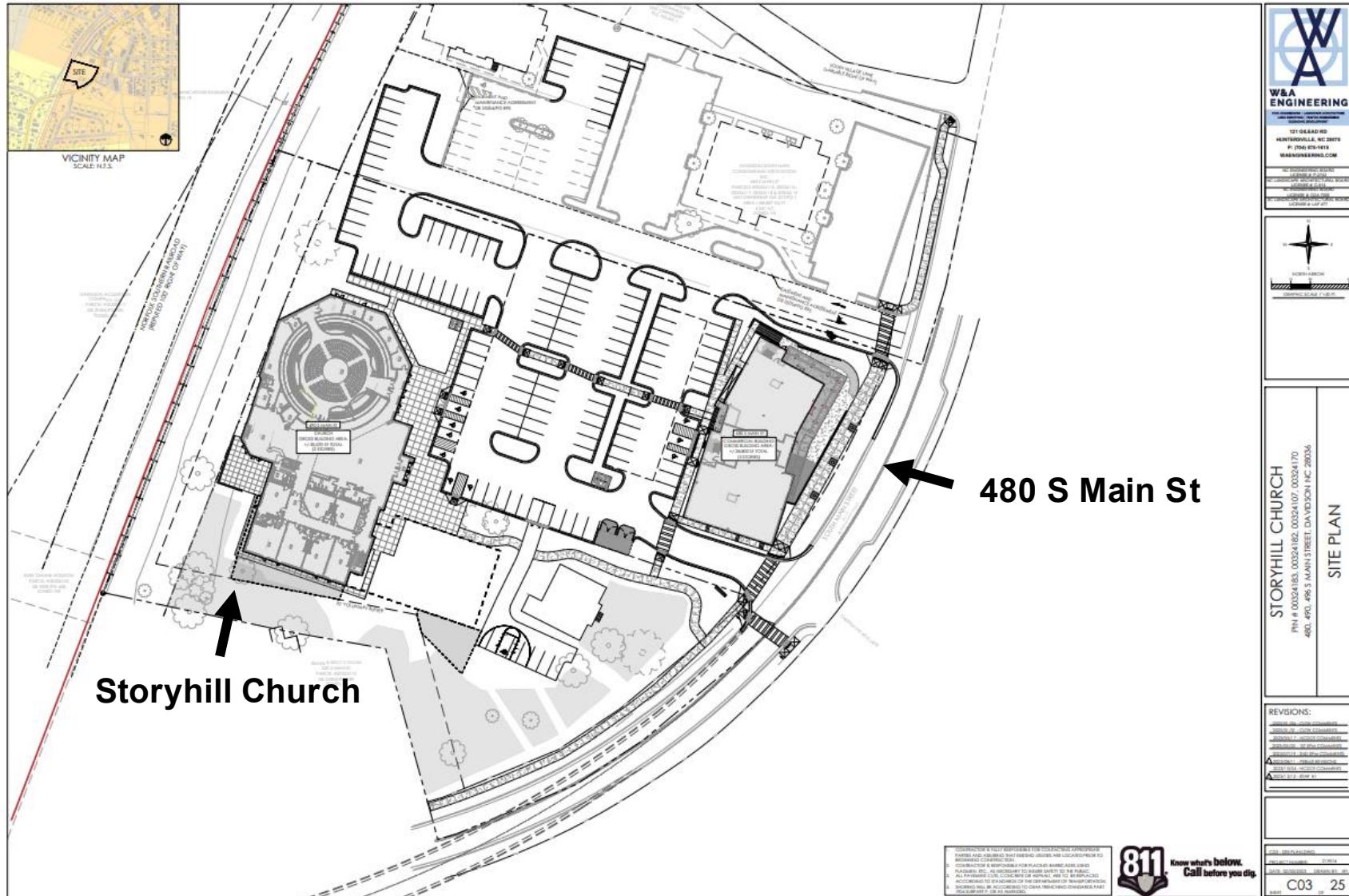
DAVIDSON, North Carolina

11.12.23

p | arch Proj # 2206

19725 Oak Street, Suite 8
Cornelius, NC 28031
704.896.1911

 **The Knox Group**
Commercial Real Estate



All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.

19725 Oak Street, Suite 8
Cornelius, NC 28031
704.896.1911



The Knox Group
Commercial Real Estate