

MOONEY'S CORNER

206, 208, & 212 S Main St | Davidson, North Carolina 28036

GENERATIONAL, MAIN ST DAVIDSON
18,404 SF MIXED USE ASSEMBLAGE

FULLY LEASED ICONIC PROPERTY
AVAILABLE FOR SALE FOR FIRST TIME - INCREDIBLY RARE

INVESTMENT MEMORANDUM



INVESTMENT CONTACTS

Chandler Knox, SIOR

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(704) 762-1148

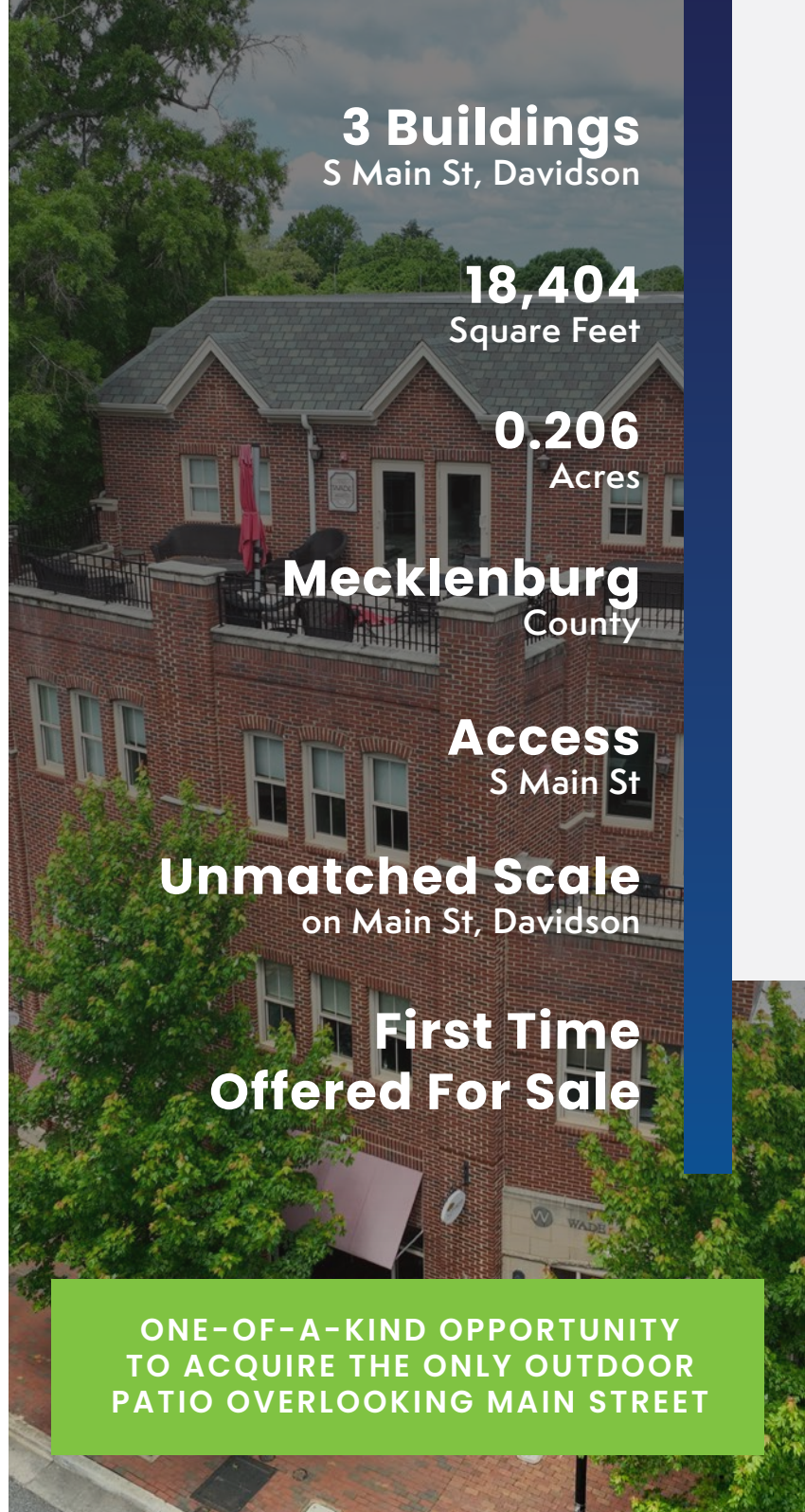
230 E. Peterson Drive, Suite A,
Charlotte, NC 28217

PARKCRE.COM

Information has been collected from sources deemed reliable. It is our intention to provide accurate information, however no liability is assumed for errors and omissions. Park Commercial Real Estate, LLC is a licensed real estate firm in North and South Carolina.

INVESTMENT OVERVIEW

ADDRESS	3 Buildings 206, 208, 212 S Main St, Davidson, NC 28036
TENANTS	206 S Main St 1st Floor: Raeford's Barber Shop 2nd Floor: Residential Apartment 208 S Main St 1st Floor: Mandolinos Pizza 2nd Floor: Side Bar 212 S Main St 1st & 2nd Floor: Hub Insurance 3rd & 4th Floor: The Collective
SQUARE FOOTAGE	18,404 SF
OCCUPANCY	100%
PARCEL ID	00325804 3 Buldings, 1 Parcel
USE	Retail/Office/Residential
ACREAGE	0.206 AC



3 Buildings
S Main St, Davidson

18,404
Square Feet

0.206
Acres

Mecklenburg
County

Access
S Main St

Unmatched Scale
on Main St, Davidson

First Time
Offered For Sale

ONE-OF-A-KIND OPPORTUNITY
TO ACQUIRE THE ONLY OUTDOOR
PATIO OVERLOOKING MAIN STREET

TENANT OVERVIEW



Raeford's Barber Shop Article

Raeford's Barber Shop in Davidson is a longtime community institution that has served generations of local families since opening on Main Street in 1993. Known for its welcoming, family-oriented atmosphere and traditional barbering, the shop has become a gathering place where relationships are built alongside haircuts, making it a cherished part of the town's character and history.



Sidebar's Website

Side Bar Bottle Company in Davidson is a stylish neighborhood wine and beer bar known for its handpicked wines, local craft beers, artisan snacks, and inviting atmosphere. Located above Mandolino's on Main Street, it offers a relaxed gathering place where residents and visitors can enjoy curated drinks, conversation, and community in the heart of downtown Davidson.



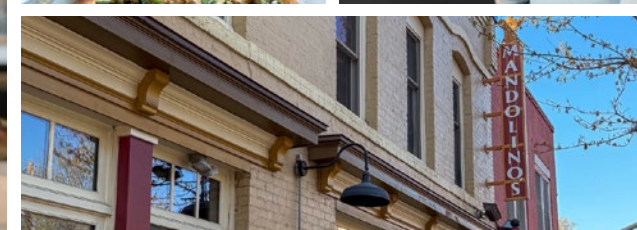
Mandolino's Website

Mandolino's Artisan Pizza in Davidson is a family-friendly neighborhood restaurant known for its handcrafted Grandma-style pizzas, Italian-inspired favorites, and welcoming atmosphere. Located in the heart of Davidson's Historic District, the restaurant blends comforting traditions, quality ingredients, and small-town charm, creating a casual gathering place for families, students, and visitors alike.



Hub Insurance Website

HUB International is a leading North American insurance brokerage and risk management firm that helps businesses and individuals navigate insurance, employee benefits, retirement, and wealth management needs. Founded in 1998 and now operating hundreds of offices across North America, HUB combines the resources of a large national organization with personalized advisory services, helping clients protect what matters most and plan confidently for the future.





Jackson St

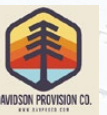
Davidson Police
Department

S Main St

South St

12,000 VPD

206, 208, 212 S Main St







CVS
pharmacy

Frenchy's

FLATIRON
KITCHEN + TAPHOUSE
FedEx



LOCATION OVERVIEW



206, 208, 212 S Main St

Davidson NoSo
Commercial Development
+/- 0.691 AC
+/- 30,111 SF

Novel Davidson
+/- 15.01 Acres
237 Multifamily Units

Frenchy's Sip and Shop
Proposed Retail/Office Use
+/- 863 SF Tenant A
+/- 796 SF Tenant B
+/- 318 SF Outdoor Patio

405 S Main St
+/- 2.18 Acres
+/- 6,000 Proposed Commercial
12 Proposed Duplexes
14 Proposed Condos

480 S Main St
New Commercial Building
+/- 27,500 SF
3 Stories

4.5 Miles from Site →
Summit Farms - Roastery Building
+/- 57.64 Total Acres
Master plan includes a mix of Commercial,
Retail, Residential, and Agriculture

NEARBY DEVELOPMENT

DAVIDSON

*Where Lake Norman
meets Main Street*

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



8,154

2025 Population
1 mile

36,233

2025 Population
3 mile



\$179,877

Average Household Income
1 mile

\$180,916

Average Household Income
3 mile



7,100

Employees
1 mile

19,404

Employees
3 mile





Lake Norman





Visit our Website

FOR MORE INFORMATION:

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