



FOR LEASE 2ND GENERATION BAR/RESTAURANT

3228 N. DAVIDSON ST.
CHARLOTTE, NC | 28205

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PROPERTY OVERVIEW

TURNKEY RESTAURANT/BAR SPACE IN THE HEART OF NODA

Located in the heart of Charlotte's iconic arts and entertainment district, 3228 N. Davidson Street offers a rare opportunity to lease a second-generation restaurant/bar space in the highly sought-after NoDa neighborhood. Surrounded by a thriving mix of breweries, galleries, music venues, and eclectic dining options, this space is ideally positioned to capture both daily foot traffic and evening/weekend crowds.



**3228 N DAVIDSON STREET,
CHARLOTTE, NC 28205**



BUILDING | \pm 3,914 SF PLUS \pm 1,873 SF BASEMENT WITH STORAGE & OFFICES, PLUS \pm 1,325 SF OUTDOOR SEATING

***TENANT TO VERIFY SQUARE FOOTAGE**

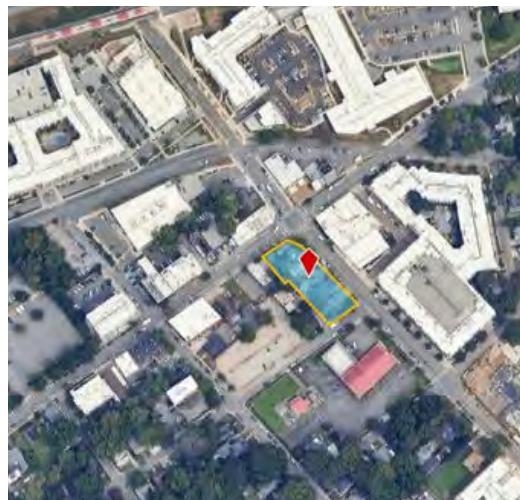


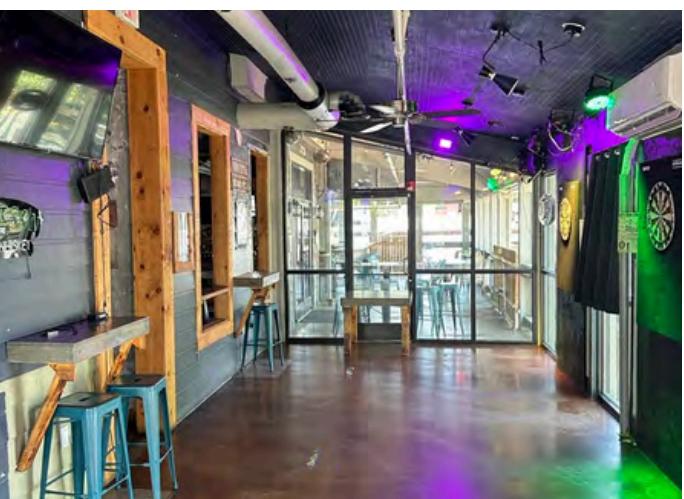
ZONING | MUDD-O (MIXED-USE DEVELOPMENT DISTRICT - OPTIONAL)



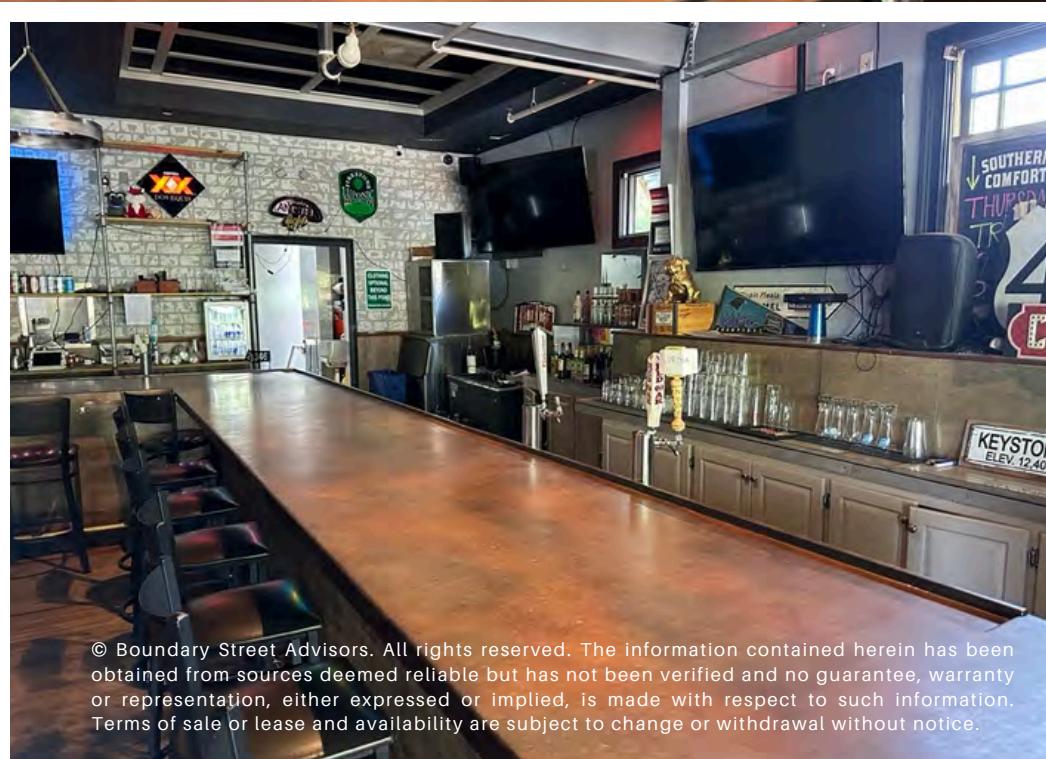
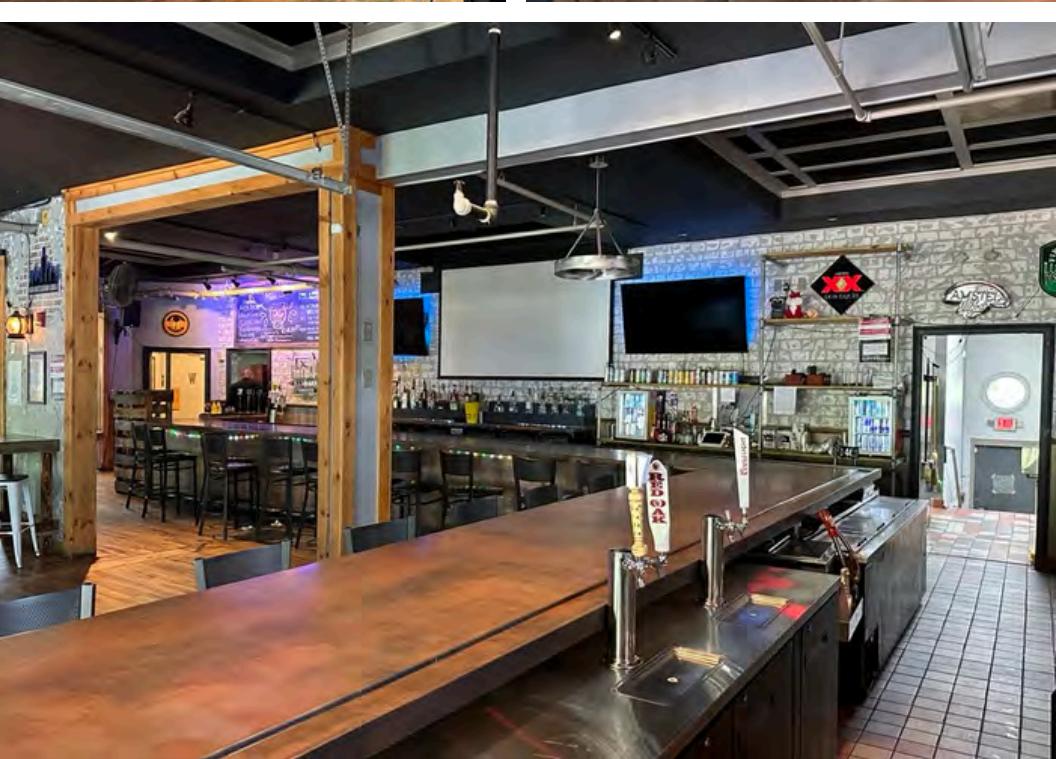
LEASE RATE | CALL FOR PRICE

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NEIGHBORHOOD OVERVIEW

NODA | CHARLOTTE

NoDa, short for North Davidson, is Charlotte's premier arts and entertainment district, located just two miles northeast of Uptown. Once a historic mill village, NoDa has transformed into a dynamic neighborhood celebrated for its colorful murals, eclectic galleries, live music venues, and a diverse culinary scene.

This walkable community thrives on creativity and innovation, attracting a mix of entrepreneurs, artists, and professionals. The area boasts a variety of local breweries, unique boutiques, and popular eateries, making it a hub for both residents and visitors.

NoDa's strategic location offers excellent connectivity, with easy access to the LYNX Blue Line light rail, providing seamless transit to Uptown and other parts of the city. The neighborhood's growth is further fueled by developments like "The Pass," a 12-acre mixed-use project featuring office spaces, retail, and residential units, enhancing its appeal for businesses and investors alike.



QUICK FACTS

Highly Accessible & Walkable

Cultural & Entertainment Epicenter

Growing Residential Population

Hotspot for both Professionals & Visitors

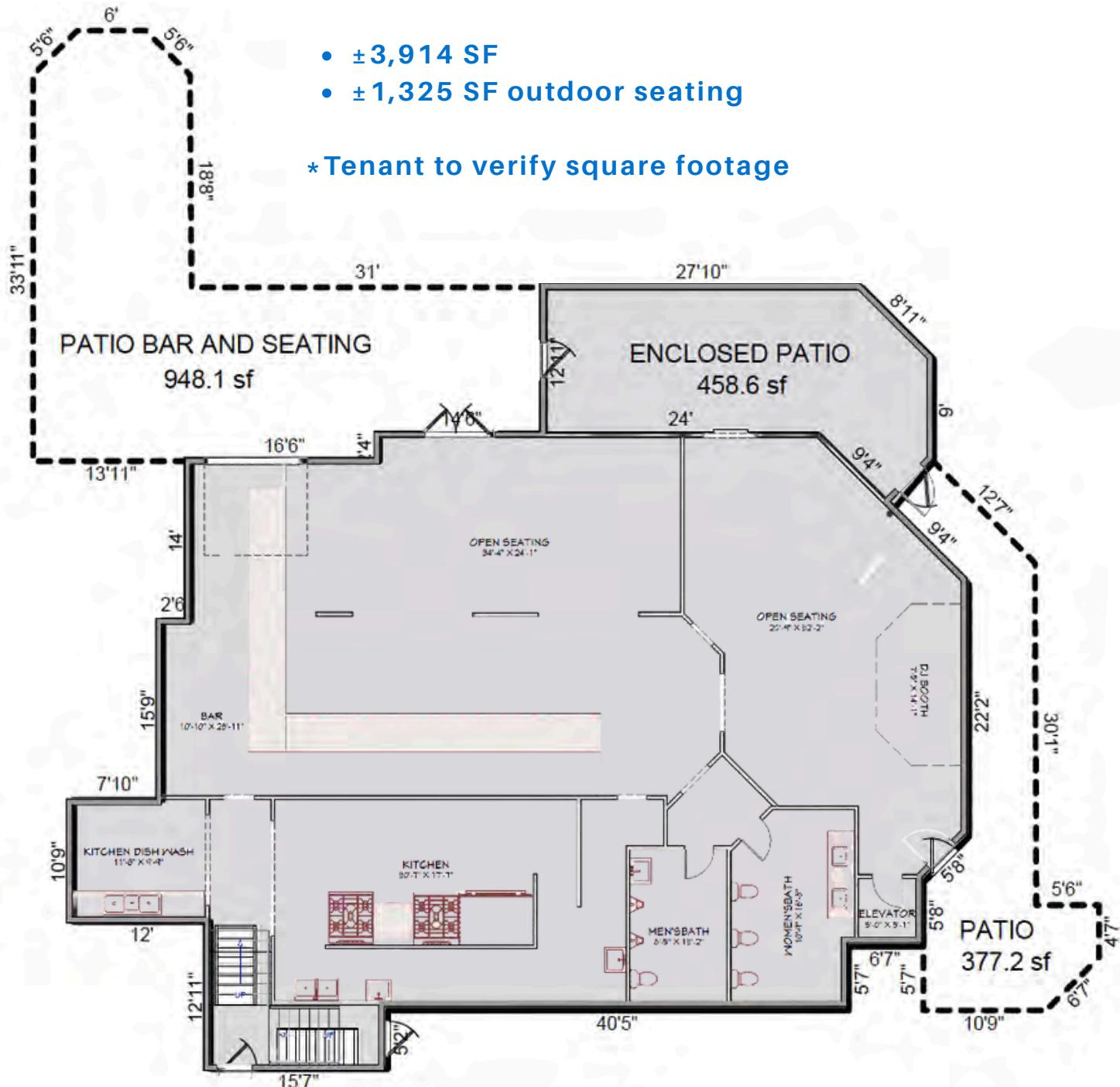


FLOORPLANS |
GROUND FLOOR

* GRAYED AREAS
ARE CLIMATE
CONTROLLED.

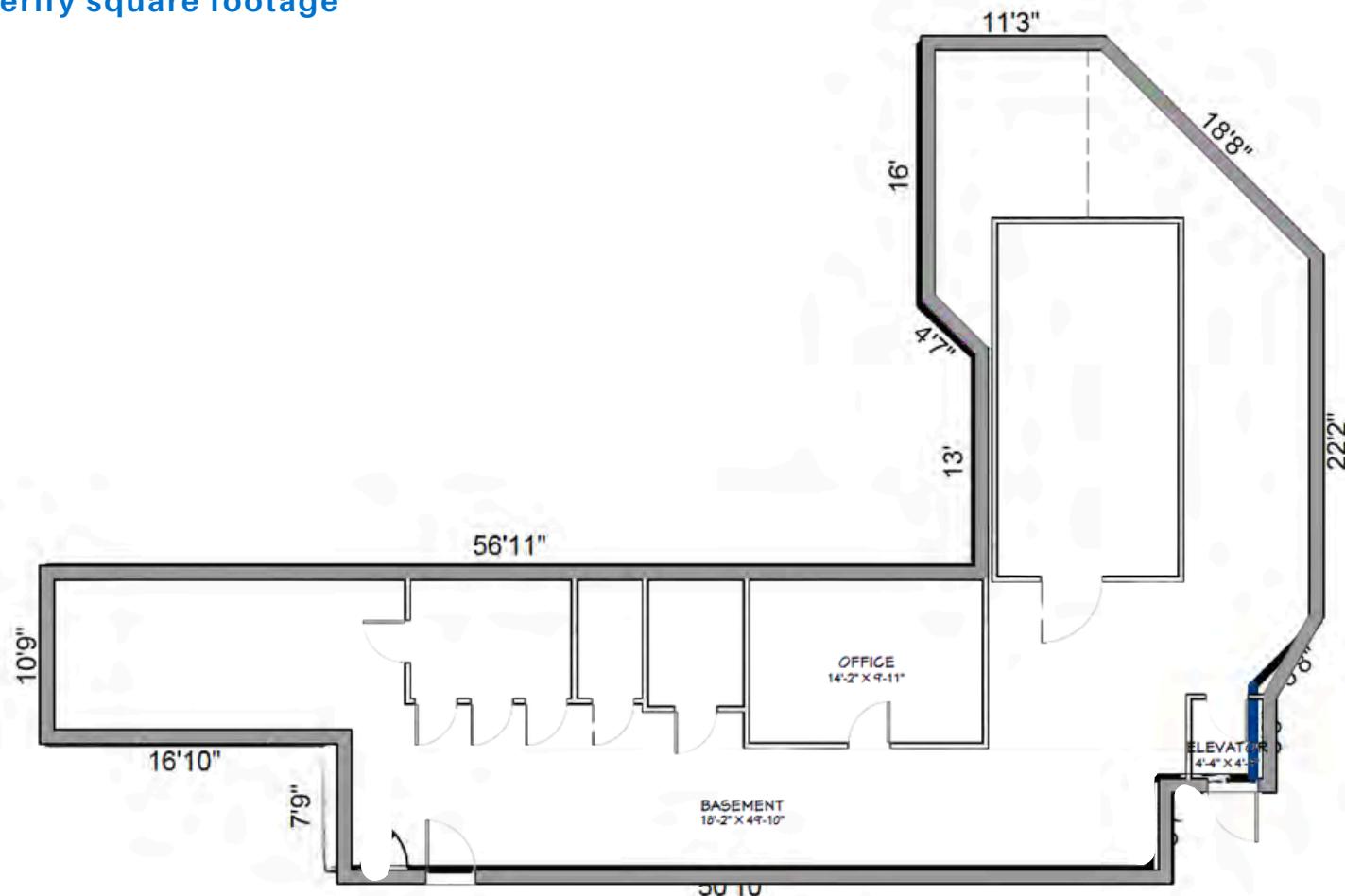
- **± 3,914 SF**
- **± 1,325 SF outdoor seating**

* Tenant to verify square footage



FLOORPLANS |
BASEMENT **± 1,873 SF**

*Tenant to verify square footage



NEARBY AMENITIES

Food

- 1 Haberdish
- 2 The Good year House
- 3 Smelly Cat Coffee House
- 4 Ever Andalo
- 5 Reigning Donuts
- 6 Oh My Soul - Vegan
- 7 Ricko's Churro Bar
- 8 Caffeto Specialty Coffee
- 9 Benny Pennello's Pizza
- 10 Cabo Fish Taco
- 11 Sabor Latin Street Grill
- 12 Mac Tabby Cat Café
- 13 Boudreauxs LA Kitchen

Bars & Breweries

- 14 Heist Brewery
- 15 Salud Cerveceria
- 16 Idlewild
- 17 JackBeagle's
- 18 Copperhead Social Club
- 19 Dog Bar
- 20 Chief's Modern Cocktail Parlor

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