

# Available for Lease

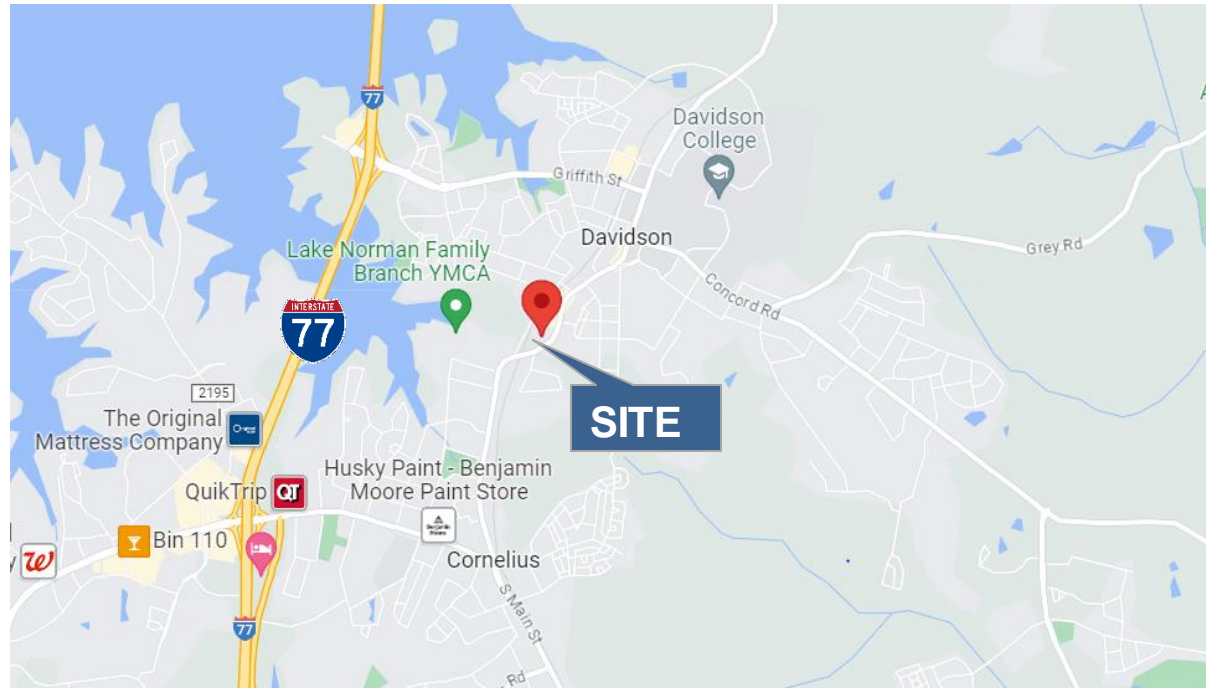
**480 South Main Street  
Davidson, NC 28036**

**1,000-17,000 +/- SF office space  
2,500-8,507 +/- 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](http://www.knoxgroupinc.com)

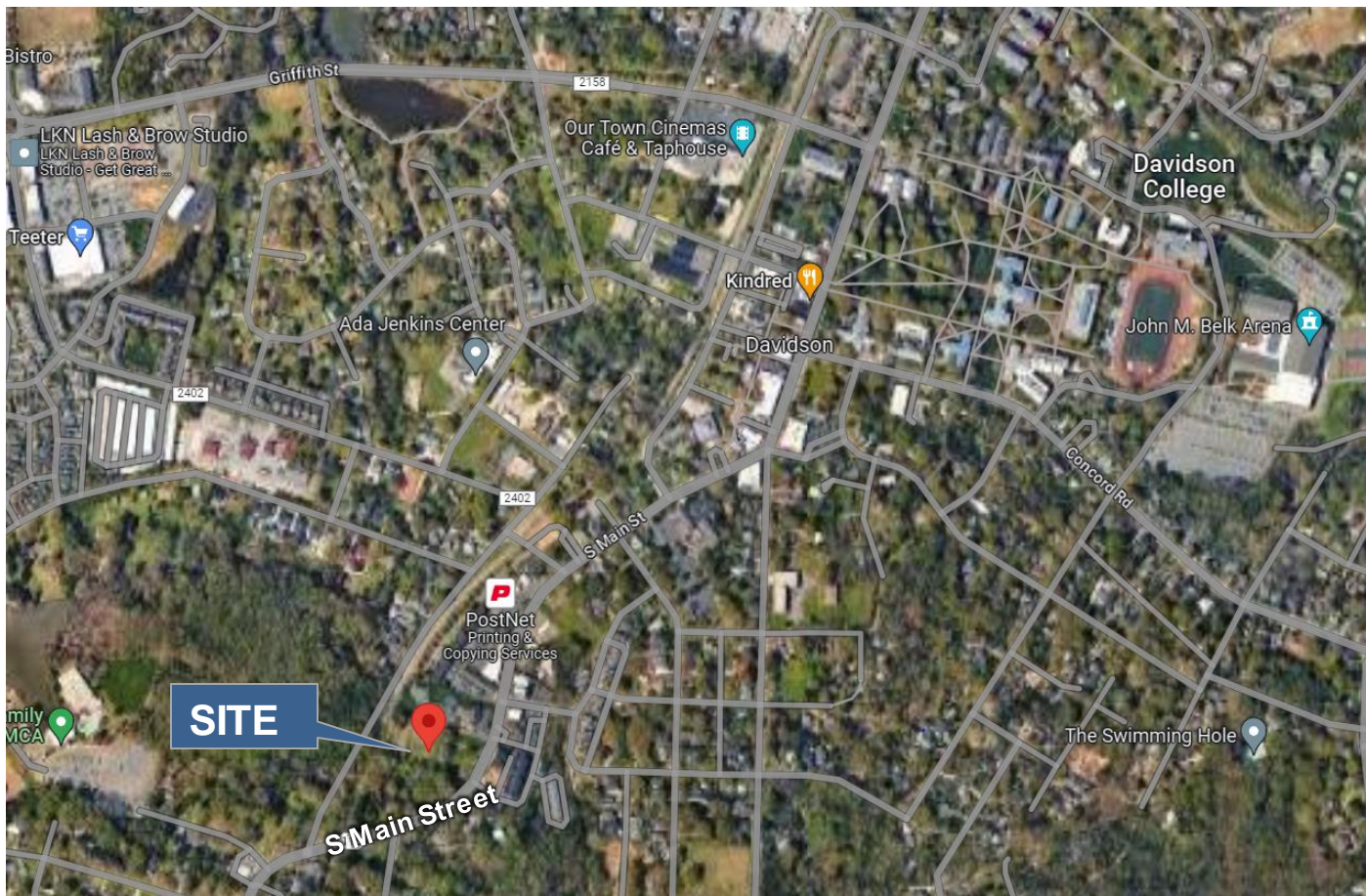
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19725 Oak Street, Suite 8  
Cornelius, NC 28031  
704.896.1911

 **The Knox Group**  
Commercial Real Estate

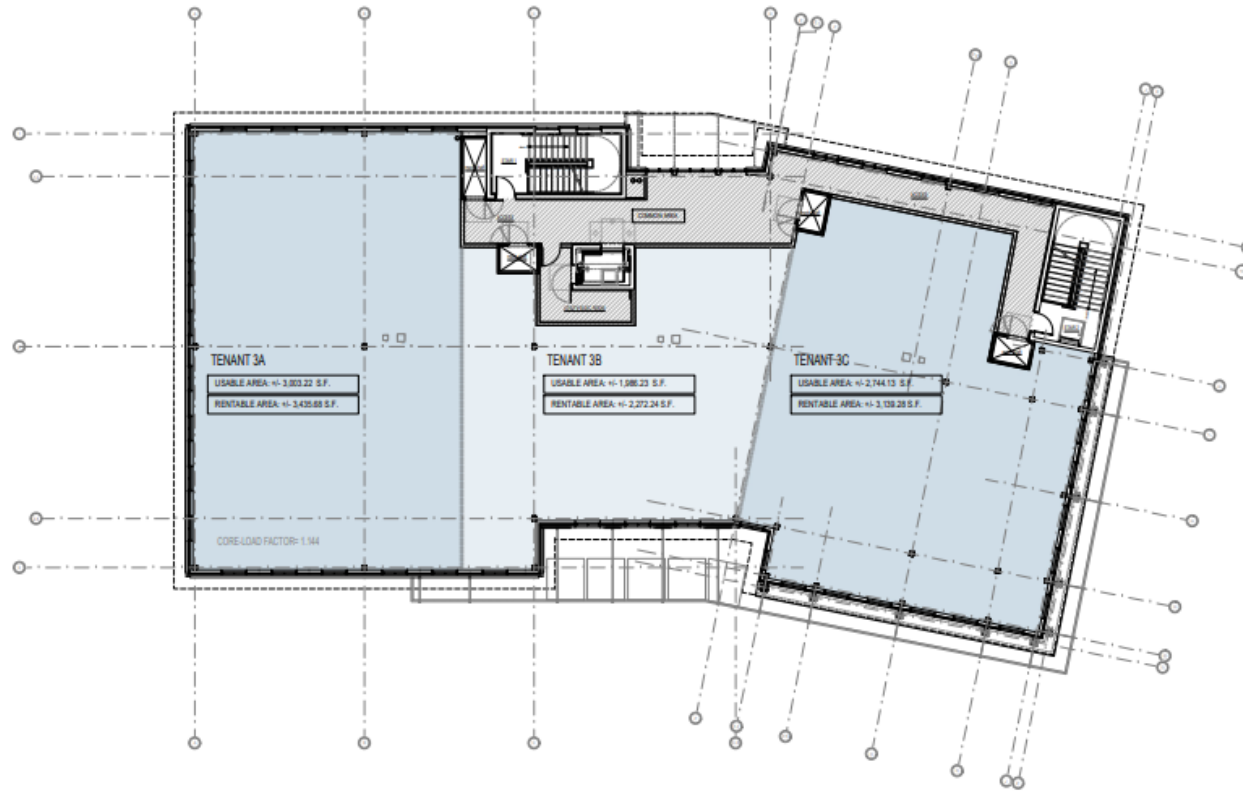
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*Located on Main Street and within walking distance to:*

- *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



3<sup>rd</sup> LEVEL LEASE PLAN

1 | 3<sup>rd</sup> LEVEL LEASE PLAN- 3<sup>rd</sup> LEVEL PLAN - SCALE: N.T.S.



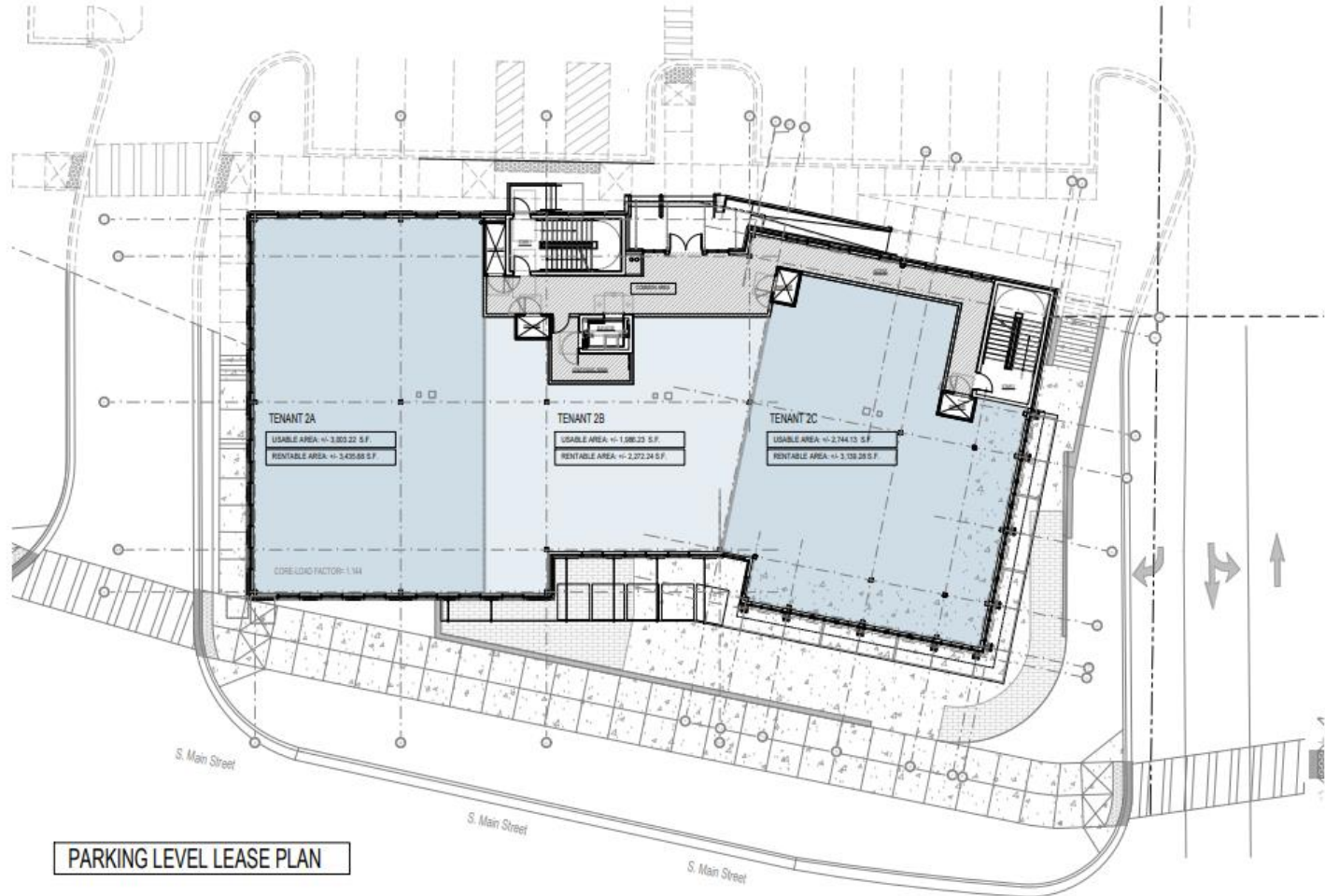
STORYHILL RETAIL/ MXD / OFFICE BUILDING- LEASE PLANS

DAVIDSON, North Carolina  
11.12.23  
p | Arch Proj # 2206



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**PARKING LEVEL LEASE PLAN**

1 PARKING LEVEL LEASE PLAN - 2ND 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**

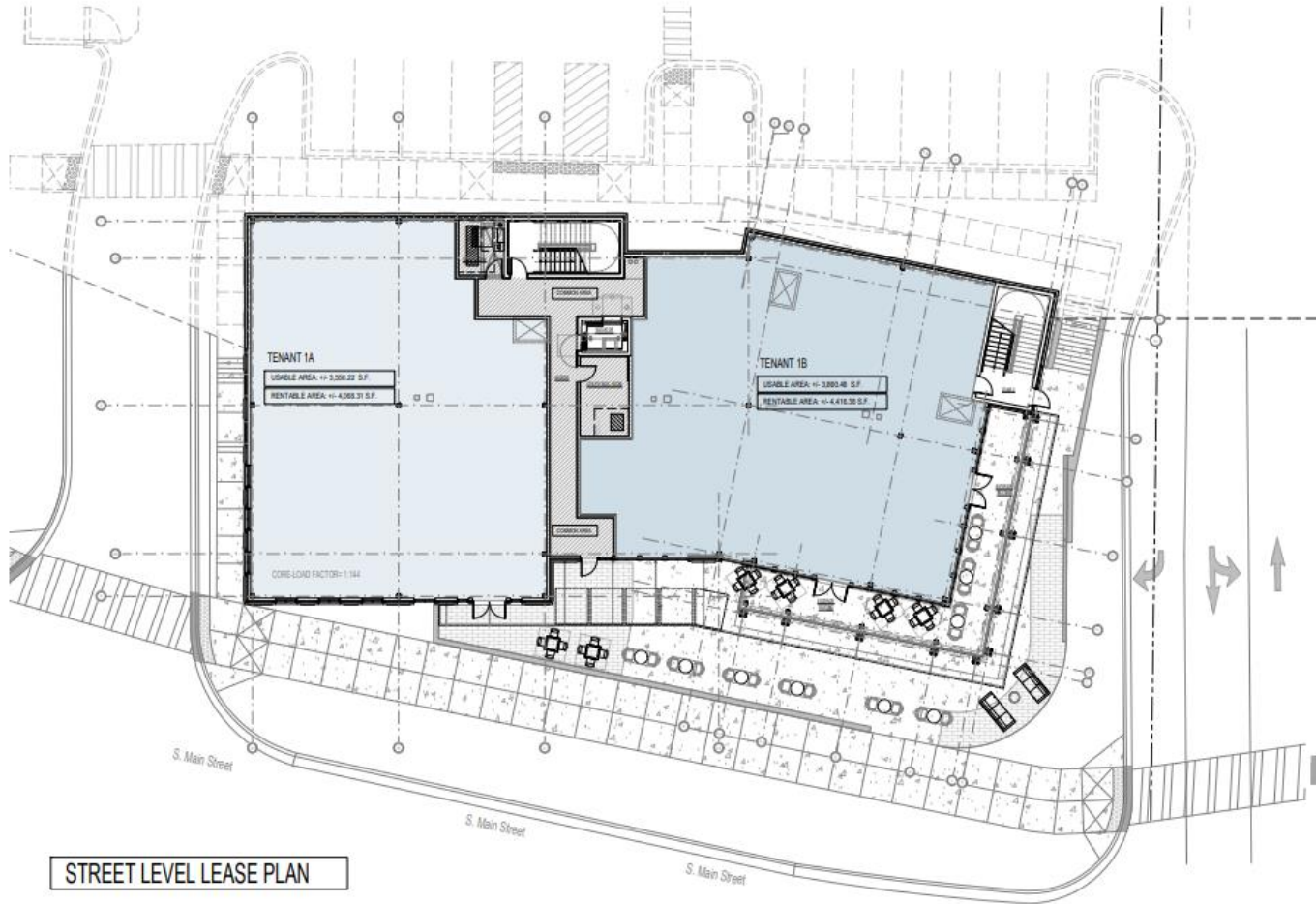
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**STREET LEVEL LEASE PLAN**

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



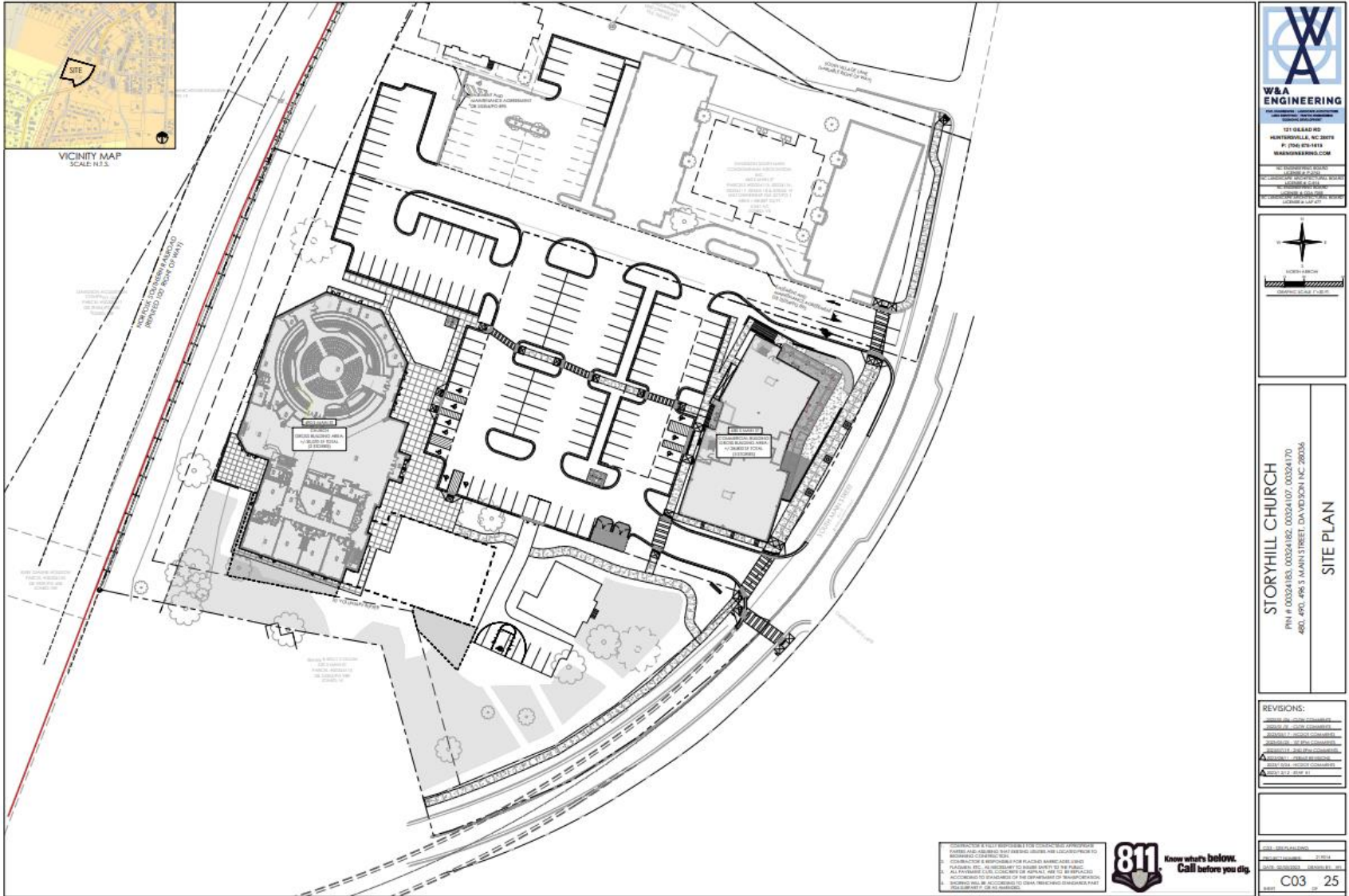
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