

FOR LEASE

Davidson Office Condominium

630 Davidson Gateway Dr. Suite 250
Davidson, NC 28036



ROSE
ASSOCIATES



Available S.F. **5,310 +/-**
Use: Office – User/Investor
Currently Occupied – *Available June 1, 2025*
Zoning Lakeshore*
Year Built 2007
Parcel Number 00321602

Call for Additional Information & Pricing

Property Highlights

- Gateway Commons Building
- Class A with High-end finishes, comes furnished.
- Entire 2nd Floor with Lake Views
- Includes both private offices (8+) and open concept
- Plug & Play with Fiber
- Elevator Accessibility
- Secure Keypad Building Access
- Ample Parking (Private Lot)
- Surrounded by Gateway Shops & Restaurants
- 5 Minute Drive to Historic Downtown Davidson
- @ Exit 30 - Quick Accessibility to I-77

Excellent sublease space for a tech or professional services company.

*For further information please visit <http://townofdavidson.org/DocumentCenter/View/10191/Complete-Davidson-Planning-Ordinance-20200601>



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Availability and pricing subject to change at any time without notice.

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Property Aerial



Demographics

1 MILE RADIUS

6,339

Population

44.8

Median Age



Average Household Size

\$118,786

Median Household Income



\$118,786



\$79,533

Per Capita Income



\$385,570

Median Net Worth

3 MILE RADIUS

38,056

Population

42.6

Median Age



Average Household Size

\$122,017

Median Household Income



\$122,017

Median Household Income



\$71,010

Per Capita Income



\$519,093

Median Net Worth

5 MILE RADIUS

88,234

Population

42.0

Median Age



Average Household Size

\$120,468

Median Household Income



\$120,468

Median Household Income



\$68,506

Per Capita Income

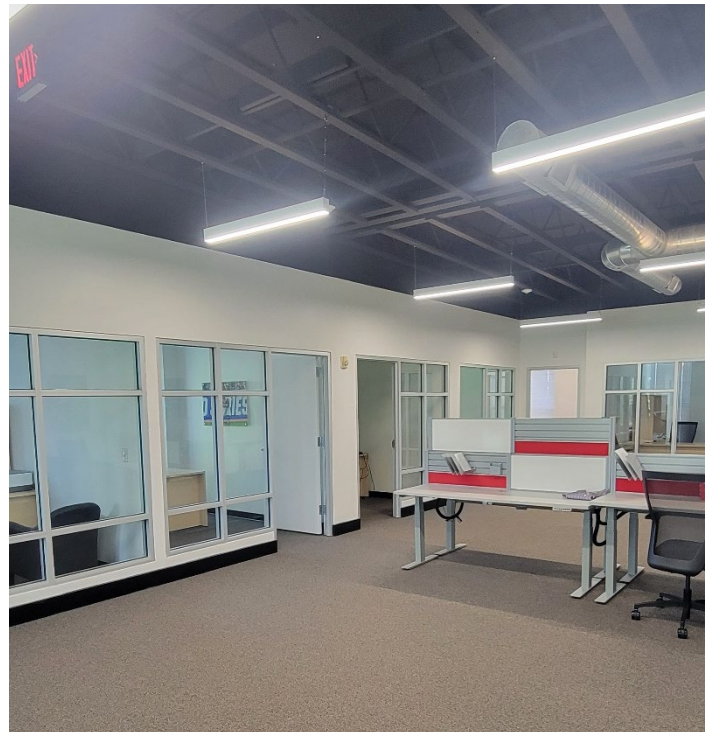


\$516,415

Median Net Worth

Interior



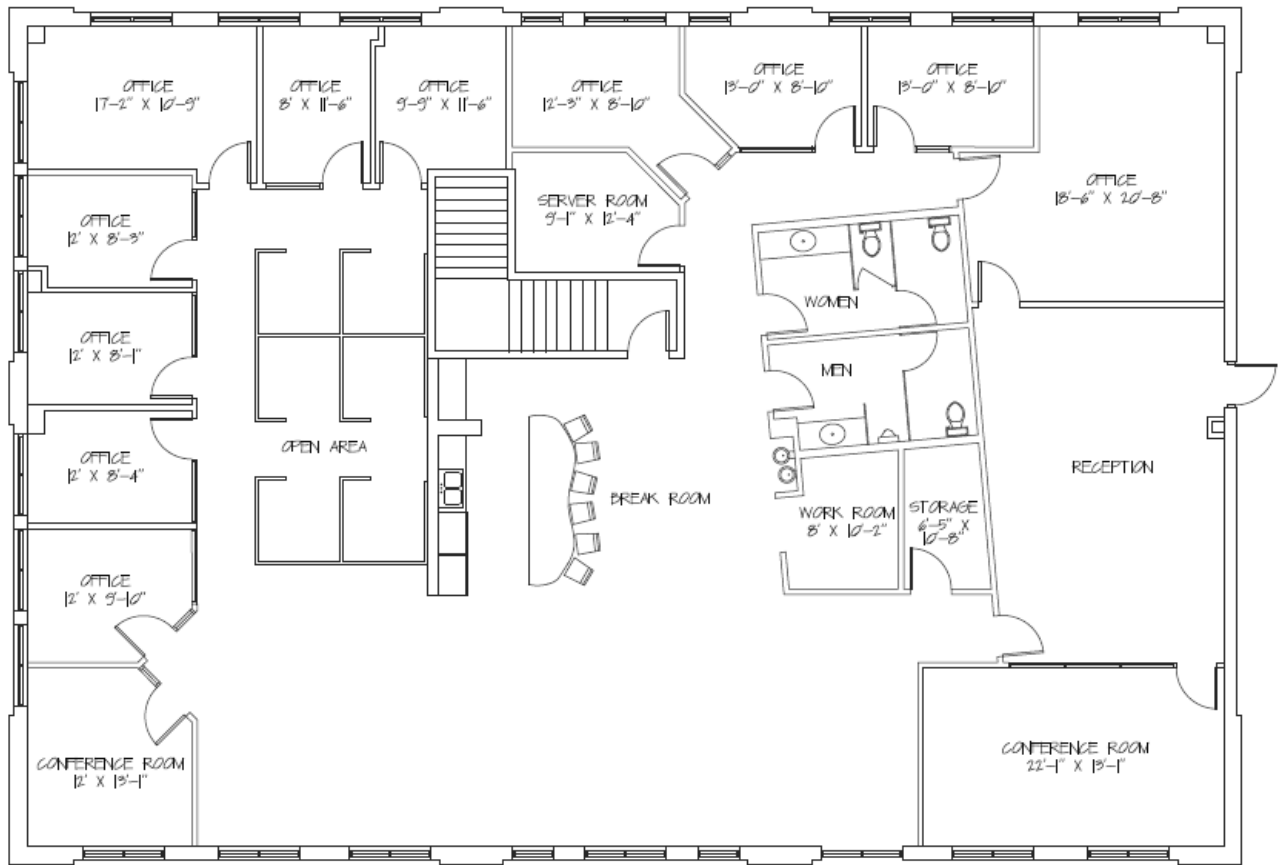




Floorplan



DAVIDSON GATEWAY OFFICE BUILDING DAVIDSON, NORTH CAROLINA



FLOOR PLAN

Exterior (Front)



Exterior (Rear)





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