

## OFFICE FOR LEASE

# 2229 N DAVIDSON ST

Charlotte, NC 28205



### PROPERTY DESCRIPTION

Located in the heart of the NoDa Arts District, this dynamic area offers a unique blend of arts, culture, and entertainment. With its close proximity to the Lynx Blue Line light rail, commuting throughout the city is convenient and efficient. Plus, the neighborhood is home to a diverse mix of local breweries, art galleries, and live music venues, providing an exciting atmosphere for businesses to thrive.

### PROPERTY HIGHLIGHTS

- Former NoDa Brewing Company location
- Spacious outdoor entertainment area
- Close proximity to light rail

### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	11,500 SF
Lot Size:	0.426 Acres
Zoning:	TOD-NC

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### MATTHEW HAGLER

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**KW COMMERCIAL**  
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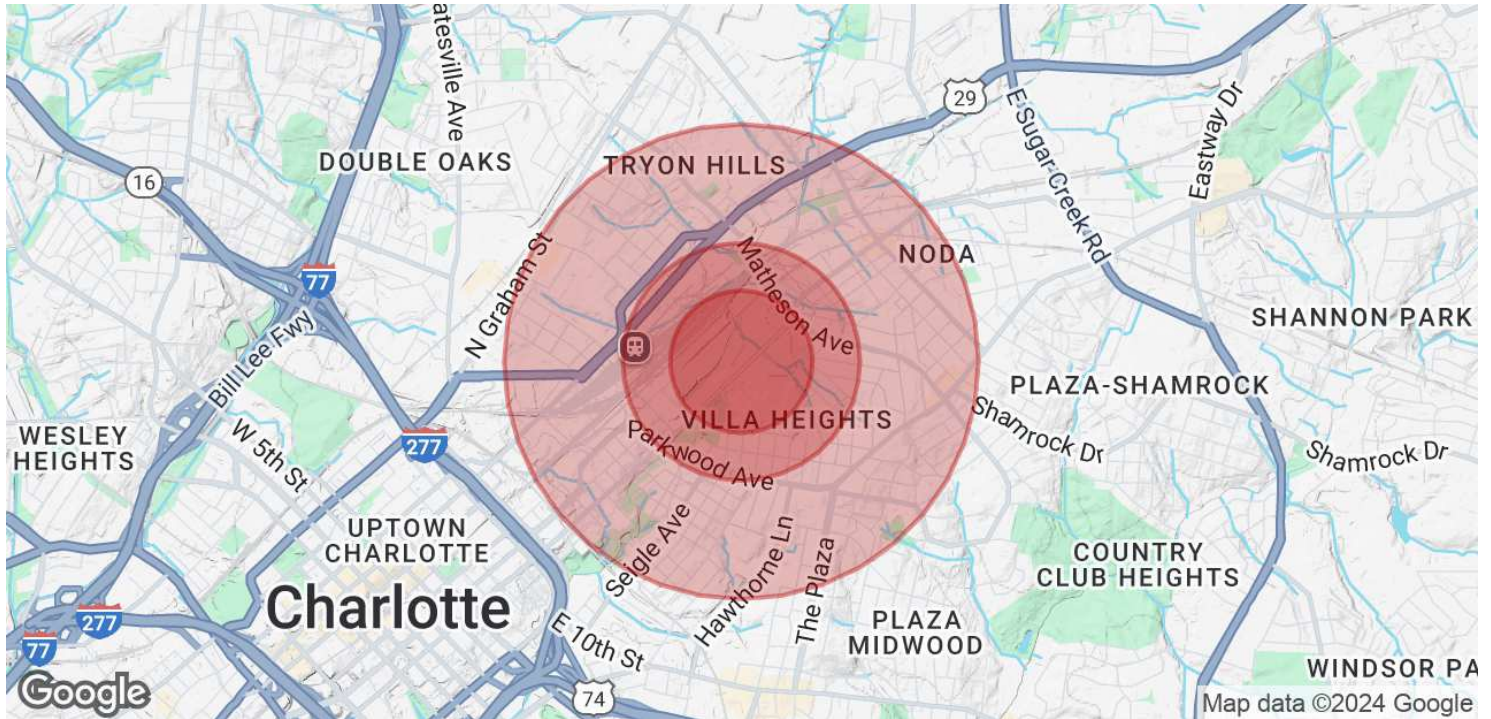
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,414	4,118	14,487
Average Age	36	35	35
Average Age (Male)	36	35	35
Average Age (Female)	35	35	36

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	854	2,451	7,710
# of Persons per HH	1.7	1.7	1.9
Average HH Income	\$121,734	\$114,351	\$108,554
Average House Value	\$513,106	\$490,693	\$527,068

*Demographics data derived from AlphaMap*

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