

OXBOW

11,700 SF
PREMIUM RETAIL & RESTAURANT
OPPORTUNITIES IN NODA

2125 N DAVIDSON, CHARLOTTE,
NORTH CAROLINA 28205



OXBOW

OVERVIEW

Situated in Charlotte's Optimist Park neighborhood, Oxbow totals six floors with over 11,700 square feet of commercial space fronting N Davidson Street at the intersection with East 25th Street. A total of 389 rental units range from studio apartments to four-bedroom units. The street-level retail is ideal for restaurants, coffee shops and other neighborhood services. Amenities include a gym, rooftop patio, bike storage and a resident courtyard.

- ◆ 389 unit mid-rise multifamily development with over 11,700 SF of ground-floor retail
- ◆ Offering a mix of micro and traditional retail spaces ranging from 791 - 2,952 SF
- ◆ Located about a block from the 25th Street blue line light rail station
- ◆ Surrounded by over 5,000 apartments units and townhomes
- ◆ Adjacent to the Cross Charlotte Trail, a 30+-mile trail that will stretch from Pineville through Center City and on to the UNC Charlotte campus and Cabarrus County line



Units



SF of Retail Available



Retail Spaces Available
Ranging from 791 - 2,952 SF



Walkability Score



Total population within a
3 mi radius



CHAPMAN CHASTAIN
980.266.9292
chapman@ascent.re

DAVIS HAHN
704.534.0116
davis@ascent.re



HIGHLIGHTS

DESIGNED FOR PEOPLE

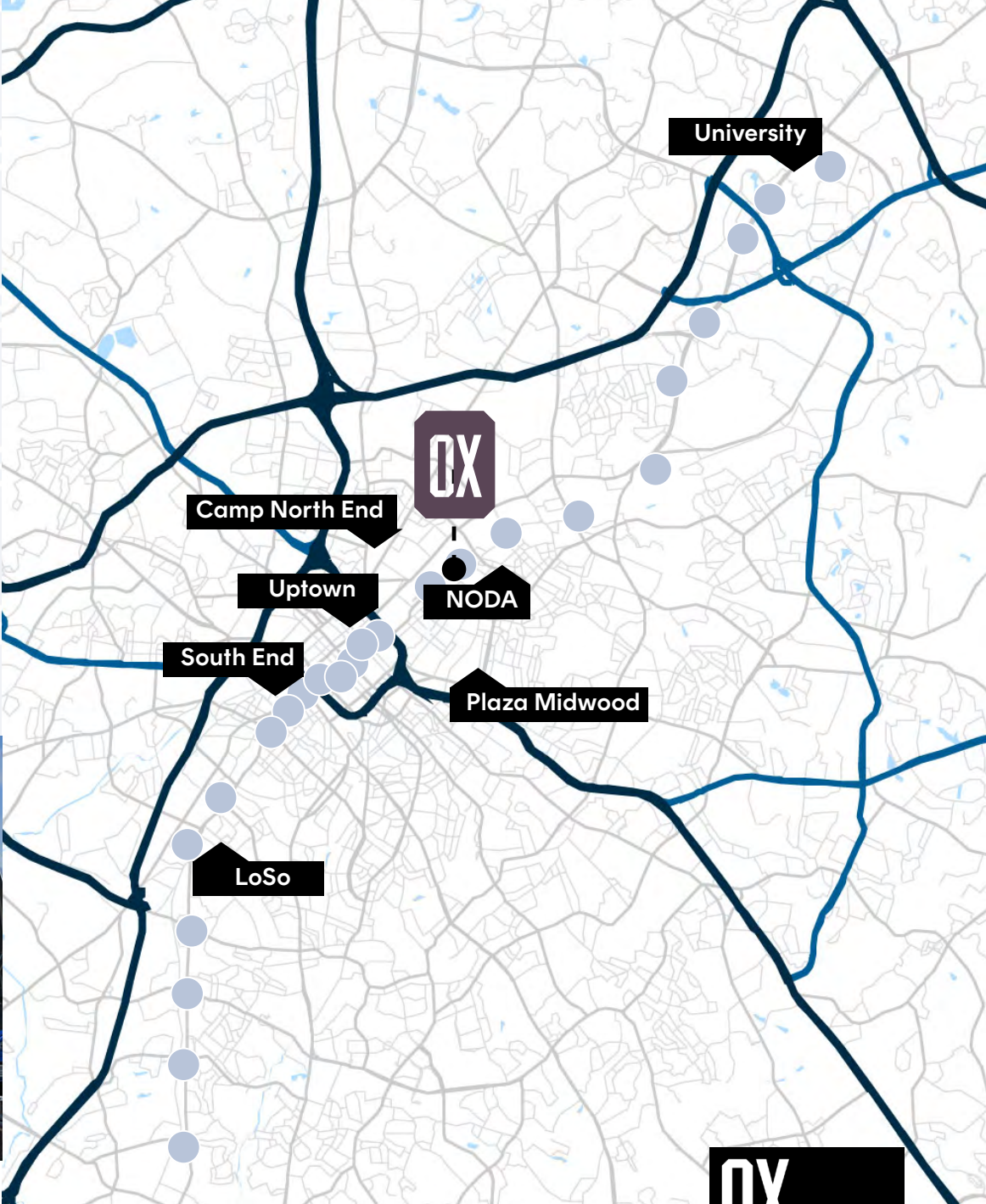
Oxbow offers one of Charlotte's most walkable and connected locations, ideal for both residents and business owners. Located in NoDa arts district, it's surrounded by restaurants, breweries, coffee shops, and galleries that draw steady foot traffic. Just a block away from the LYNX Blue Line and directly connected to the Charlotte Cross Trail, it gives people easy access to explore the city by foot or bike.

For business owners, this visibility and accessibility are key advantages. The combination of trail users, light rail commuters, and NoDa's lively local crowd creates a constant flow of potential customers, making Oxbow a prime spot to grow a business in one of Charlotte's most energetic neighborhoods.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	15,185	121,195	291,647
Median Age	33	34	34
Median Home Value	\$460,926	\$393,640	\$345,404
Businesses	632	15,581	24,964
Employees	4,782	135,007	206,186

THE LIGHT RAIL: CONNECTED

The blue line light rail is reworking Charlotte's urban fabric. Fast, efficient, and affordable, the light rail is making it easy for Charlotteans to traverse the urban core without a car. The blue line specifically connects Charlotte's busiest neighborhoods and streets: South End, Uptown, and NoDa. It's easy to imagine folks from LoSo all the way up to UNCC hopping on the light rail to explore the shops and restaurants that will soon define Oxbow.



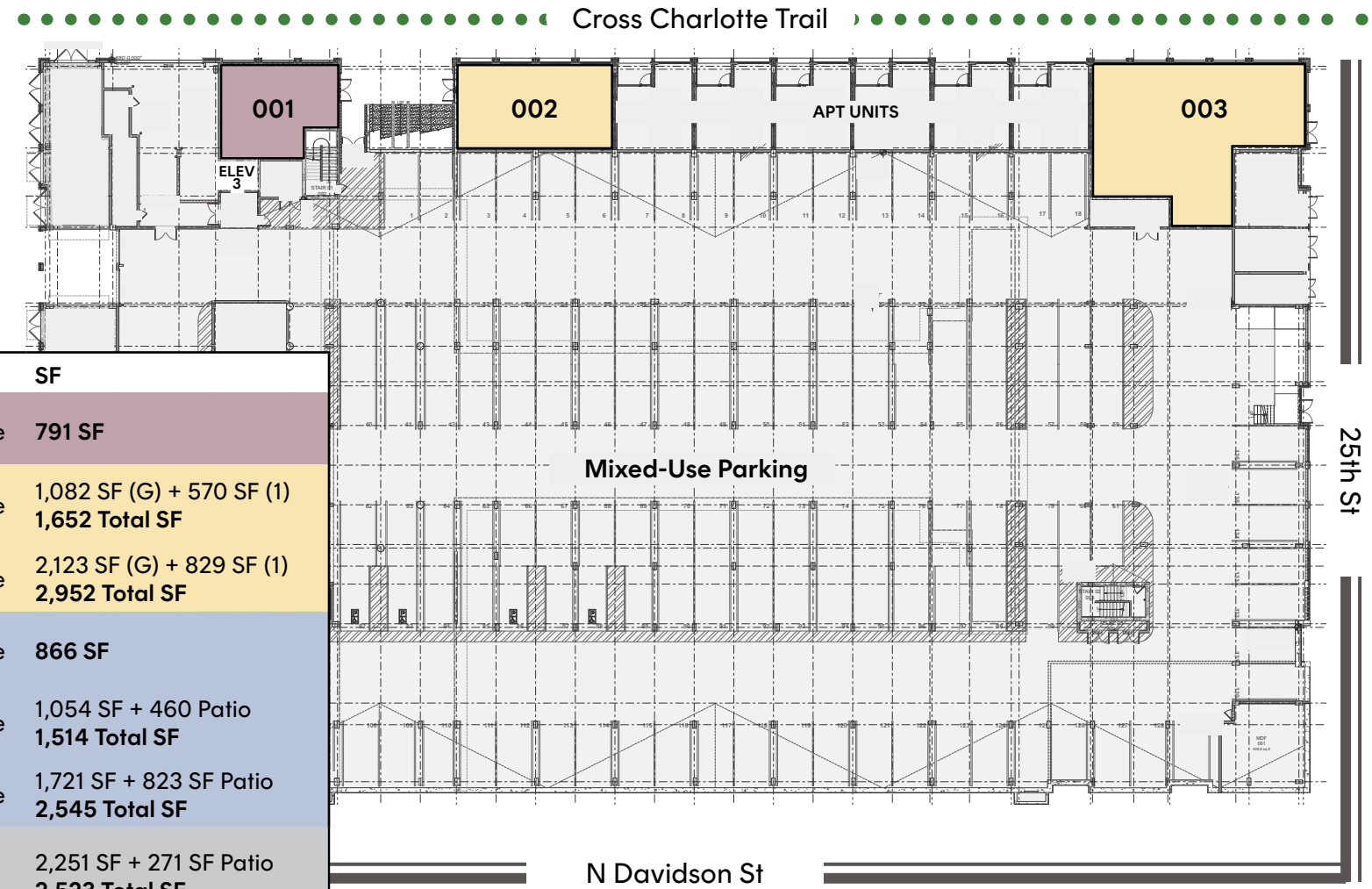
OXBOW

SITE PLAN

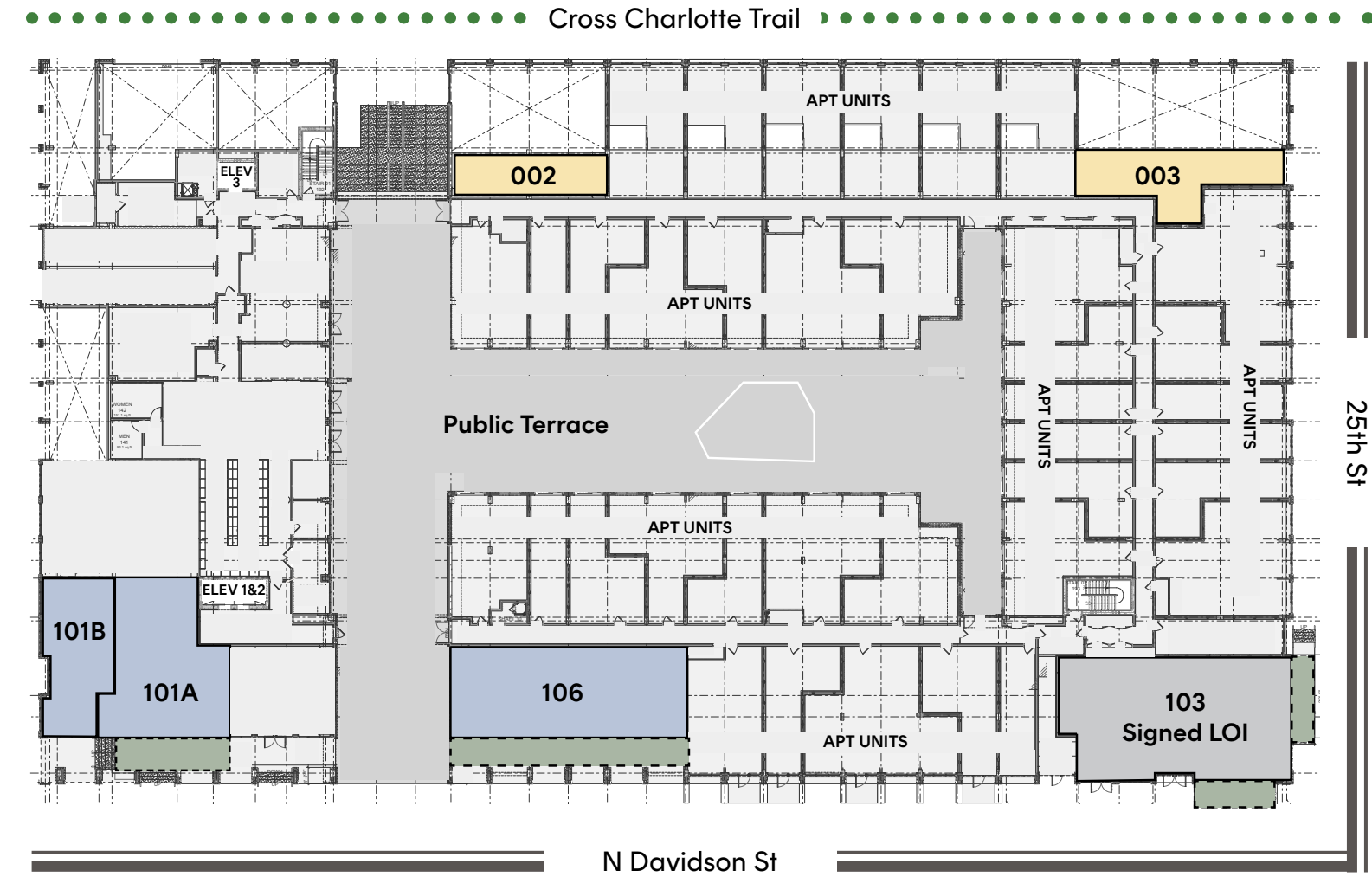
- Ground Floor
- Ground & 1st Floors
- 1st Floor
- Covered Outdoor Patio
- Leased

Space	Ideal Use	Status	SF
001	Retail	Available	791 SF
002	Retail	Available	1,082 SF (G) + 570 SF (1) 1,652 Total SF
003	Retail	Available	2,123 SF (G) + 829 SF (1) 2,952 Total SF
101B	Retail	Available	866 SF
101A	Retail	Available	1,054 SF + 460 Patio 1,514 Total SF
106	Retail	Available	1,721 SF + 823 SF Patio 2,545 Total SF
103	Retail	Signed LOI	2,251 SF + 271 SF Patio 2,523 Total SF

GROUND FLOOR



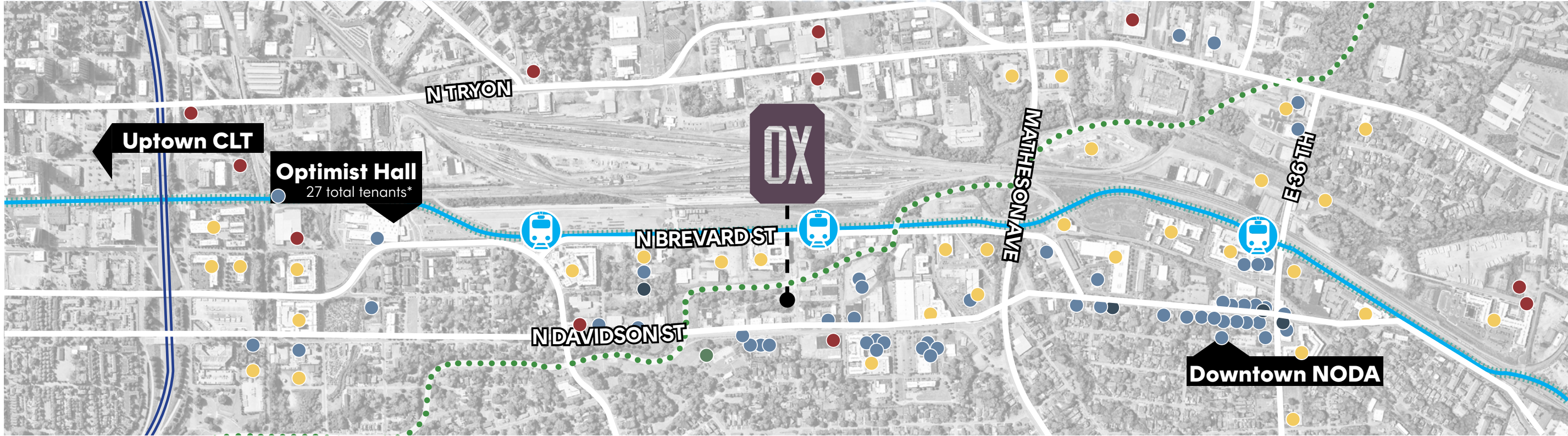
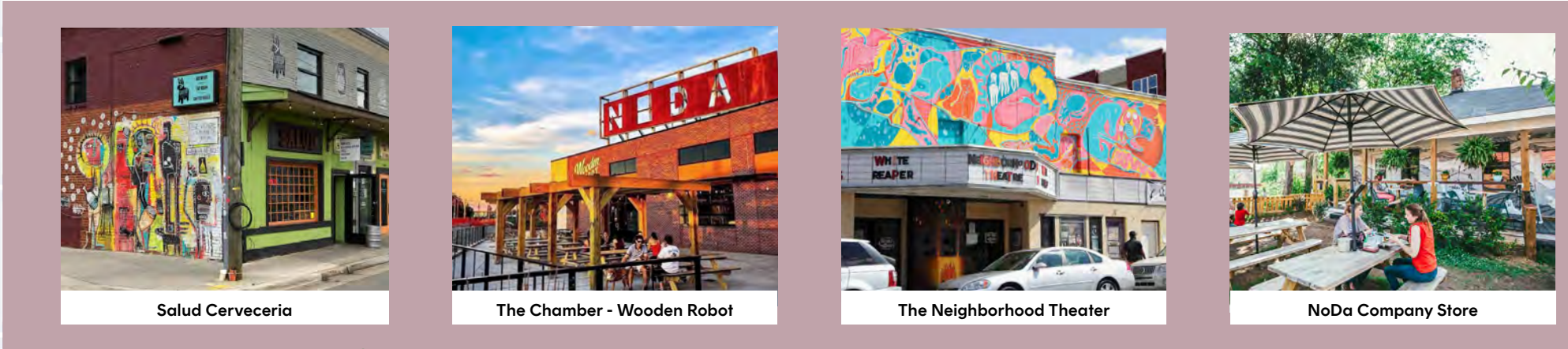
1ST FLOOR



THE OPTIMIST PARK/ NODA NEIGHBORHOOD

Just a few minutes north of the city center by car or light rail, you'll find Charlotte's arts and entertainment district, NoDa (so named for its main drag, North Davidson Street). Once home to turn-of-the-century textile mills, brightly-colored murals, local art galleries, performance venues, restaurants, coffee shops, bars and breweries await in this hipster haven.

- Entertainment
- Retail
- Existing multifamily
- Under construction multifamily
- Greenway/Cross Charlotte Trail



OPTIMIST HALL TENANTS

- | | | |
|---|--|---|
| <ul style="list-style-type: none">• Archer Paper Goods• AVA• Bao and Broth• The Bar• Botiwalla• Collier• The Dumpling Lady• Enat Ethiopian• Eso Artisanal Pasta | <ul style="list-style-type: none">• Fonta Flora Brewery• Felix Homemade Empandas• Harriet's• Honeycuckle Gelato• Marina's Tapas• The Merchant• Mezeh• Noble Smoke Barbecue• Papi Queso• Paradiso Plant Shop | <ul style="list-style-type: none">• Pet Wants• Poppycox Nashville Hot Chicken• Schreiber's on Rye• Suarez Bakery & Barra• Undercurrent Coffee• Velvet Taco• Village Juice Co.• Zukka |
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