

LAKE NORMAN REGION / NORTH CAROLINA

AVAILABLE OFFICE OR RETAIL



**SERIOUS BUSINESS.
SERIOUS FUN.**

DAVIDSON AT SOUTH MAIN

445 South Main Street
Davidson, NC 28036

DETAILS

Size: 1,000-10,000 sq. ft.
Location: Mecklenburg County
Inside City?: Yes (Davidson)
Utilities:
Water: CMUD
Sewer: CMUD
Gas: PSNC
Power: Duke Energy
Telephone: AT&T

Transportation:

I-77: 2.3 miles
I-85: 18.5 miles
I-40: 23 miles
I-485: 12 miles
Hwy. 73: 4 miles
Airport: 25 miles
(CLT/Douglas International)
Rail: N/A
Port:
Wilmington & Charleston:
Approximately 200 miles

PRICING

Lease Price: \$18/sq. ft.
Sale Price: \$398,125

CONTACT INFORMATION

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The Knox Group, Inc.
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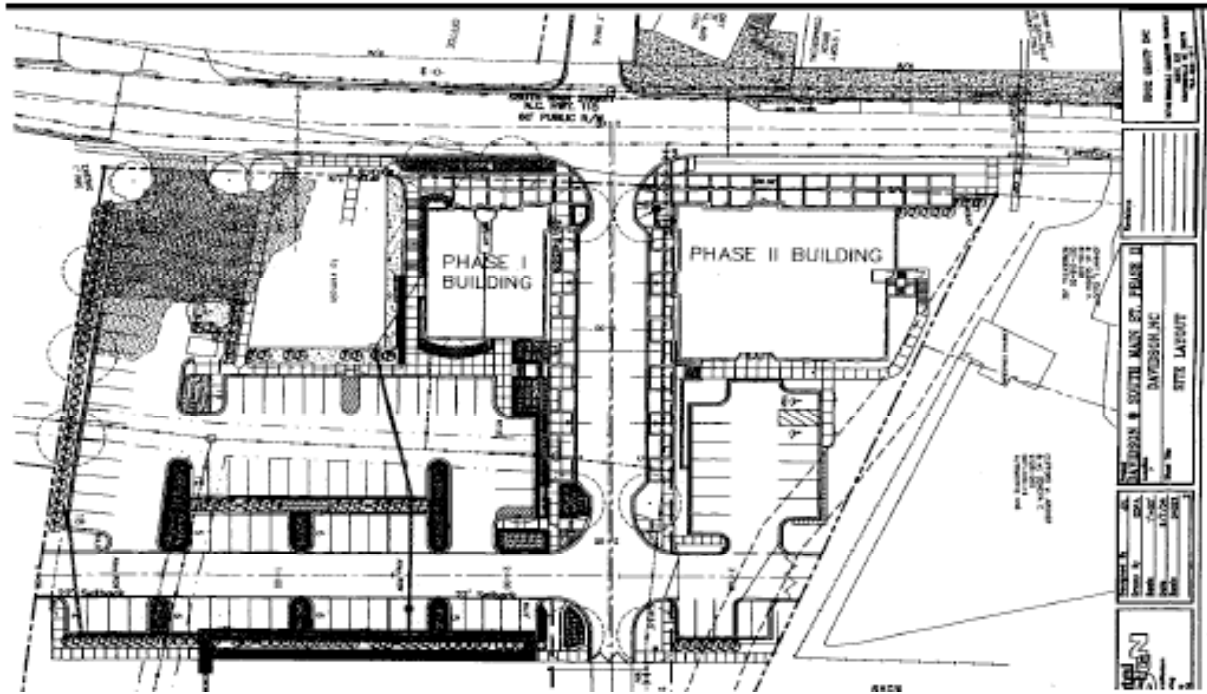
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Lake Norman Regional EDC
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ADDITIONAL INFORMATION

- ❖ 1,000 to 10,000 square feet office or retail space available
- ❖ Masonry construction & classical architectural design
- ❖ Ample on-site parking
- ❖ Located on Main Street within walking distance to:
Davidson Post Office
Davidson Elementary
Town Hall
First Charter, BB&T and Wachovia Bank branches
Many local restaurants and shops
- ❖ Easy access to I-77 and Lake Norman area
- ❖ Current Davidson @ South Main businesses include:
Davidson Clergy Center
E. S. Johnson Builders
Layman Architecture
University Eye Associates
Wachovia Securities
Willoughby 2000
Wooden Stone

DAVIDSON AT SOUTH MAIN SITE PLAN



LAKE NORMAN REGION
NORTH CAROLINA

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