

FOR SALE OR LEASE

CREATIVE OFFICE | INVESTMENT OPPORTUNITY

630 Davidson Gateway Dr. | Davidson, NC 28023



PROPERTY VIDEO



Park Commercial
Real Estate



INVESTMENT CONTACT

Chandler Knox, SIOR

Chandler@ParkCRE.com
(704) 762-1148

Charlie Swanson, SIOR

Charlie@ParkCRE.com
(704) 336-9347

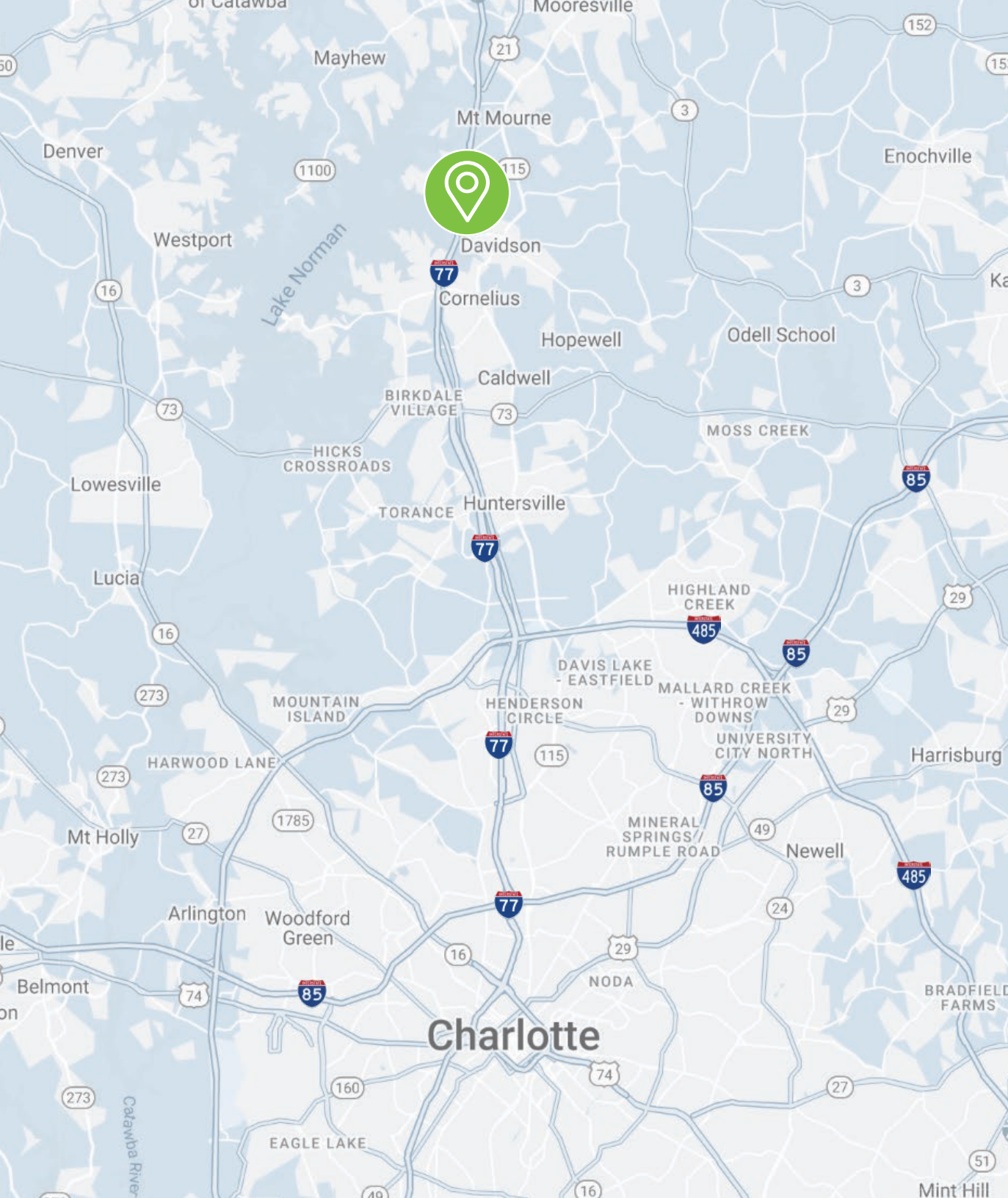
Vince Sumner

Vince@ParkCRE.com
(704) 336-9076

230 E. Peterson Drive, Suite A,
Charlotte, NC 28217

PARKCRE.COM

Information has been collected from sources deemed reliable. It is our intention to provide accurate information, however no liability is assumed for errors and omissions. Park Commercial Real Estate, LLC is a licensed real estate firm in North and South Carolina.



LOCATION



Davidson, NC

630 Davidson Gateway Dr,
Davidson, NC 28023



20,000 VPD

Griffith St



Charlotte MSA

Davidson is just 20 miles north
of Charlotte in Mecklenburg
County



40%

Within a day's drive to 40%
of the US population, making
business close to suppliers and
customers

PROPERTY DETAILS

630 Davidson Gateway Dr

+/- 10,758 SF Office Building for Sale

- Fantastic 5,000 SF Owner/Occupant or Investment Opportunity
- First Floor: +/- 5,051 SF Available for Lease
- **Lease Rate: \$27.00/SF Modified Gross**
- Second Floor: +/- 5,707 SF (New 5-Year NNN Lease)
- Total: +/- 10,758 SF
- High-End, Creative Office Buildout
- Open Concept with Private Offices
- Surrounded by Gateway Shops and Restaurants
- Abundant Surface Parking
- Great I-77 Access
- Year Built: 2007
- Features: Elevator, Secure Keypad Building Access
- **Sale Price: \$3,350,000**



86,193

2023 Population
5 miles



\$162,249

Average Household Income
5 miles



17,553

Employees
3 miles



0.2 mi

to I-77

10 mi

to I-485

17.5 mi

to I-85

22 mins

to Uptown Charlotte

28 mins

to Charlotte Douglas International Airport

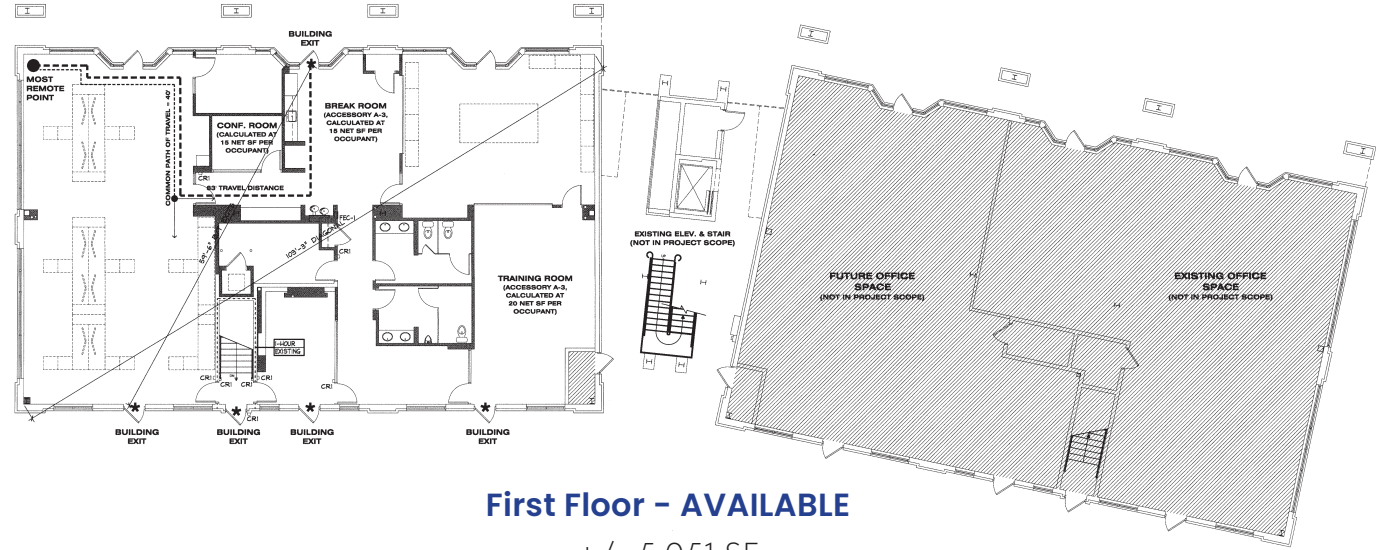


FLOOR PLAN

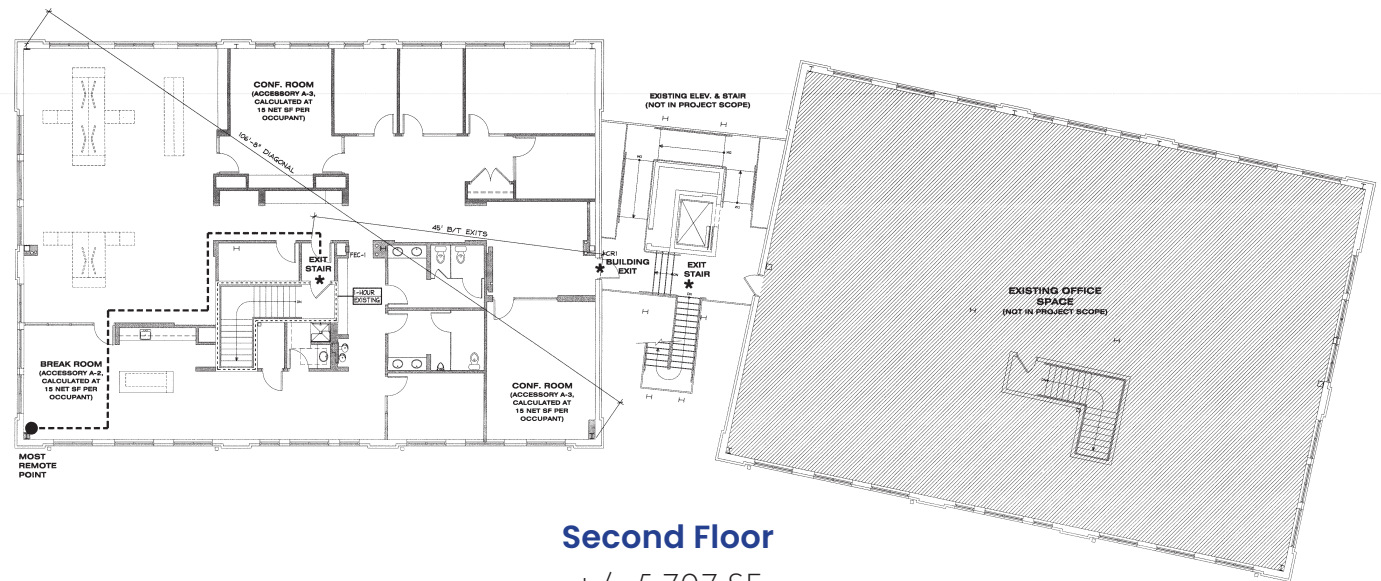
First Floor
+/- 5,051 SF
AVAILABLE

Second Floor
+/- 5,707 SF
LEASED

+/- 10,758 SF
Building Total



First Floor - AVAILABLE
+/- 5,051 SF



Second Floor
+/- 5,707 SF

PROPERTY HIGHLIGHTS



Lake Norman



Griffith St

91,500 VPD



Community School of Davidson

Beaty St

Davidson Day School

20,000 VPD

Community School of Davidson

N Main St



11,500 VPD



1,973 Students

S Main St



Concord Rd

Davidson K-8 School

LOCATION OVERVIEW



 [Visit our Website](#)

FOR MORE INFORMATION:

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