



2100 NODA

2116 N. DAVIDSON ST.
CHARLOTTE, NC 28205

100% Leased

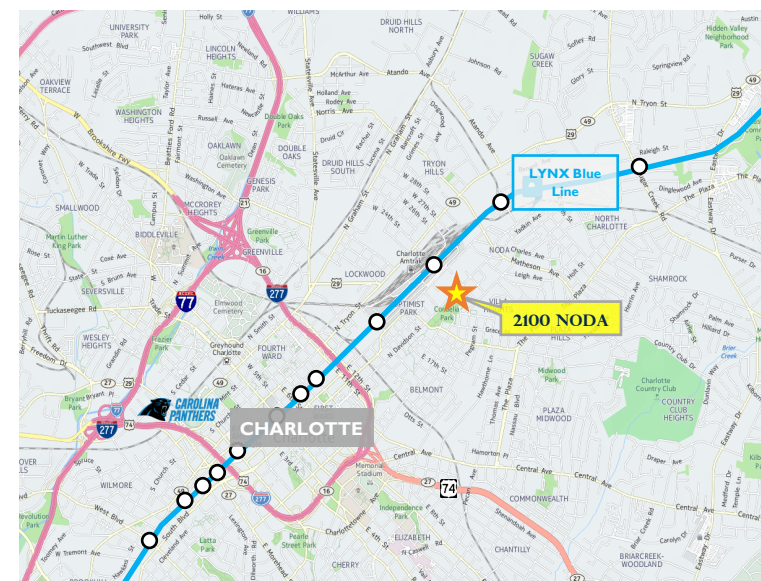
- ♦ High visibility along N. Davidson Street
- ♦ 5 minute walk to 25th light rail station
- ♦ Located across from Little Sugar creek Greenway, the Cross Charlotte Trail & Cordelia Park

DEMOGRAPHICS

	One Mile	Three Miles	Five Miles
POPULATION	14,043	116,275	282,539
DAYTIME POP.	6,447	140,088	215,929
AVG. HH INCOME	\$96,763	\$107,750	\$100,520

TRAFFIC COUNTS

N. DAVIDSON ST. 12,000 VPD



CORDELIA
COMMUNITY
PARK

E. 24TH STREET

N. DAVIDSON STREET



TENANTS

BUILDING 2100

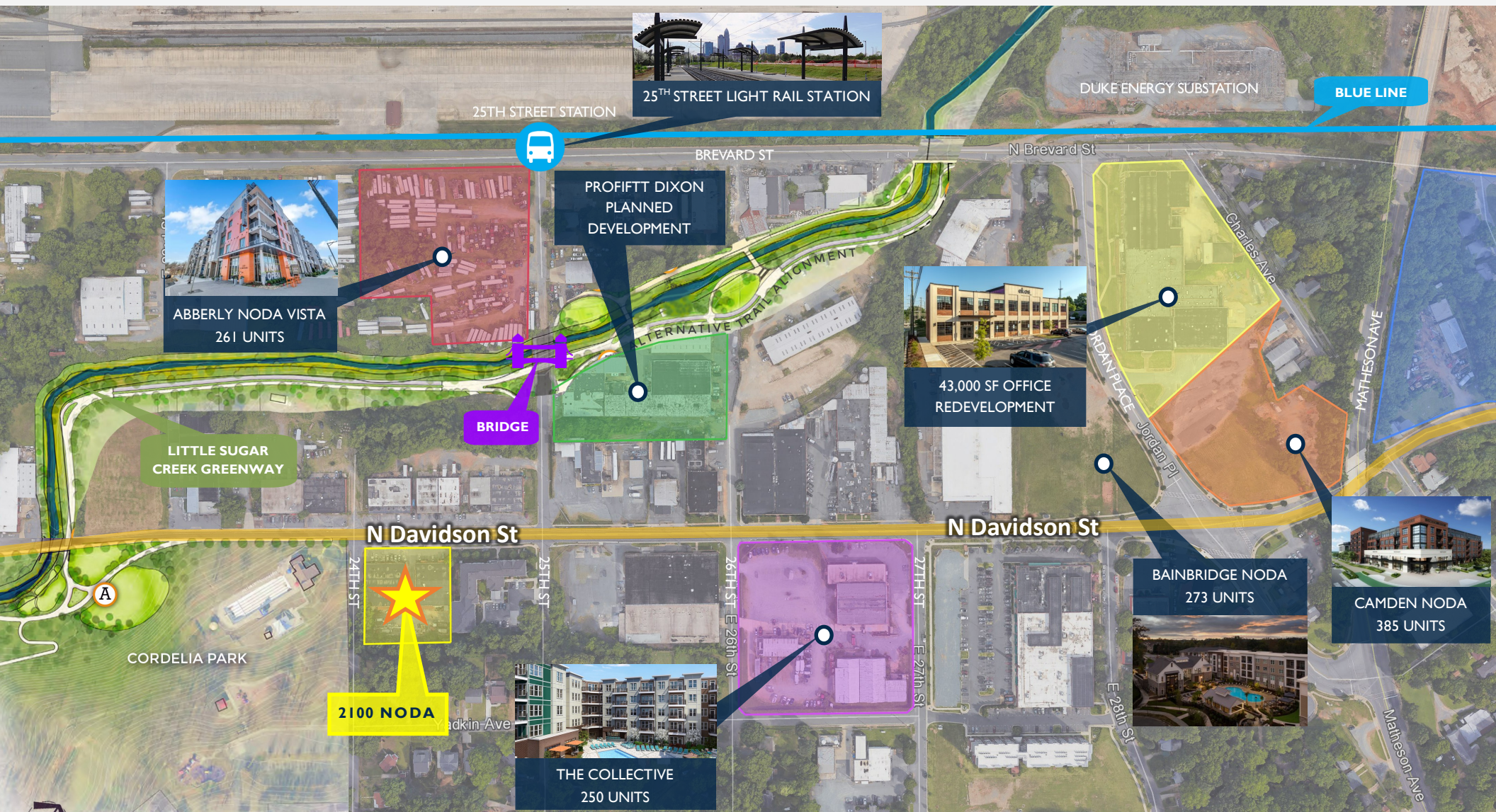
SF

A	Pho @ NoDa	2,000
B	Stellar Dental	3,000
C	Ivy Rehab	2,400
D	The Hobbyist Coffee & Bottle Shop	2,600

BUILDING 2116

SF

A-B	The Degenerate	4,000
C-D	Sweat 440	4,000





NoDa

