



College Town. Lake Town. *Your Town.*

## South Main Square Commercial

432 South Main Street – Suite 100  
Davidson, NC 28036

### DETAILS

**Size:** 1<sup>st</sup> floor = 1,500 SF  
**Location:** Mecklenburg County  
**Inside City?:** Yes (Davidson)  
**Utilities:**  
**Water:** CLT Water  
**Sewer:** CLT Water  
**Gas:** Piedmont Natural Gas  
**Power:** Duke Energy  
**Phone:** MI-Connection

### Transportation:

**I-77:** 1 mile  
**I-85:** 13 miles  
**I-40:** 23 miles  
**I-485:** 17 miles  
**Hwy. 73:** 4 miles  
**Airport:** 25 miles (CLT/Douglas)  
**Rail:** No  
**Port:**  
Wilmington: 217 miles  
Charleston: 228 miles

### PRICING

**Lease Price:** \$26 NNN  
CAM = \$250/month  
+ taxes, insurance and  
utilities

### CONTACT INFORMATION

Rose & Associates SE, Inc.  
704-896-0094



### ADDITIONAL INFORMATION

- ❖ Ample parking, great visibility
- ❖ Available July 1, 2019
- ❖ Many amenities within walking distance:
  - 8+ Restaurants
  - Davidson College campus
  - Art galleries
  - Several parks
  - Schools and churches
  - Luxury townhomes
  - Variety of residential-style buildings

