

NoDa Shop Space

3204 NORTH DAVIDSON ST, CHARLOTTE, NC 28205



Retail

FOR

| Lease

SIZE

| 2,349 SF

PRICE

| Call for pricing



Overview

Located in the heart of NoDa, Charlotte's arts district

Explosive Market Growth

Walking distance to multiple restaurants, breweries, shopping and entertainment venues

Steps away from 36th Street light rail stop

Versatile floor plan with loft

Ideal for restaurants, retail, market users

Retail Available for Lease



Robbie Adams
Director of Retail

(704) 248 2108
radams@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

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Property Overview

Demographics

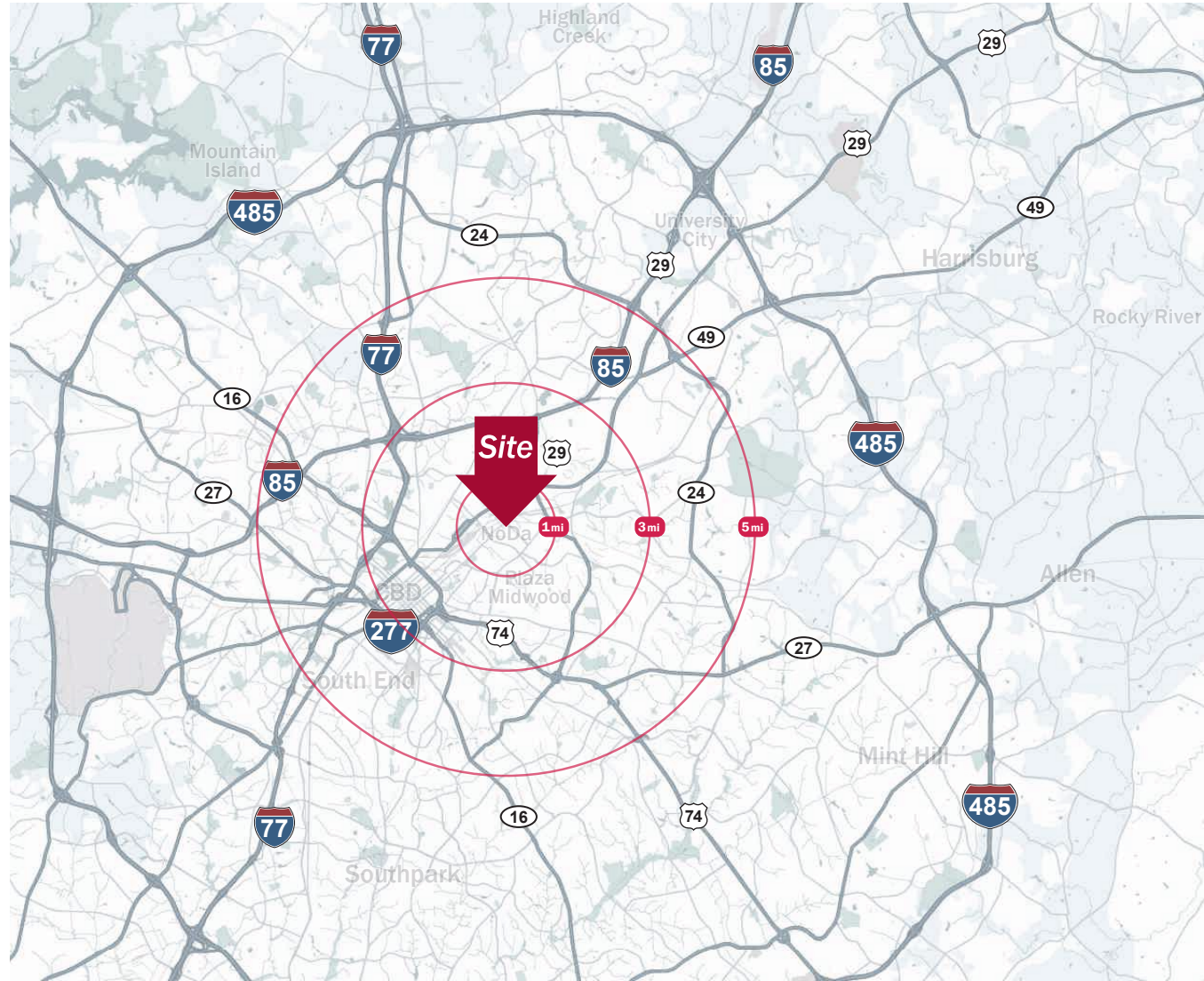
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	14,762	114,354	293,167
Growth Rate	6.65%	1.77%	1.71%
Avg. HH Income	\$131,954	\$115,146	\$120,307

Traffic Count

Source: NCDOT

	AADT
N. Davidson St	7,400 (2022)
E. 36th St	7,800 (2022)
Matheson Ave	13,500 (2022)



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Conceptual Site Plan: Retail



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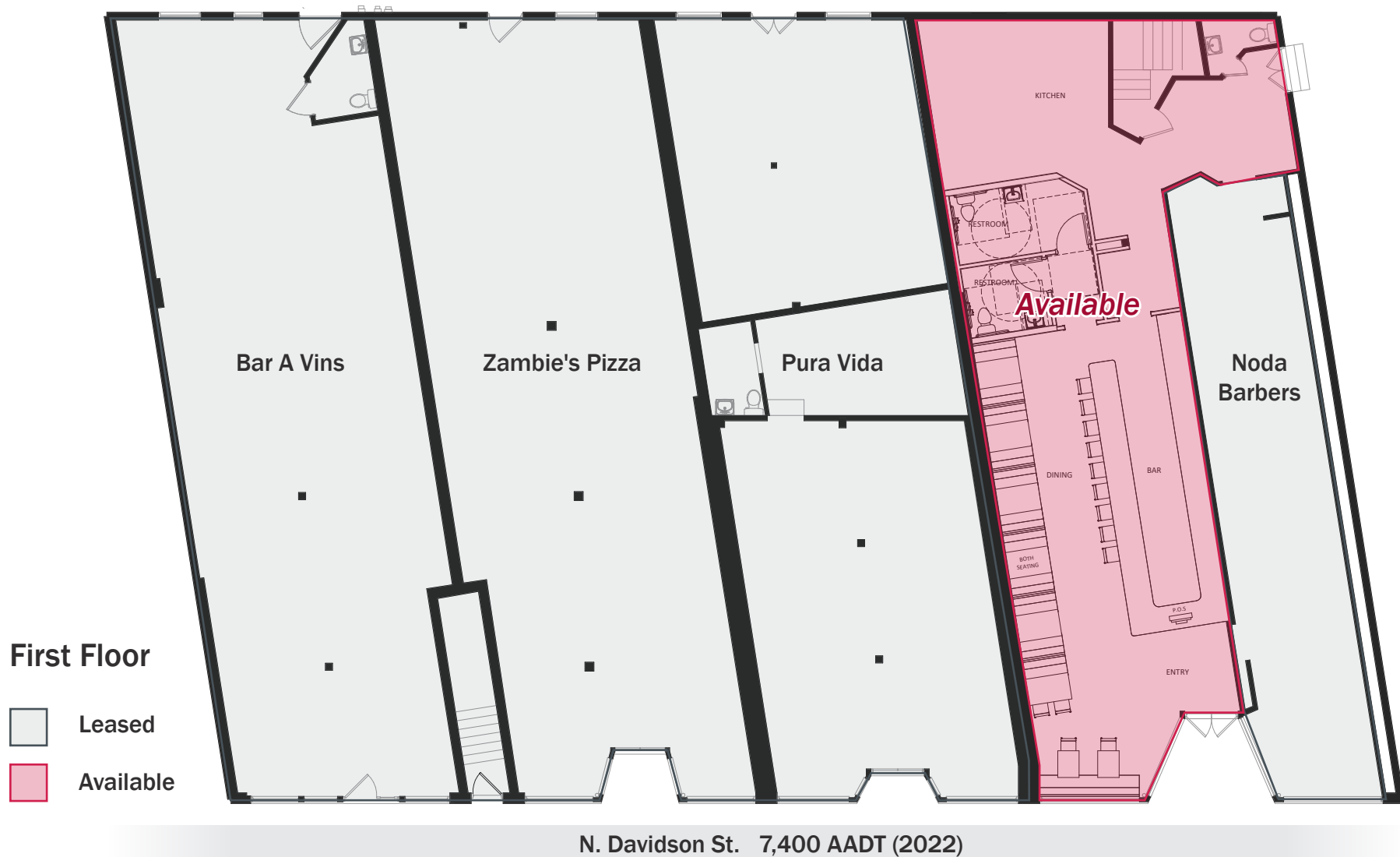
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Conceptual Site Plan: Restaurant



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Neighborhood Aerial



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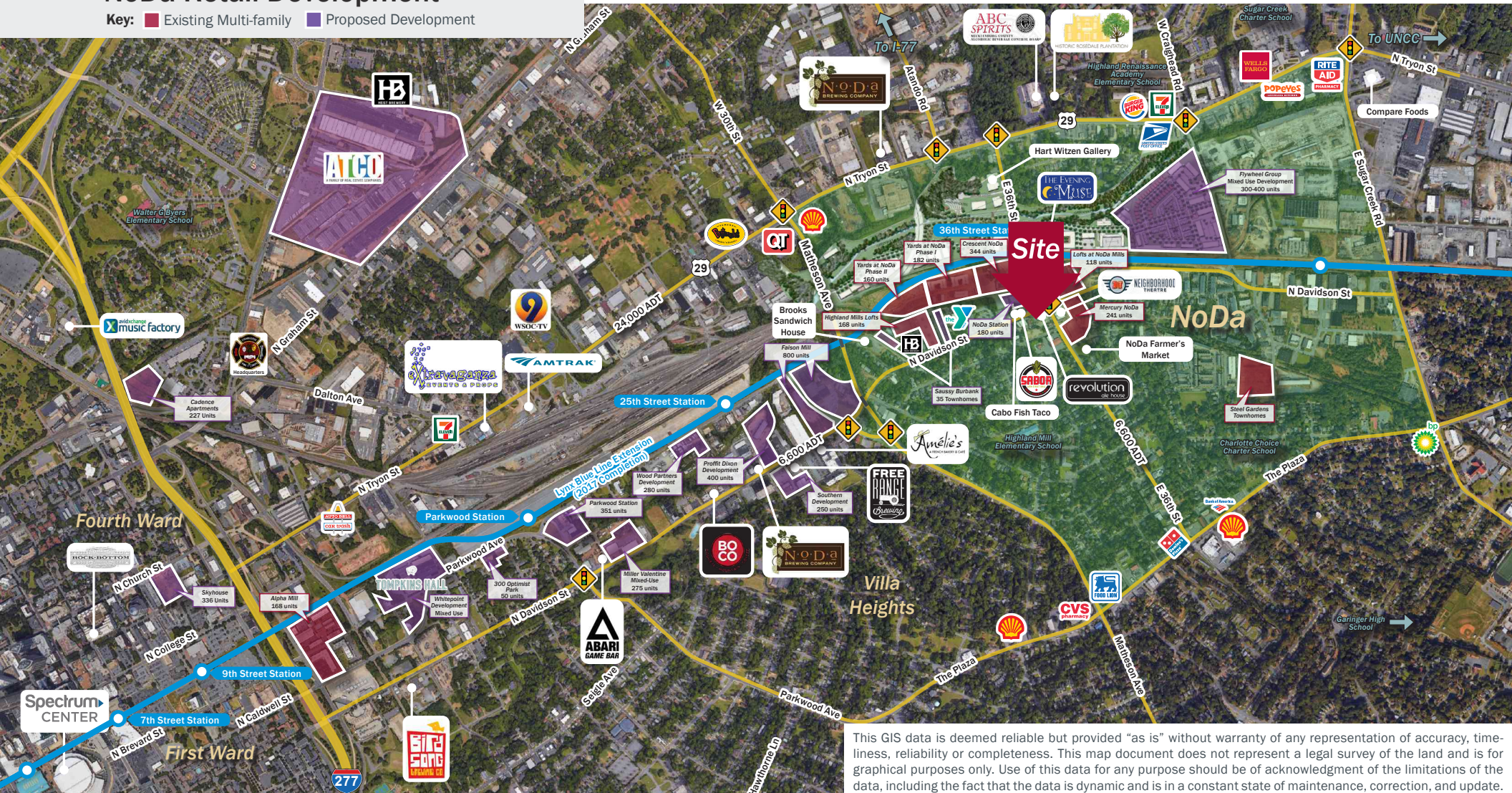
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Market Aerial

NoDa Retail Development

Key: ■ Existing Multi-family ■ Proposed Development



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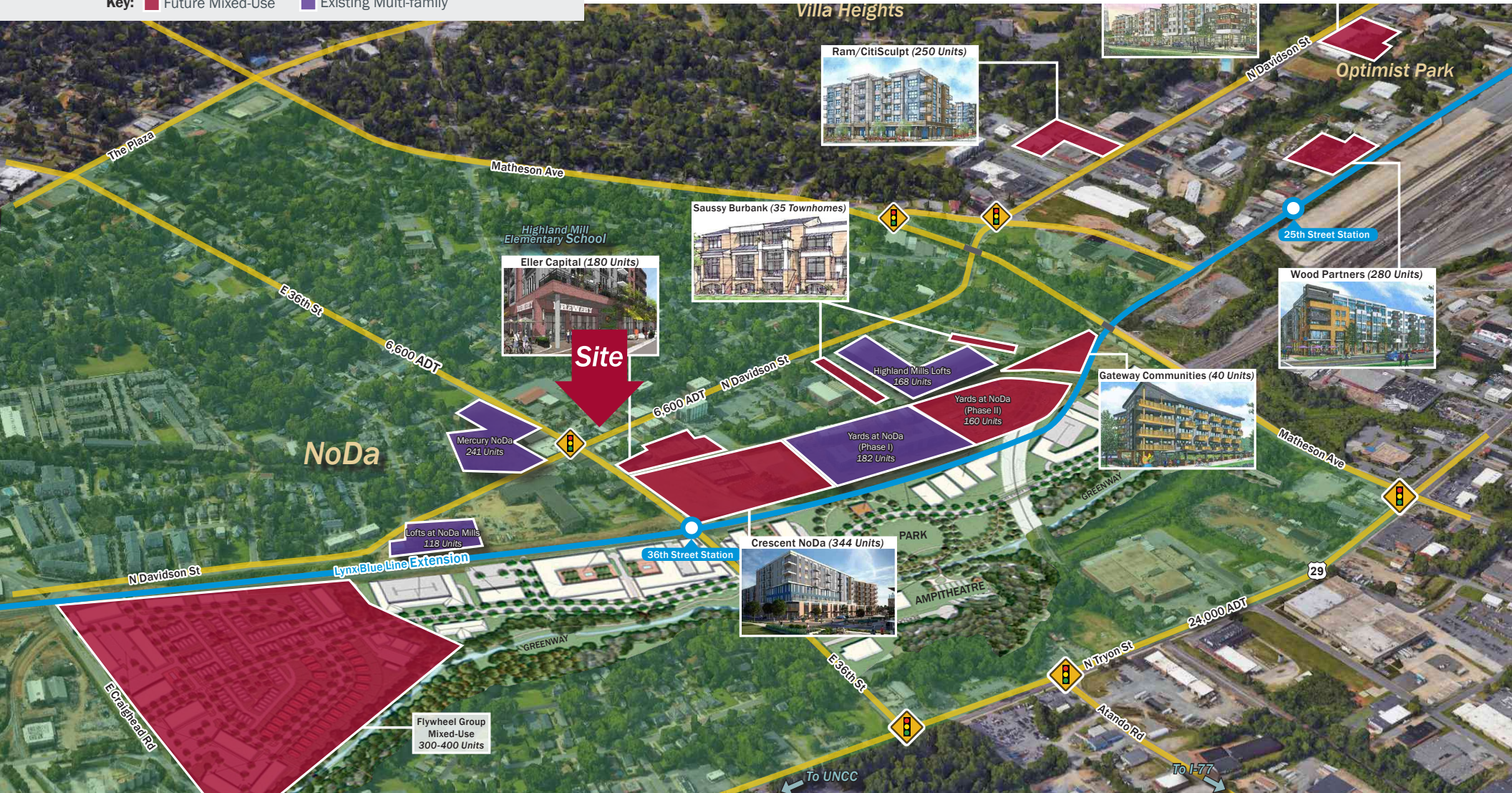
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Development Activity

NoDa Development Activity

Key: ■ Future Mixed-Use ■ Existing Multi-family



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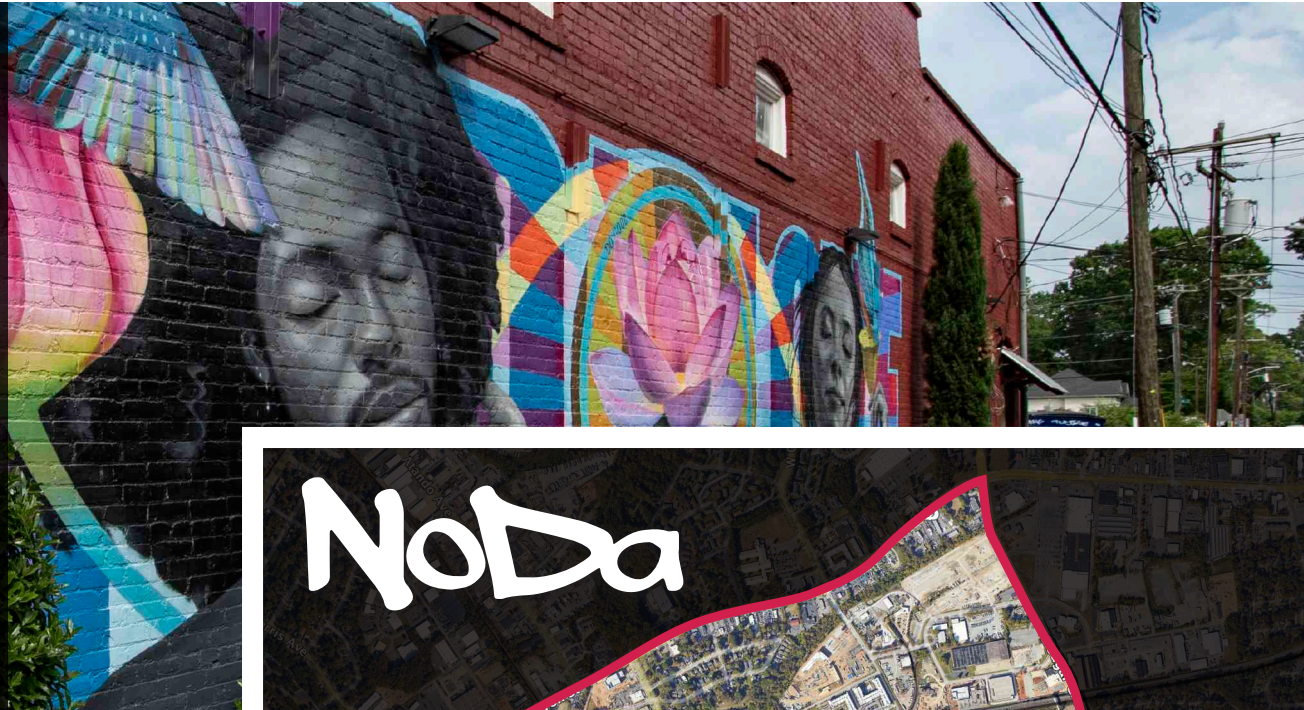
NoDa Overview

NoDa Neighborhood

EAST 36TH ST & NORTH DAVIDSON

NoDa is Charlotte's historic arts and entertainment district. NoDa is home to all walks of life and an array of talented artists and musicians. Whether you are looking for Craft beer, award-winning food, custom gifts, or tattoos you'll find what you need in NoDa.

Above all, the residents of NoDa are dedicated to promoting the arts, living eco-friendly lifestyles, and small businesses.



THRIVING NODA BUSINESSES



Back Area



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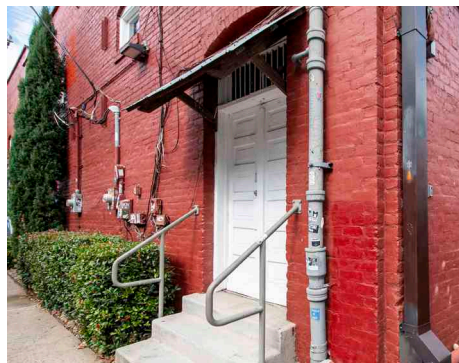
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Property Photos: Exterior



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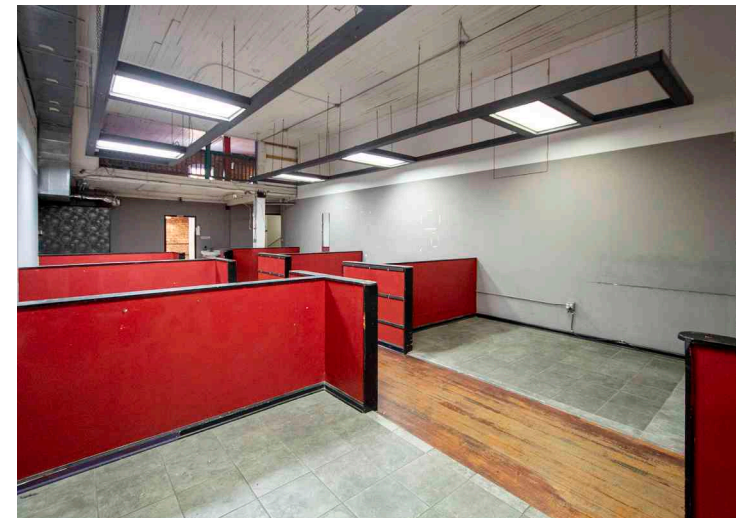
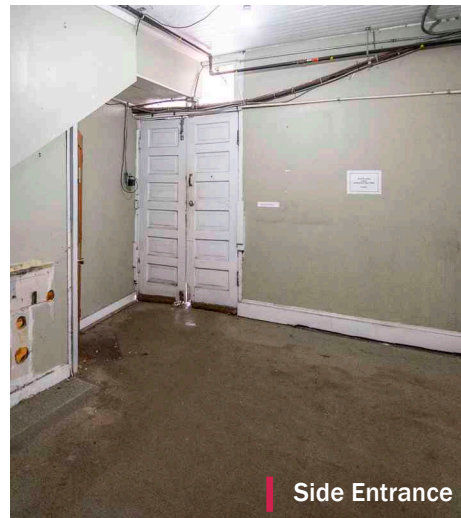
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Property Photos: Interior



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Medical | Industrial | Retail | Land | Investment | Office

| contact

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