



DAVIDSON OFFICE PORTFOLIO

122 ST ALBANS LN & 228 CALDWELL LN, DAVIDSON, NC

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122 St Albans Ln & 228 Caldwell Ln,
Davidson, NC



PROPERTY INFORMATION

This is a rare low-maintenance investment and/or owner-occupant opportunity located approximately one mile from the heart of Davidson. Situated near Davidson College and popular local staples like Kindred and Summit Coffee, this property offers convenient access to dining, shopping, and the vibrant downtown community.

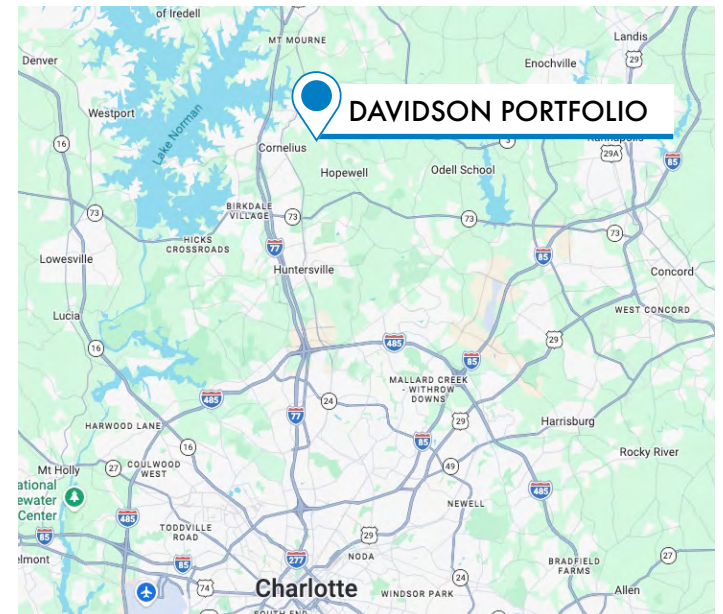
228 Caldwell Ln

- Building SF: 4,350 SF
- 2 common parking spaces, ample on street parking available within close proximity to building.
- Built in 2003
- 4 offices: Ground floor offices offer front and rear access points of entry. 2nd floor offices offer common stairwell access and exclusive balcony from accessible from suites.
- 100% leased

122 St Albans Ln

- Building SF: 4,226 SF
- 2 common parking spaces, ample on street parking available within close proximity to building.
- Built in 2003
- 4 offices: Ground floor offices offer front and rear access points of entry. 2nd floor offices offer common stairwell access and exclusive balcony from accessible from suites.
- 100% leased

Portfolio Pricing Guidance: \$1,950,000.00

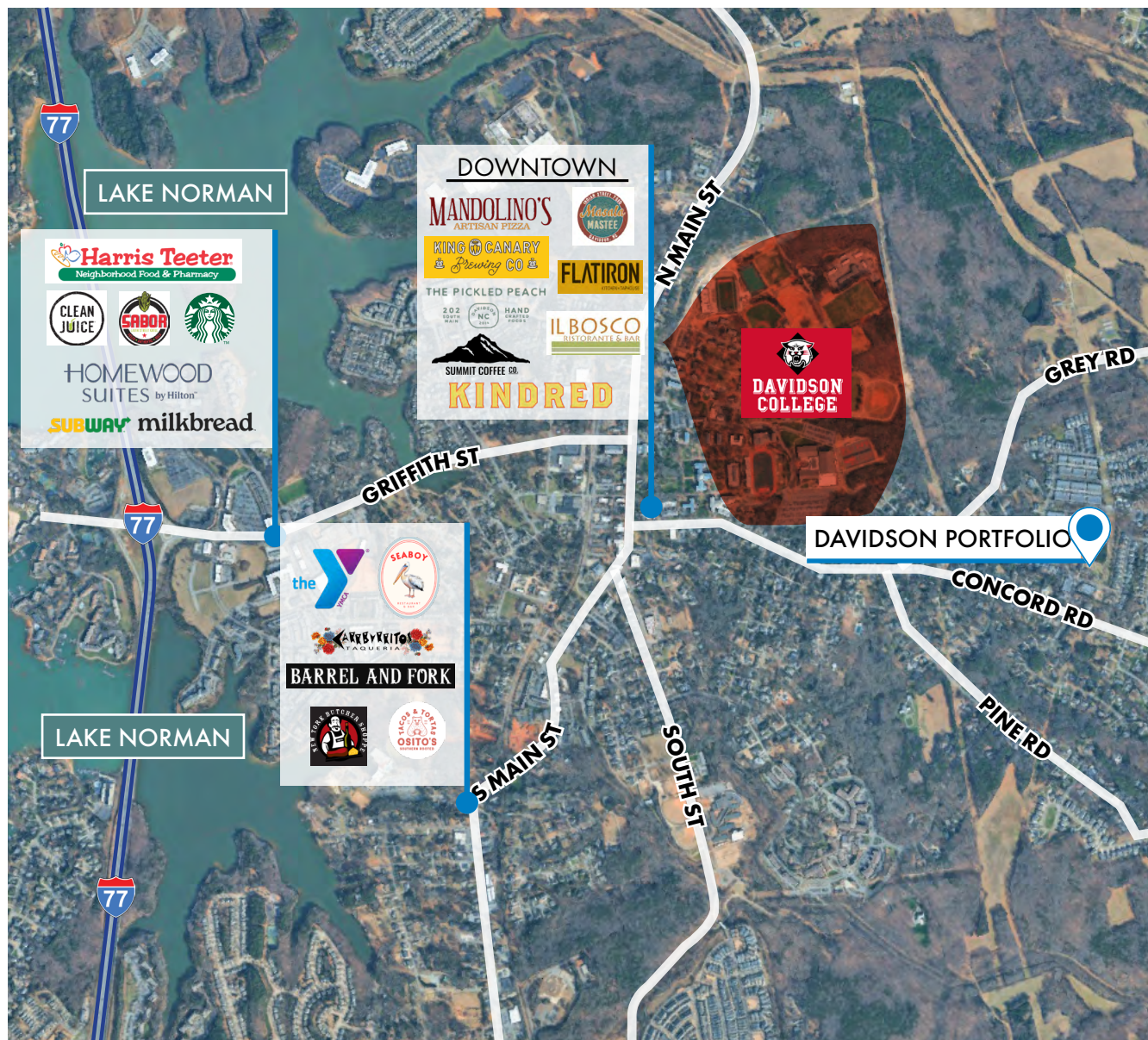


EXTERIOR PHOTOS

DAVIDSON OFFICE PORTFOLIO TWO BUILDINGS AVAILABLE FOR SALE



AREA OVERVIEW



DAVIDSON OFFICE PORTFOLIO TWO BUILDINGS AVAILABLE FOR SALE



THE TOWN OF DAVIDSON

Davidson is a charming town just 30 minutes north of Charlotte, known for its walkable downtown, historic character, and strong sense of community. Home to Davidson College, the town has an intellectual and vibrant atmosphere with local shops, cafes, and cultural events centered around the campus and Main Street. Davidson is also known for its tree-lined neighborhoods, access to Lake Norman, and emphasis on sustainability, bike-friendly planning, and small-town charm. It offers a quieter, upscale suburban feel while still being close enough to Charlotte for commuting or city amenities.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,847	32,936	94,355
Proj. Population (2030)	5,295	35,745	102,338
Median Age	36.9	41.1	41.1
Average Household Income	\$219,505	\$158,231	\$154,011
Median Home Value	\$824,004	\$667,409	\$619,493
Employees	825	14,464	42,978