

N. NEW HOPE RD. & E. FRANKLIN BLVD.

GASTONIA, NC 28054

OUTPARCEL AVAILABLE

**+/- 2.35 Acre
Outparcels**

Proposed For Mixed-Use
Redevelopment



Firestone



CONTACT

PHILIP CORRIHER, CCIM, CRX
phil@chambers-group.com
(704) 752-8350

DIANA SEARIGHT
diana@chambers-group.com
(704) 752-8350

XTEAM
RETAIL ADVISORS

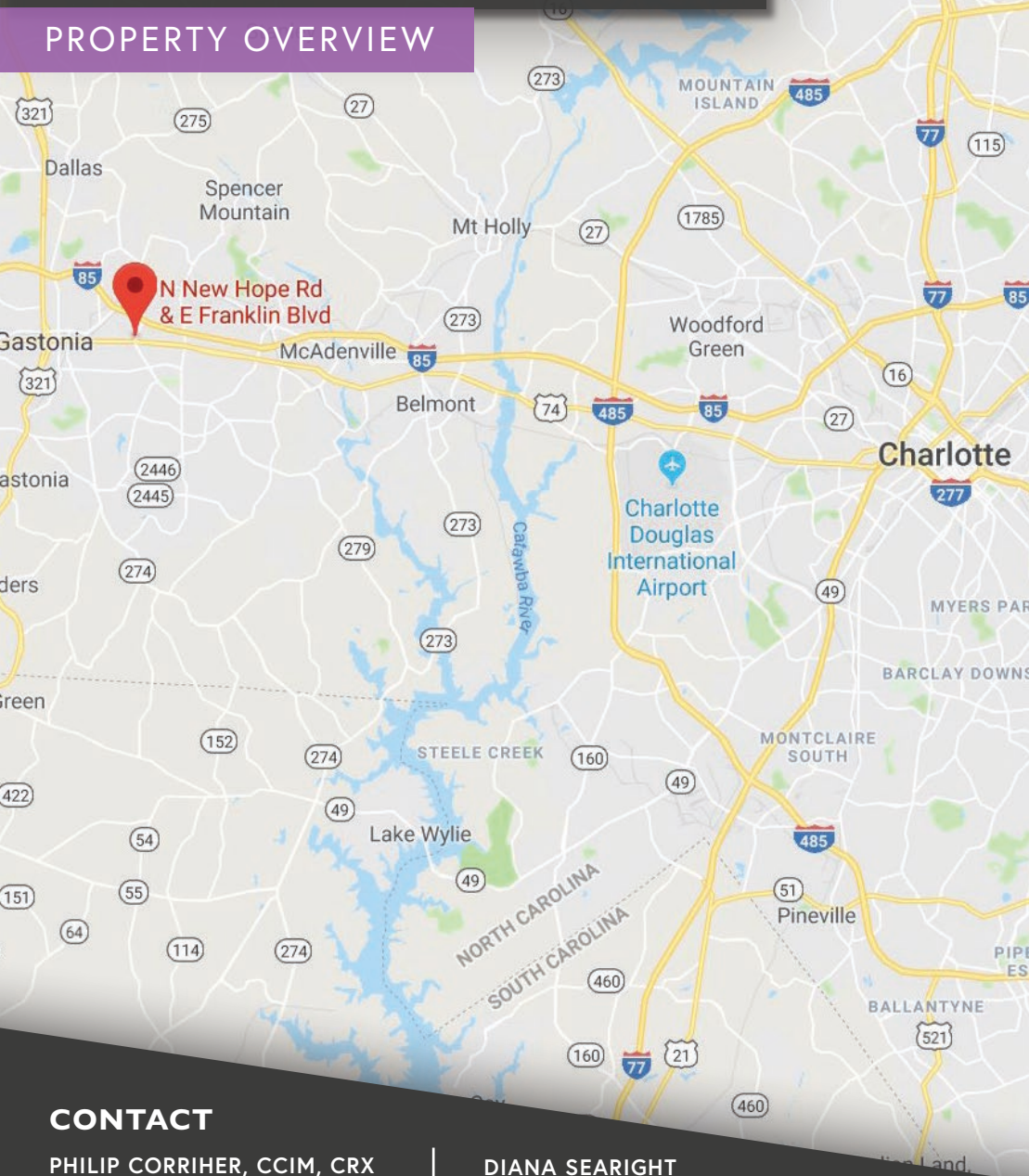


THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™

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GASTONIA, NC 28054

PROPERTY OVERVIEW



PROPERTY DETAILS





- +/- 2.35 Acres Available
- Prime site for development
- Property can be sub-divided
- Located directly across from Eastridge Mall in Gastonia
- Proposed Wendy's planned at corner
- Surrounding retailers include Rugged Warehouse, Ollie's Bargain Outlet, Tuesday Morning, Eastridge Mall, Belk, Dillard's, Conn's, Gabes, Hamrick's, Planet Fitness, McDonald's, etc.
- Zoned Commercial
- E. Franklin Blvd. - 25,000 VPD
- New Hope Rd. - 24,000 VPD

MARKET DETAILS

Gastonia is located approximately 22 miles west of Charlotte and is the second largest City in the Charlotte-Gastonia-Rock Hill Metropolitan Statistical Area. The trade area has approximately 350,000 people. The City's economy has benefited from its proximity to Charlotte, access to major interstate highways, and a recent retail boom. These influences have led to significant recent economic growth and diversification. Gastonia and its surrounding area is redefining itself as a metropolitan dominated region.

The City and the County are fast becoming what economists refer to as a "regional retail center." With the establishment of the City as a retail destination, an influx of shoppers from surrounding counties such as Lincoln, Cleveland, York and Mecklenburg has been noted.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	1,717	37,678	127,946
 AVG. HH INCOME	\$52,795	\$57,531	\$59,052
 BUSINESSES	620	1,712	4,316
 EMPLOYEES	262	4,480	21,377

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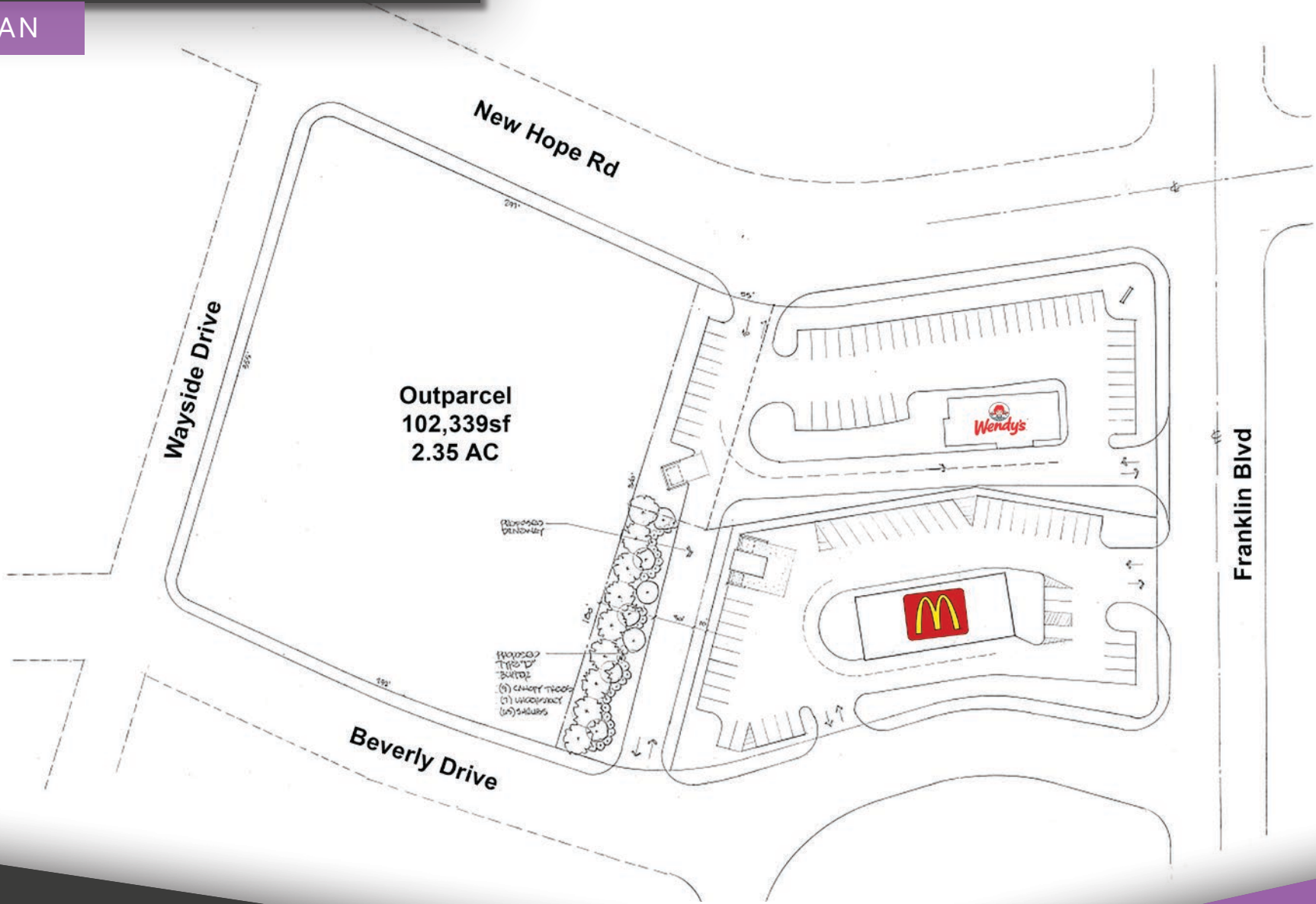
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SITE PLAN



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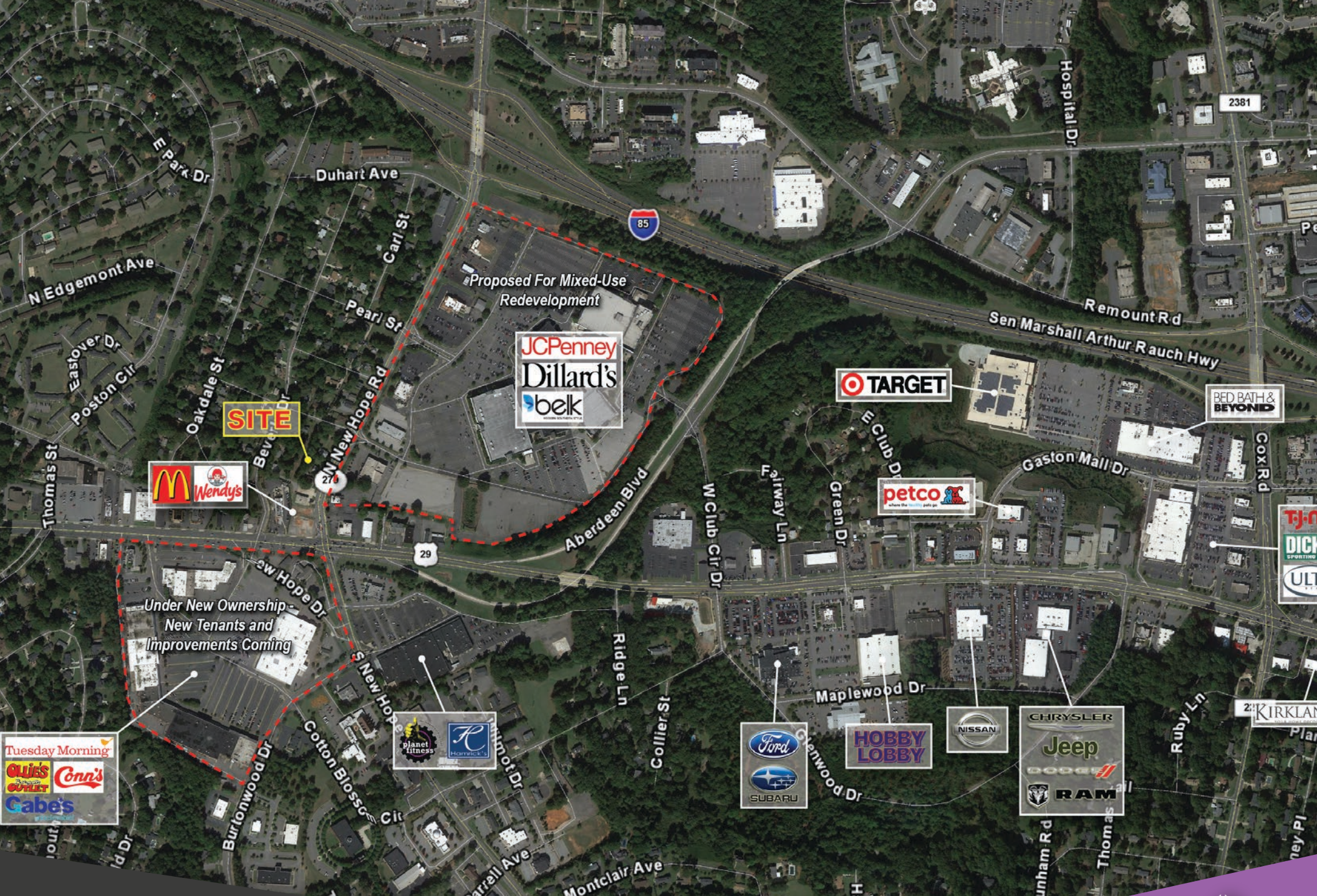
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SITE

Proposed For Mixed-Use
Redevelopment

JCPenney
Dillard's
belk

TARGET

BED BATH & BEYOND

McDonald's
Wendy's

petco

Under New Ownership -
New Tenants and
Improvements Coming

Tuesday Morning
OLLIE'S
CONN'S
Gabe's

planet fitness
K
Harwick's

Ford
SUBARU

HOBBY LOBBY

NISSAN

CHRYSLER
Jeep
RAM

2nd FLOOR
KIRKLAND

CONTACT

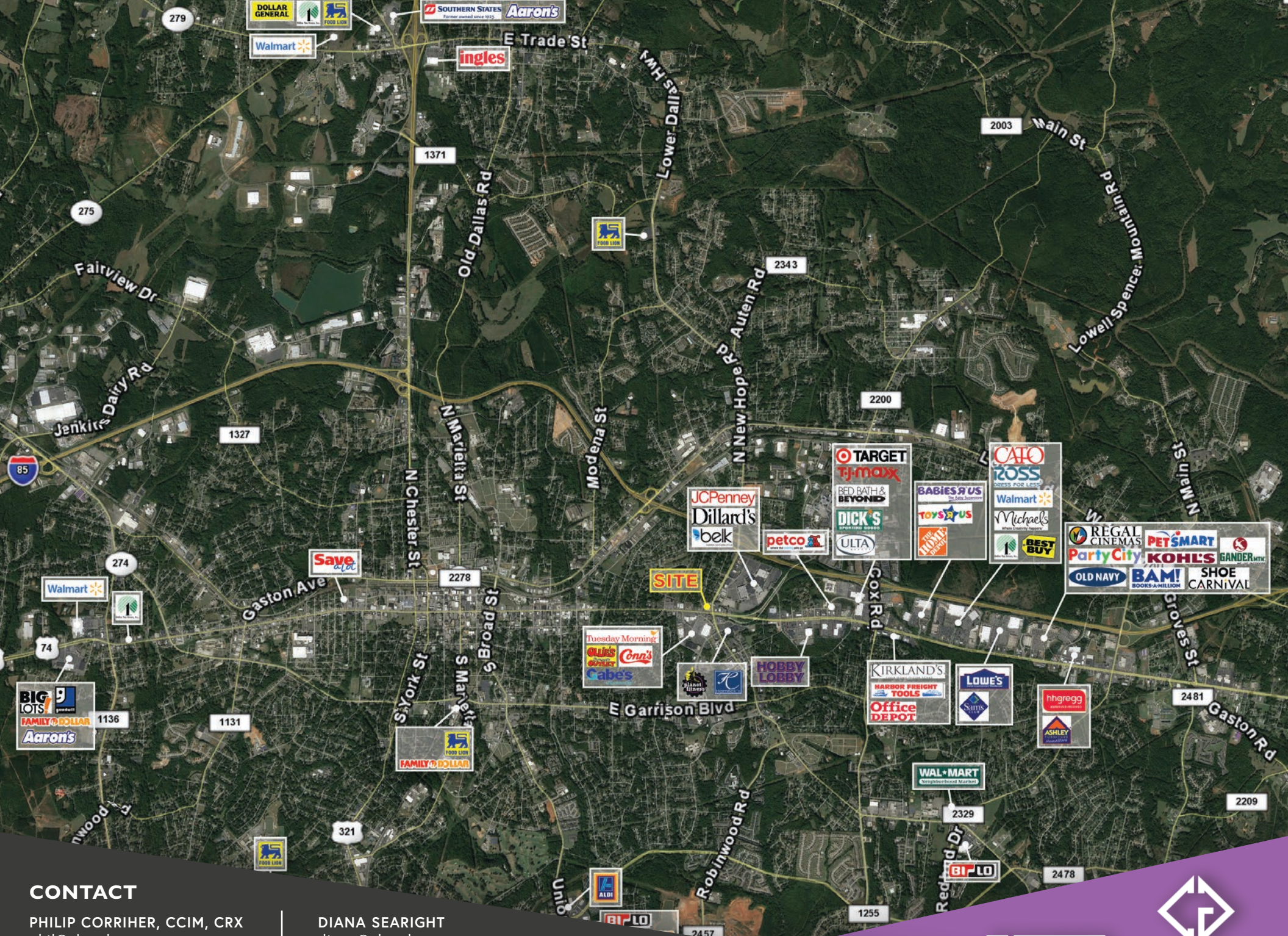
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