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Available Retail Pad for Sale  
**1560 Rankin Lake Rd**

Gastonia, NC 28052



# PROPERTY OVERVIEW

## ABOUT

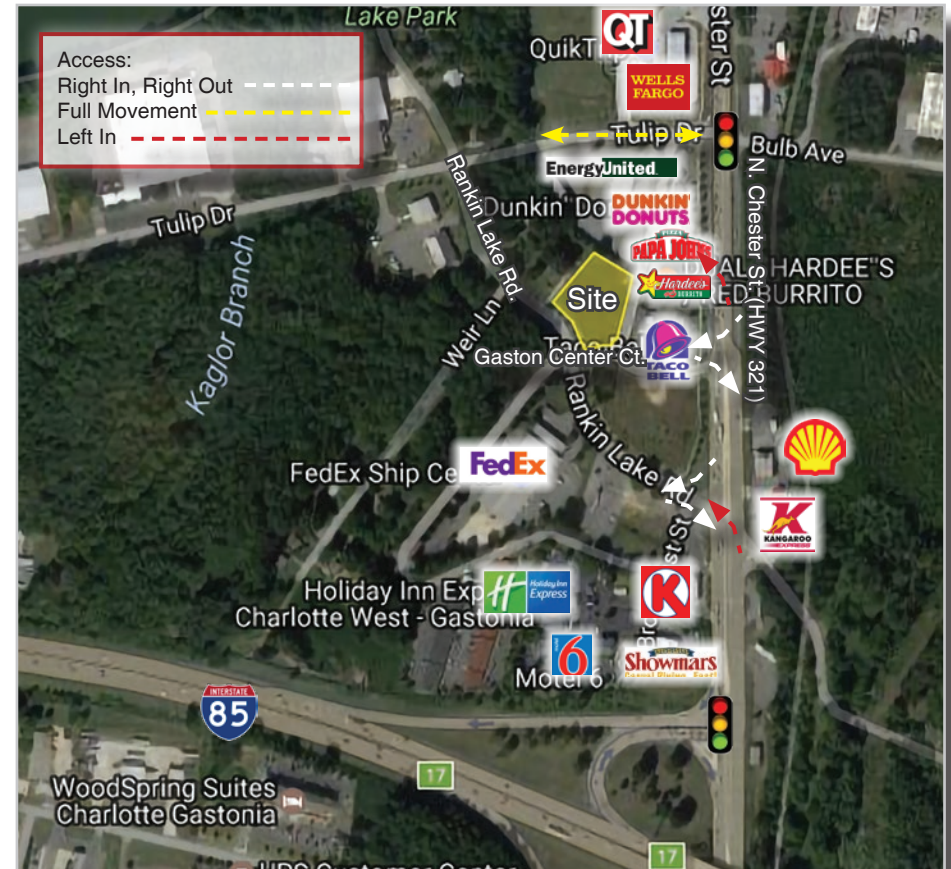
This +/- 1.12 acre ready to build retail pad is available in Gaston Crossing shopping center in Gastonia, NC. Current tenants include Hardees/Red Burrito, Papa John's, Dunkin' Donuts and Taco Bell. The site is just off of Hwy 321 and I-85 via exit 17. It is within close proximity to numerous other retail businesses.

## PROPERTY DETAILS

- +/- 1.12 Acres
- Pad will accommodate up to 9,000 SF Building
- Zoning: C-3 CD (General Business Conditional District)
- Pin Number: 3546-67-7523
- List Price: \$249,000

## PROPERTY FEATURES

- Monument signage available facing Hwy 321
- Current tenants: Hardees/Red Burrito, Papa John's, Dunkin Donuts, and Taco Bell



Demographics	1 Mile	3 Miles	5 Miles
Total Population	1,486	36,603	82,275
Average HH Income	\$30,017	\$41,787	\$48,382
Traffic Counts: N. Chester St (Hwy 321) 47,000 VPD, I-85 98,000 VPD			



UPCOMING NC DOT REALIGNMENT PROJECT

I-85 & US 321 exiting South bound into Site.





## MARKET OVERVIEW

Gastonia is approximately 20 minutes west of Charlotte and offers convenient access to the city as well as Charlotte Douglas International Airport via I-85 and US Hwy 321. Nearby attractions include Stowe Botanical Gardens, Belmont Abbey College, Lake Wylie/Catawba River, The Chronicle Mill, Seven Oaks Nature Preserve, and the US National Whitewater Center.



Site



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