

# 904 S. NEW HOPE RD

GASTONIA, NORTH CAROLINA 28054



CONTACT FOR DETAILS

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*Available for Lease*

+/- 900 - 1,125 SF OFFICE/RETAIL SPACE AVAILABLE

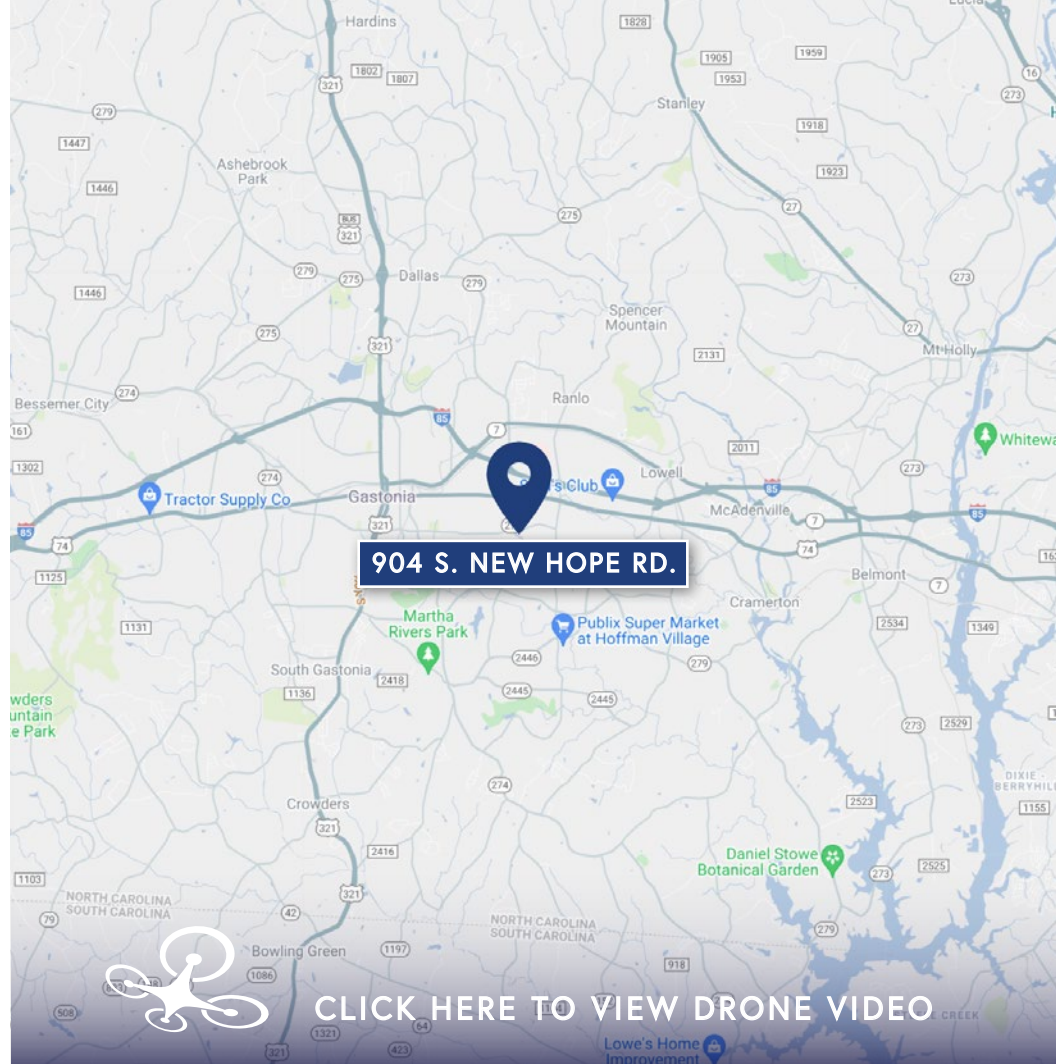
## PROPERTY OVERVIEW

# 904 S. NEW HOPE RD

Excellent leasing opportunity in one of Gastonia's major retail corridors along S. New Hope Rd. +/- 900 - 1,125 SF of retail/office is available in a +/- 4,950 SF multi-tenant building. With a pylon signage opportunity, high traffic counts in a highly visible location, this is a great opportunity for a variety of uses.

## PROPERTY DETAILS

<b>Address</b>	904 S. New Hope Rd.   Gastonia, NC 28054
<b>Parcel ID</b>	117366
<b>Available SF</b>	+/- 900 - 1,125 Office/Retail Available for Lease
<b>GLA</b>	+/- 4,950 SF
<b>Zoning</b>	Mixed-Use Commercial
<b>Traffic Counts</b>	S. New Hope Rd. - 25,500 VPD
<b>Lease Rate</b>	\$20/SF Street Front Units \$10/SF Rear Lower Level

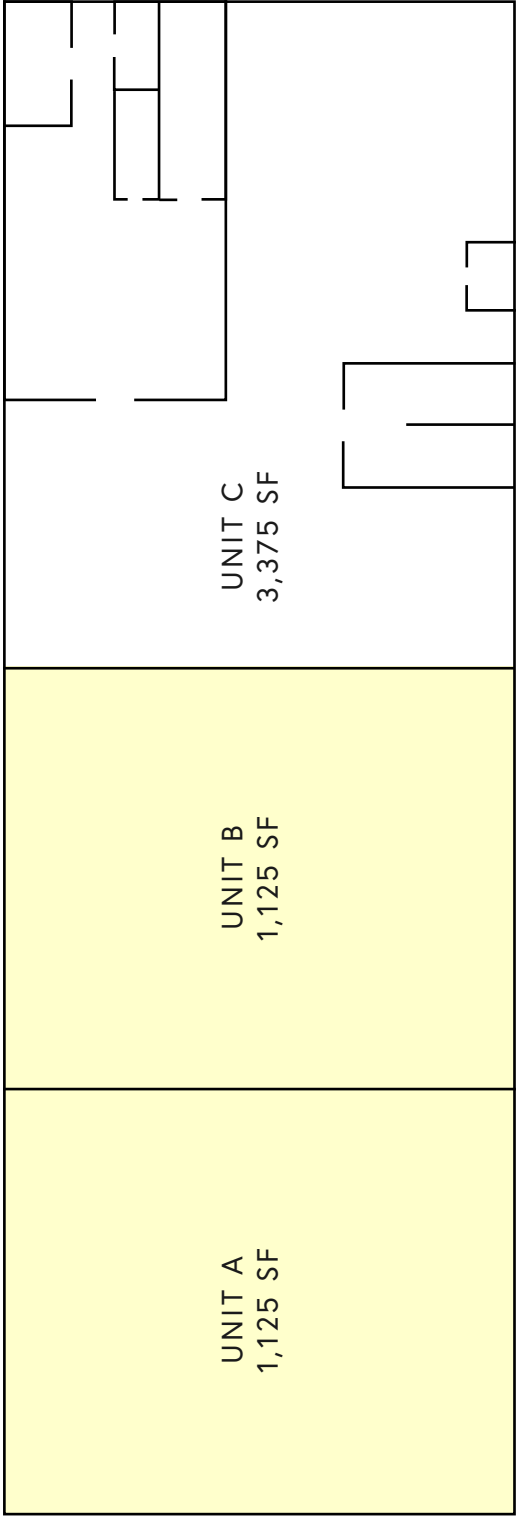


## DEMOGRAPHICS

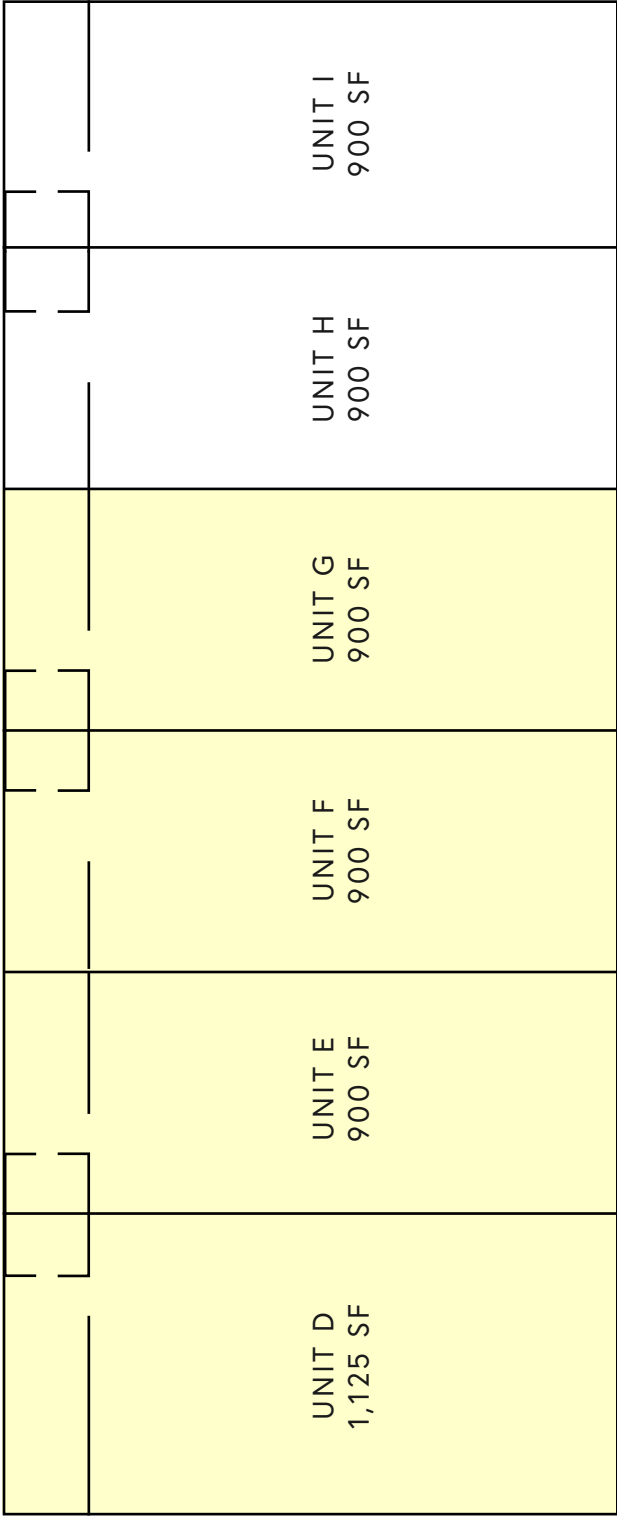
RADIUS	1 MILE	3 MILE	5 MILE
<b>2021 Population</b>	5,933	56,753	112,208
<b>Avg. Household Income</b>	\$81,818	\$69,540	\$69,585
<b>Median Household Income</b>	\$60,449	\$51,735	\$52,438
<b>Households</b>	2,573	22,591	43,469
<b>Daytime Employees</b>	6,715	34,055	46,787

# FLOOR PLAN

## MAIN FLOOR



## BASEMENT



TENANT ROSTER	
A	AVAILABLE 1,125 SF
B	AVAILABLE 1,125 SF
C	Leased 3,375 SF
D	AVAILABLE 1,125 SF
E	AVAILABLE 900 SF

TENANT ROSTER	
F	AVAILABLE 900 SF
G	AVAILABLE 900 SF
H	Leased 900 SF
I	Leased 900 SF

# GASTONIA NORTH CAROLINA

Located a short drive from Uptown Charlotte and the Charlotte Douglas International Airport, Gastonia is the largest municipality in Gaston County and the second-largest in the rapidly-growing Charlotte MSA. The strong MSA-level trends have led to Gaston County's resurgence as a residential destination for families in neighboring counties, with approximately 35% of families moving to Gaston County coming from Mecklenburg County. Gastonia's city center is home to beautiful historic buildings, a vibrant retail presence, unique dining options, and a burgeoning arts and culture scene. Much of the recent investment in Gastonia's core stems from the creative reuse and repositioning of the City's myriad historic structures to create exciting, amenity-rich offerings in and around the downtown area.



**DOWNTOWN  
GASTONIA**

**SITE**

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.