



# 712 W. Airline Ave.

Gastonia, North Carolina 28052

THE  
**TRENTON**  
MILL LOFTS



W Airline Ave

13,000 VPD

## Available for Lease

+/- 2.21 AC with 5,000 SF Existing Structure

## Property Overview

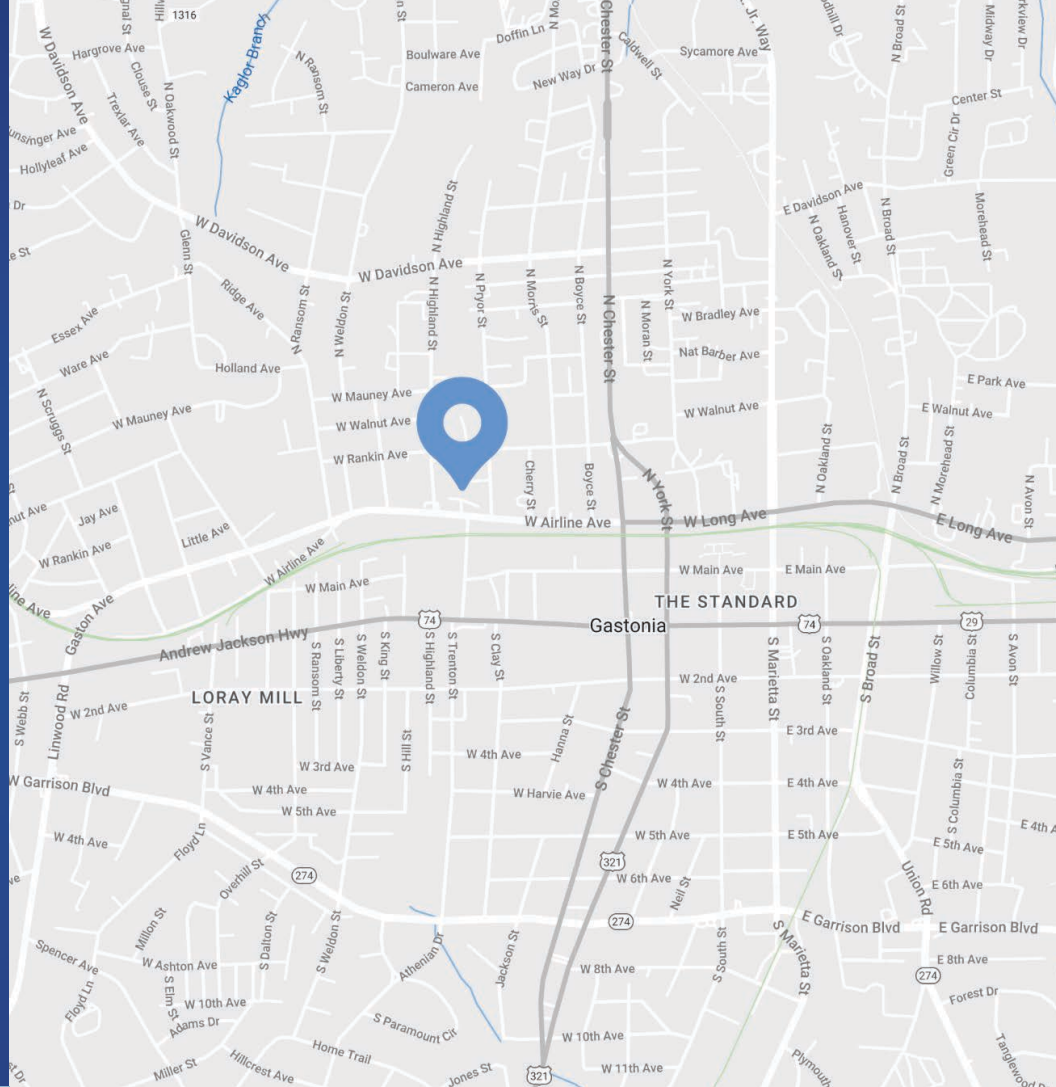
# 712 W. Airline Ave. Available for Lease

Office leasing opportunity in downtown Gastonia on W. Airline Ave. With +/- 5,000 SF on +/- 2.21 AC, the site is walkable to Gastonia's most popular local restaurants, retail, and the new minor league baseball stadium, CaroMont Health Park. This is an excellent opportunity in a desirable, central location.

## Property Details

<b>Address</b>	712 W. Airline Ave.   Gastonia, NC 28052
<b>Availability</b>	+/- 2.21 AC with 5,000 SF Existing Structure Available for Lease
<b>Parcel ID</b>	103641, 103642
<b>Zoning</b>	CBD
<b>Traffic Counts</b>	W. Airline Ave.   10,000 VPD
<b>Lease Rate</b>	Call for Pricing

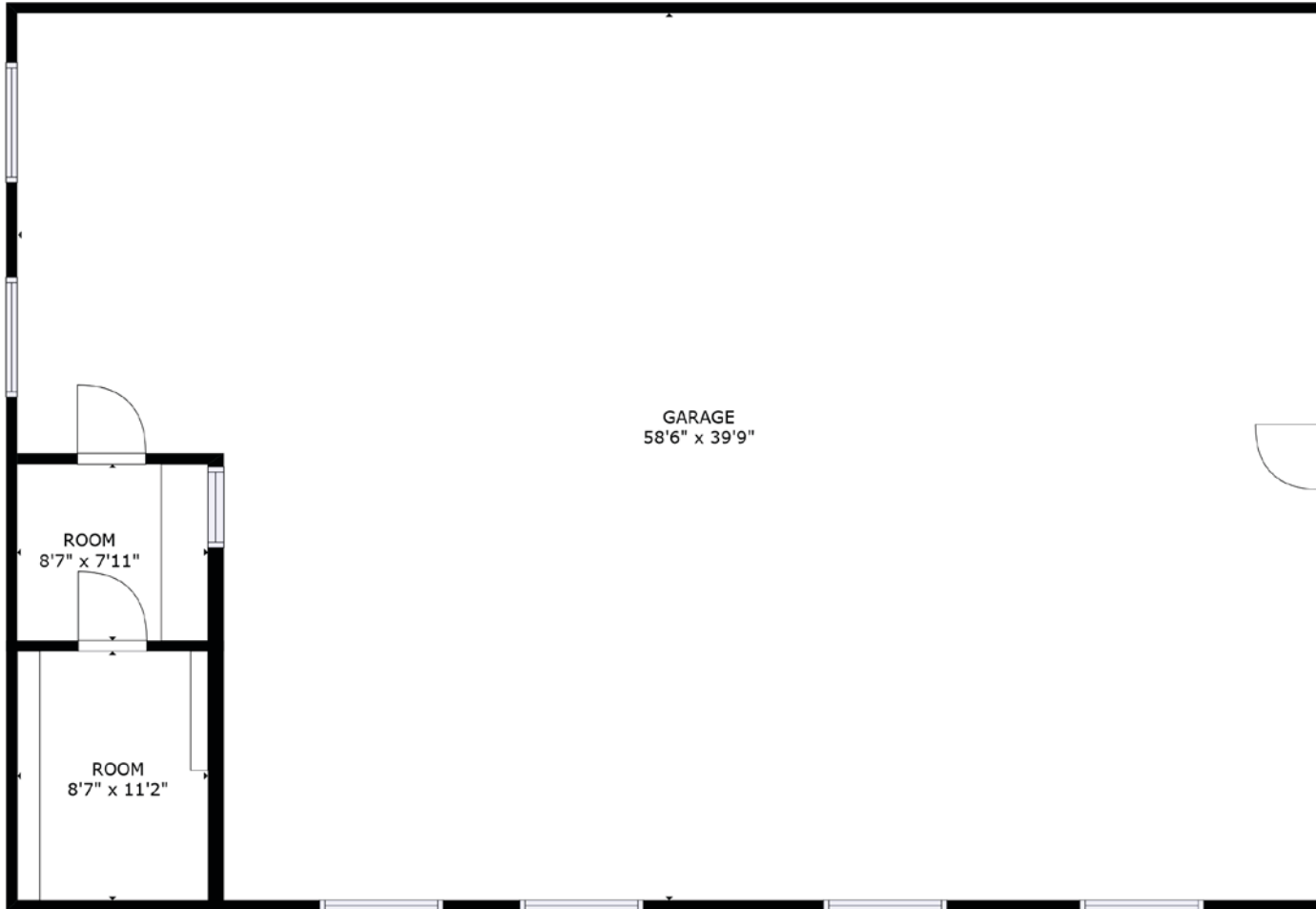
 [View Drone Video](#)



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2021 Population</b>	8,741	52,396	100,491
<b>Avg. Household Income</b>	\$50,055	\$57,289	\$65,225
<b>Median Household Income</b>	\$35,288	\$40,581	\$48,714
<b>Households</b>	3,143	20,418	38,880
<b>Daytime Employees</b>	8,212	33,583	47,832

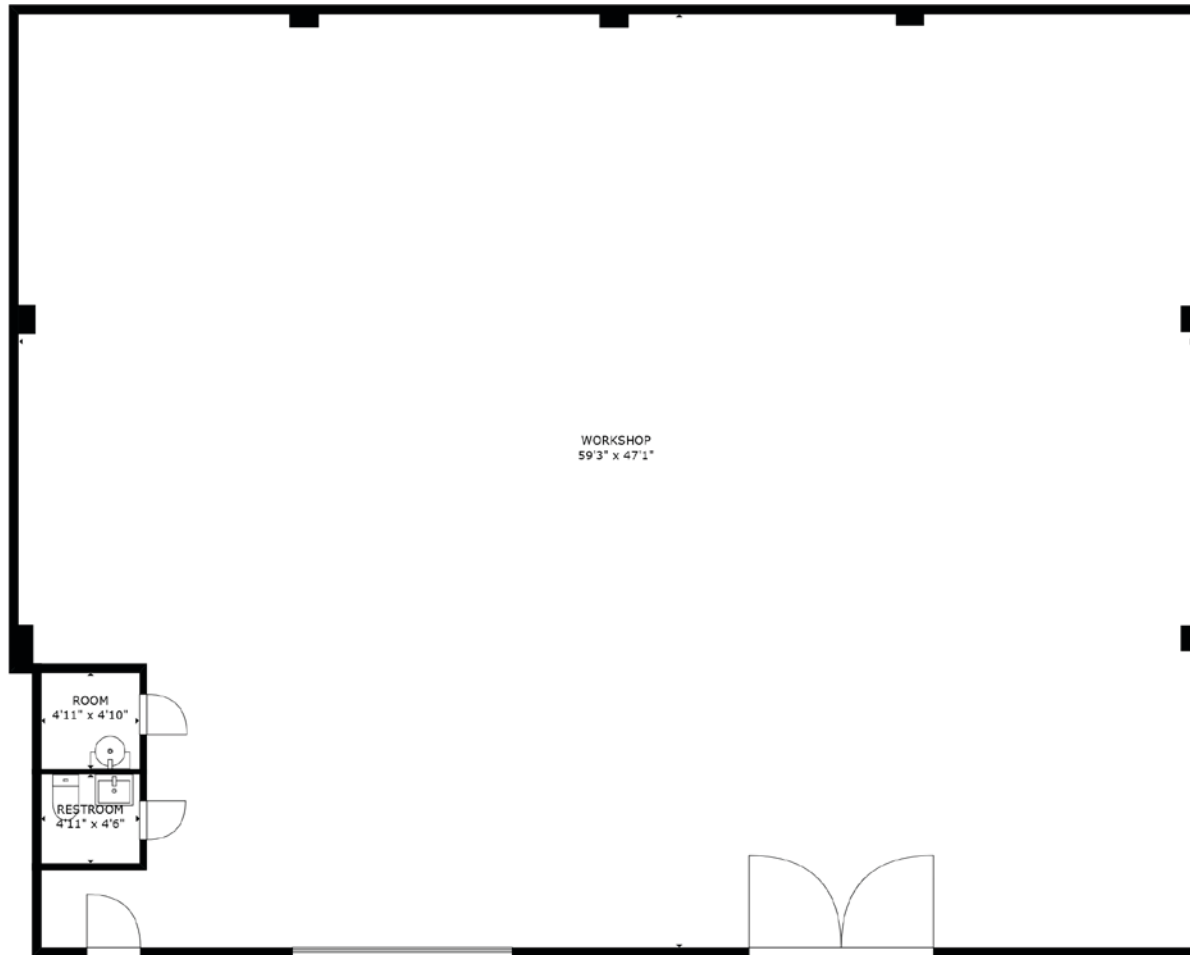
 Click to View Virtual Tour



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 163 sq. ft. EXCLUDED AREAS:  
GARAGE: 2142 sq. ft  
TOTAL: 163 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

 Click to View Virtual Tour



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 2774 sq. ft  
TOTAL: 2774 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Site

**Future Food Hall**  
Lenox Development Group

**The Foundry**  
Lansing Melbourne Group  
150-225 Apartment Units  
9,000 SF Retail Space

**The Dillinger**  
Lenox Development Group  
Apartment Units

**Franklin Yards**  
250 Apartment Units  
5,300 SF Commercial Space  
Delivery: 2026

AVENDISH BREWING COMPANY

THE TRENTON  
MILL LOFTS

FUSE  
franklin urban sports entertainment

**DURY BULL**  
LAGER  
Opening Spring 2024

Gaston County  
Police Department

Downtown  
Gastonia

TRUIST

GASTON  
POUR HOUSE  
ART RESIDENCE

VIVA  
TEQUILA

BARRISTER'S

PITA  
PIZZA

**Center City Crossings**  
90 Apartment Units

Kimball's

WELLS  
FARGO

Gaston County  
Sheriff's Office

Gaston County  
Courthouse

Police  
Department

HONEY HUNTERS  
CaroMont Health Park

74

74

13,500 VPD

6,900 VPD

13,000 VPD

13,000 VPD

8,300 VPD

N. Chester St

N. York St

Dr. Milk Jr. Way

S. Broad St

W. Long Ave

W. Main St

E. Main St

W. Franklin Blvd

# 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.





Existing Structure

Contact for Details

**John Hadley**

(704) 373 - 9797

[jhadley@thenicholscompany.com](mailto:jhadley@thenicholscompany.com)



**Website**

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

**Phone**

Office (704) 373-9797

Fax (704) 373-9798

**Address**

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.