



712 W. Airline Ave.

Gastonia, North Carolina 28052

FUSE District

THE
TRENTON
MILL LOFTS



W Airline Ave

13,500 VPD

Available for Lease

+/- 5,000 SF Industrial/Retail on 2.21 AC

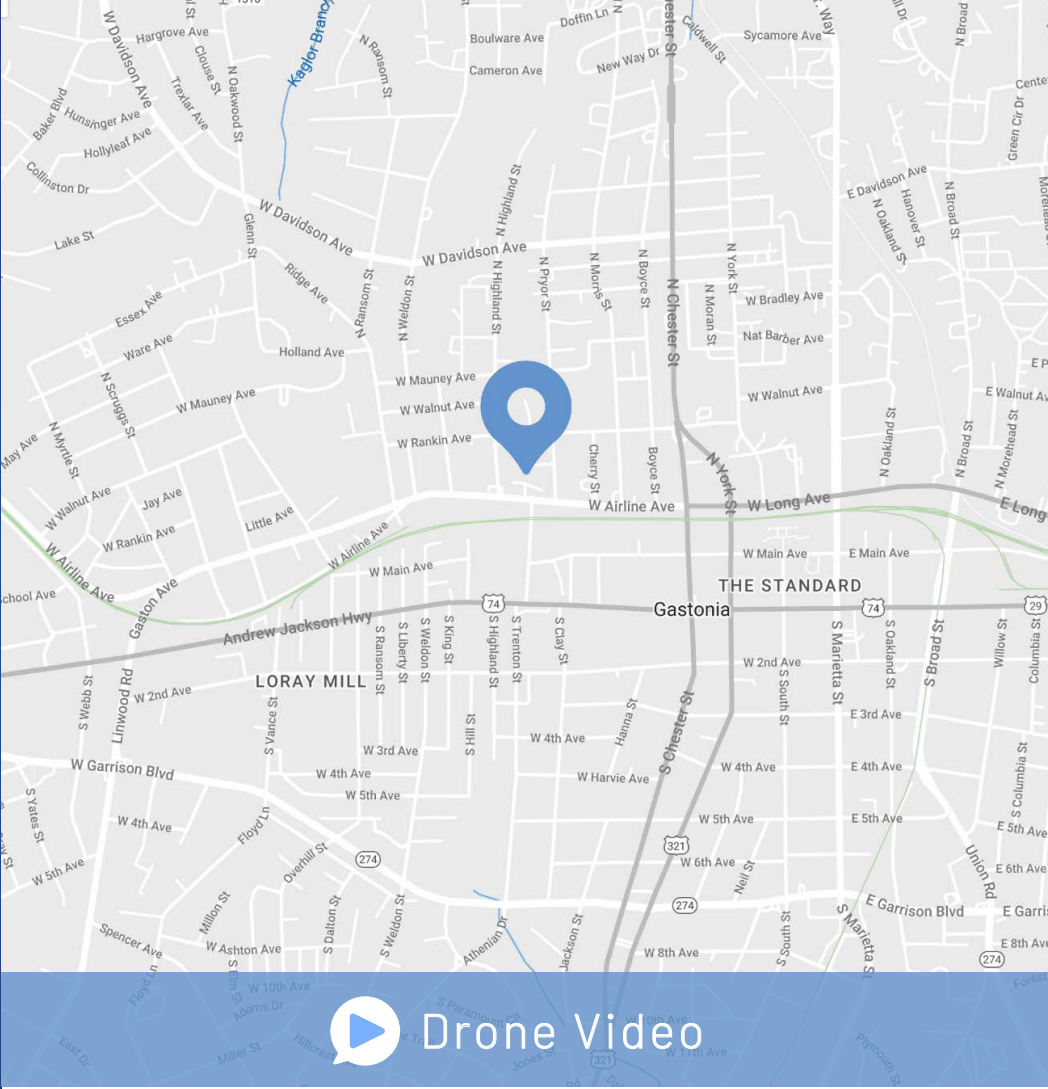
Property Overview

712 W. Airline Ave. Available for Lease

Industrial/retail opportunity in downtown Gastonia on W. Airline Ave. With +/- 5,000 SF on +/- 2.21 AC, the site is walkable to Gastonia's FUSE District, including popular local restaurants, retail, and the new minor league baseball stadium, CaroMont Health Park. One building has two dock high doors and the other building has two garage rollup doors. Great opportunity for industrial/retail uses in a desirable, central location.

Property Details

Address	712 W. Airline Ave. Gastonia, NC 28052
Availability	+/- 5,000 SF Available for Lease
Acreage	+/- 2.21 AC
Use	Industrial or Retail
Parcel ID	103641, 103642
Zoning	CBD
Doors	Building 1 - Two Dock High Doors Building 2 - Two Garage Rollup Doors
Traffic Counts	W. Airline Ave. 13,500 VPD
Lease Rate	Call for Leasing Details



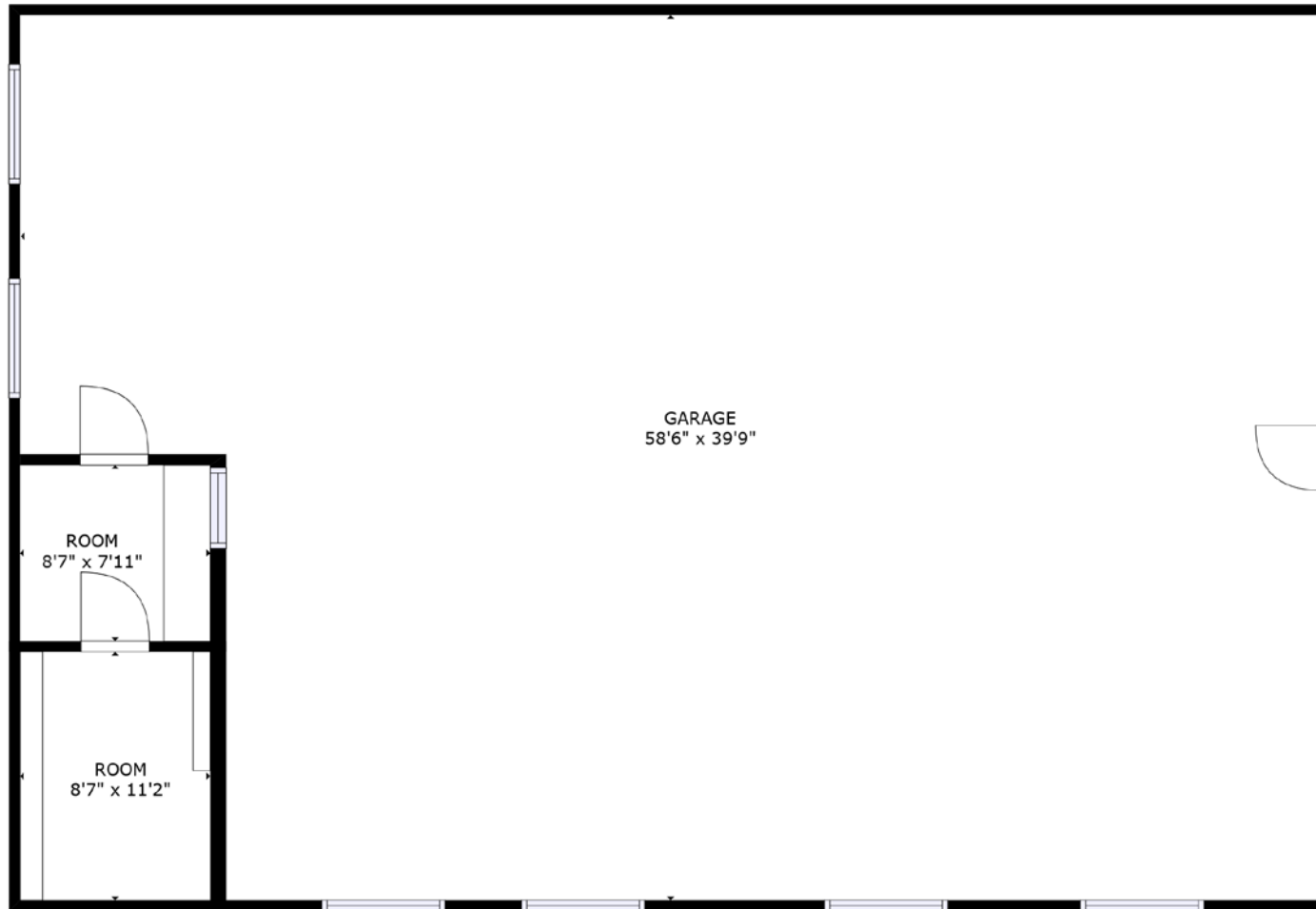
 Drone Video



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	15,620	117,730	299,297
Avg. Household Income	\$114,270	\$94,120	\$94,240
Median Household Income	\$85,623	\$65,331	\$63,906
Households	7,853	56,144	131,269
Daytime Employees	6,540	30,153	48,460

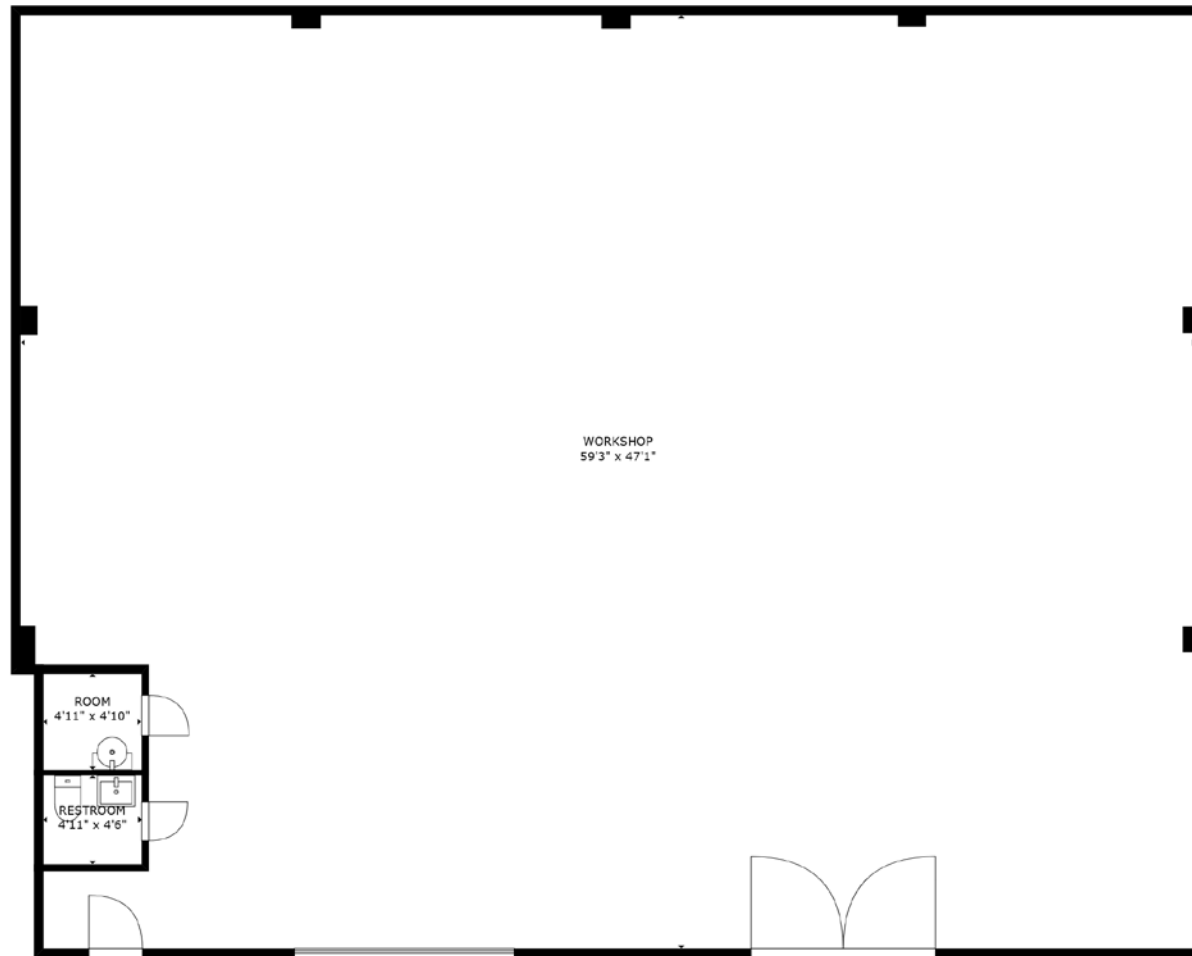
 [Click to View Virtual Tour](#)



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.

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FLOOR 1

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

Join Gastonia's FUSE District



Site



Future Food Hall
Lenox Development Group



HONEY HUNTERS
CaroMont Health Park



The Dillinger
Lenox Development Group
Apartment Units



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



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



13,500 VPD

13,000 VPD

**Downtown
Gastonia**

73,600 VPD

N. Chester St

W. Long Ave

W. Main St

E. Main St

N. York St

W. Franklin Blvd

8,600 VPD

D. MLK Jr. Way

S. Broad St

Gastonia County Sheriff's Office

Gastonia County Courthouse

Police Department



Center City Crossings
90 Apartment Units



Gastonia Conference Center



Gastonia Social District
Open Container, Walkable Entertainment

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

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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.