



1159 W. Franklin Blvd.

Gastonia, NC 28052



Available for Sale

+/- 8,236 SF Historic, Adaptive Reuse Building

Property Overview

1159 W. Franklin Blvd.

Available for Sale

This historic, adaptive reuse building is a great investment opportunity. The property is located less than 0.5 miles from CaroMont Health Park and Lory Mill. The building totals 8,236 SF and the ground floor retail is fully leased. Built in 1925, this unique property features brand new windows, doors and Lory District street signage.

Property Details

Address 1159 W. Franklin Blvd. | Gastonia, NC 28052

Availability +/- 8,236 SF Building on 0.13 AC

Parcel ID 106127

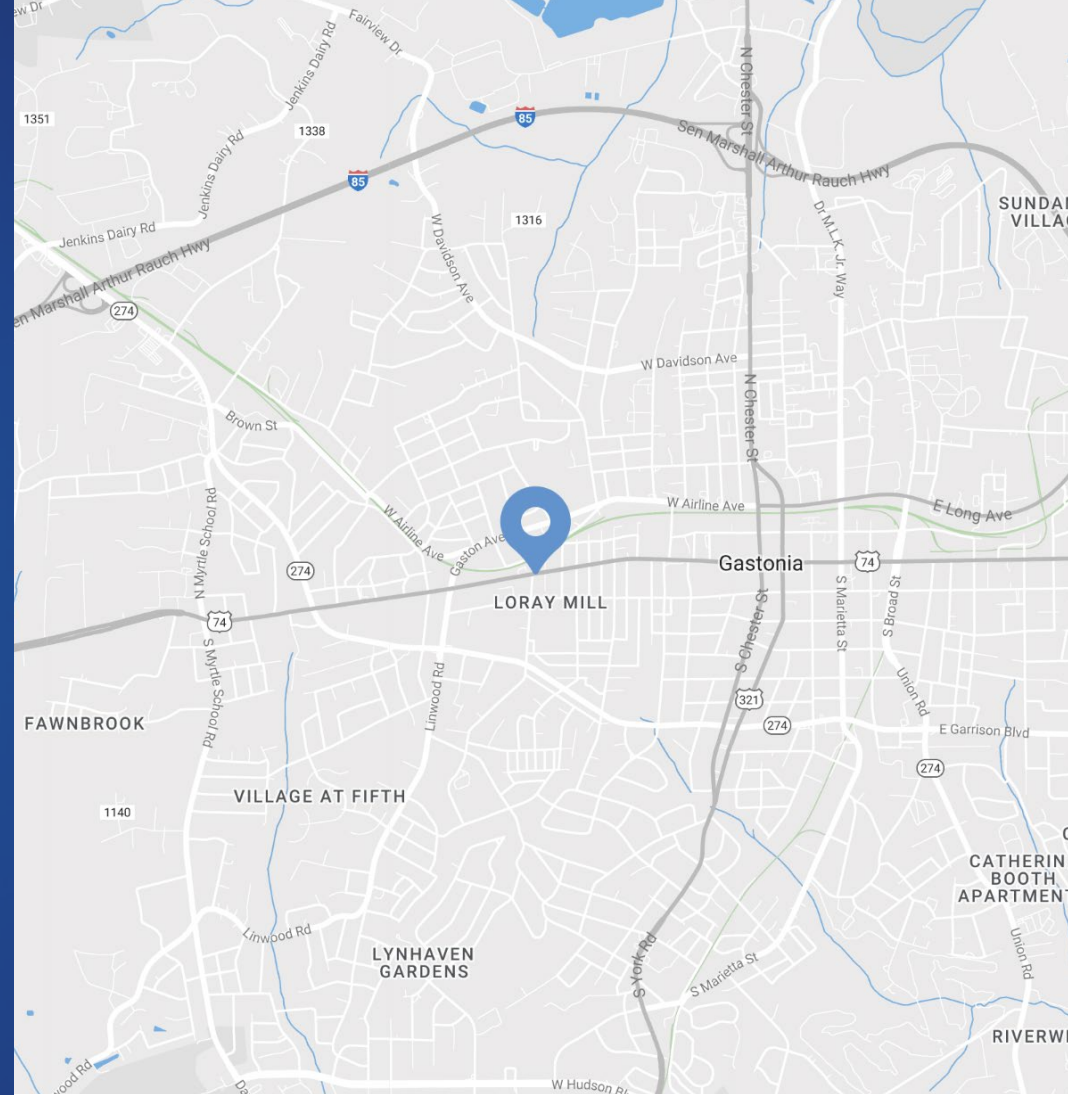
Zoning UMU

Year Built 1925

Parking Ample parking

Traffic Counts Hwy 74 - 13,000 VPD

Sale Price Call for Pricing



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2022 Population	8,889	44,813	98,558
Avg. Household Income	\$54,958	\$59,881	\$70,840
Median Household Income	\$37,485	\$41,260	\$50,904
Households	3,740	17,861	39,201
Daytime Employees	4,142	25,484	47,829



THE
TRENTON
MILL LOFTS

CaroMont Health Park

13,000 VPD W. Long Ave

W. Main St

Future Food Hall
Lenox Development Group



W. Franklin Blvd

**Downtown
Gastonia**

13,000 VPD

74

**Loray Mill
District**

Loray Mill Lofts Apartments
189 Multi-Family Units

6 AC Development
Highline Partners
2-3 Apartment Buildings
220+ Multi-Family Units
Commercial Space for Office & Food/Bev
10,000 SF Green Space

W. Garrison Blvd

Loray Mill Event Hall
Loray Athletic Club

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.





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.