



1159 W. Franklin Blvd.

Gastonia, NC 28052



Available for Sale

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

Property Overview

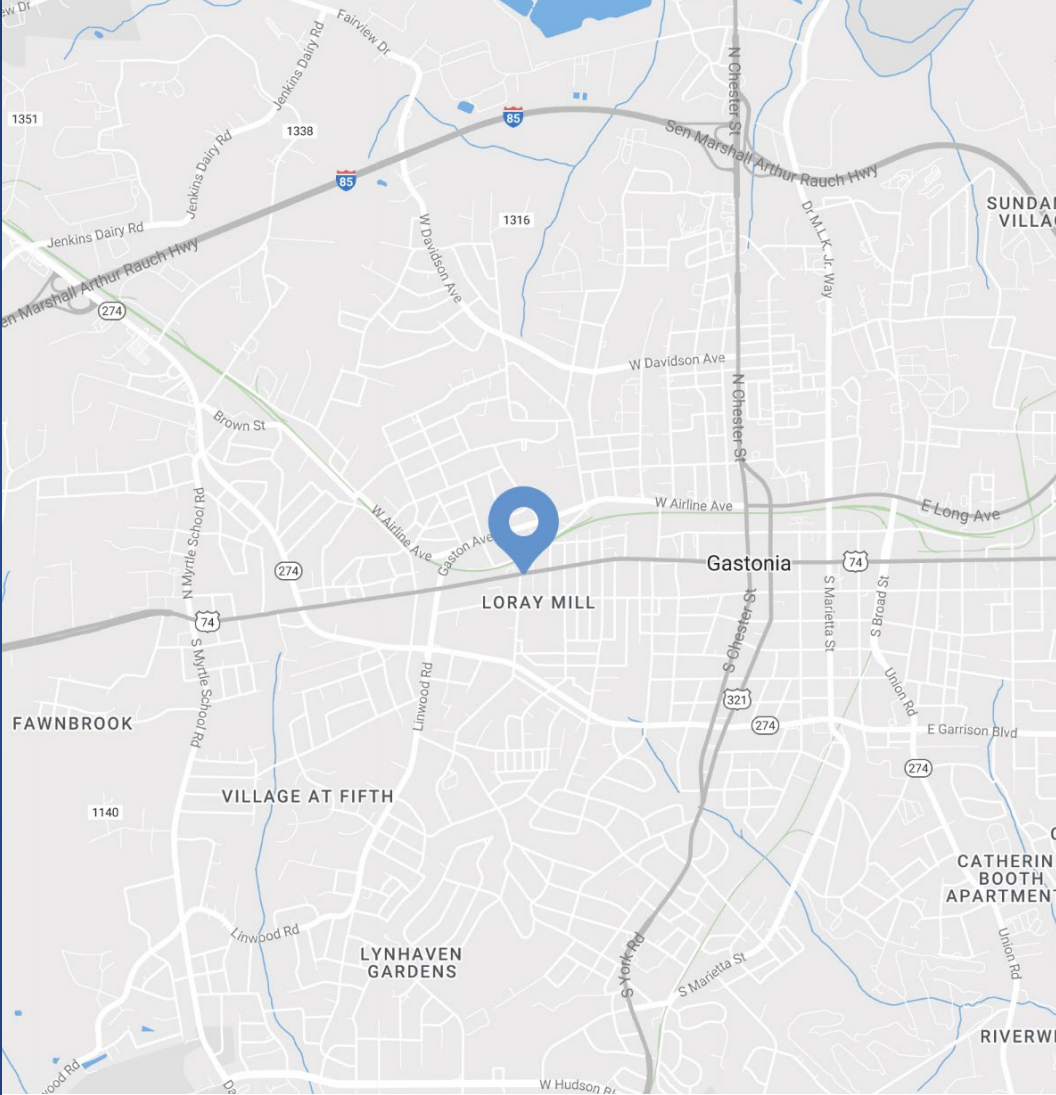
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This historic, adaptive reuse building is a great investment opportunity. The property is located less than 0.5 miles from CaroMont Health Park and Loray Mill. The building totals 8,236 SF and the ground floor retail is fully leased. Built in 1925, this unique property features brand new windows, doors and Loray 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	\$800,000



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	9,012	45,184	99,360
Avg. Household Income	\$52,223	\$56,782	\$68,557
Median Household Income	\$38,899	\$39,544	\$48,654
Households	3,806	18,052	39,648
Daytime Employees	4,045	25,037	47,630





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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