



# Evening Shade Duplexes

712 Evening Shade Ln | Gastonia, NC 28052



**Available for Sale**

Six +/- 1,292 SF Duplex Units in Gastonia, NC

## Property Overview

# 712 Evening Shade Ln Available for Sale

Introducing a rare chance to invest in three newly constructed duplex properties. Located in a prime area, these modern residences promise hassle-free ownership and attractive rental income. With six units in total, separately metered, each boasting contemporary design, premium finishes, and private outdoor spaces, this investment offers both luxury and profitability. Don't miss out on this lucrative opportunity - each unit has +/- 1,292 SF.

## Property Details

**Address** 712 Evening Shade Ln | Gastonia, NC 28052

**Availability** +/- 7,752 SF Available for Sale

**Acreage** +/- 0.61 AC

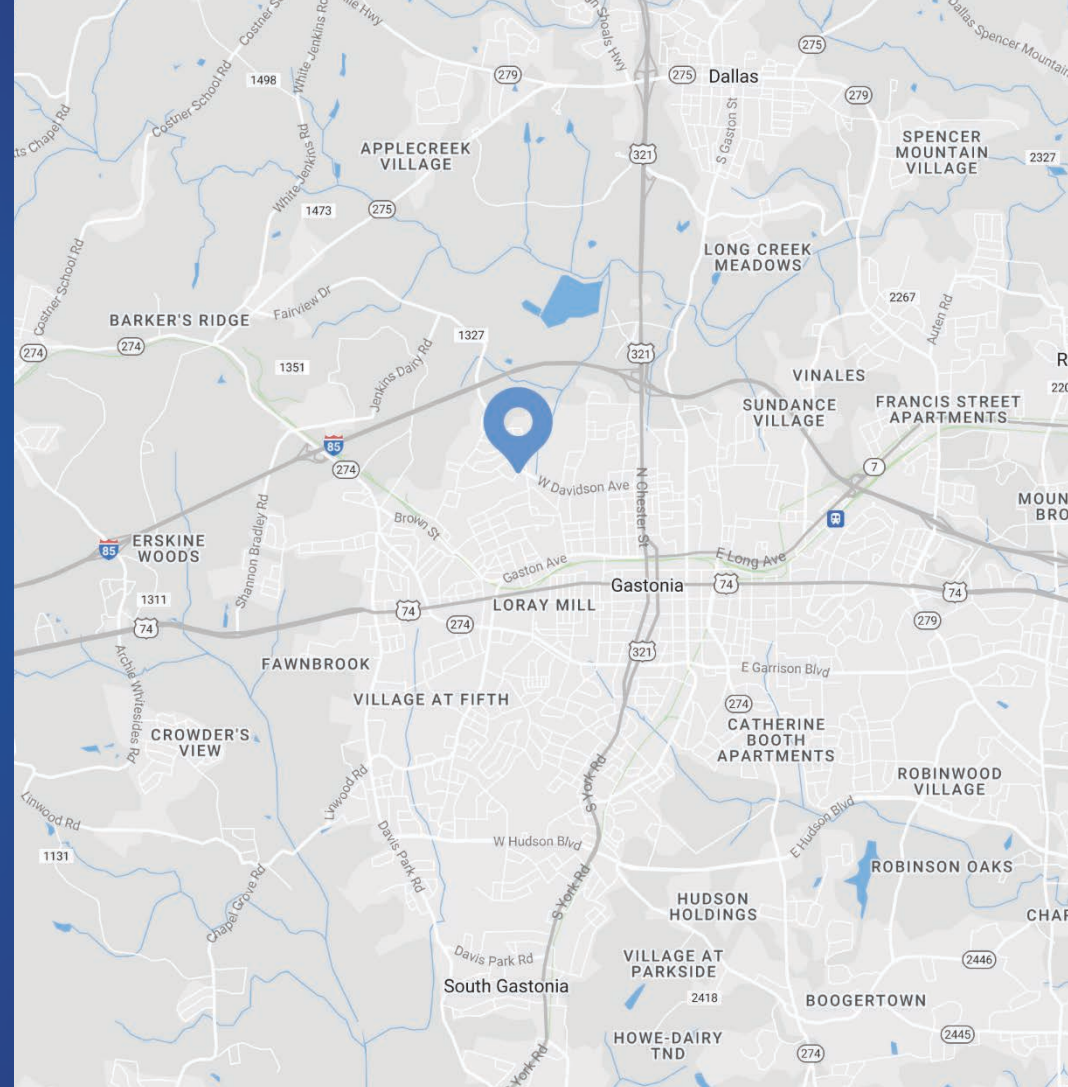
**Use** Multi-Family

**Parcel** 137502

**Zoning** RMF

**Traffic Counts** N Davidson Ave | 1,800 VPD  
I-85 | 95,000 VPD

**Sale Price** \$1,350,000



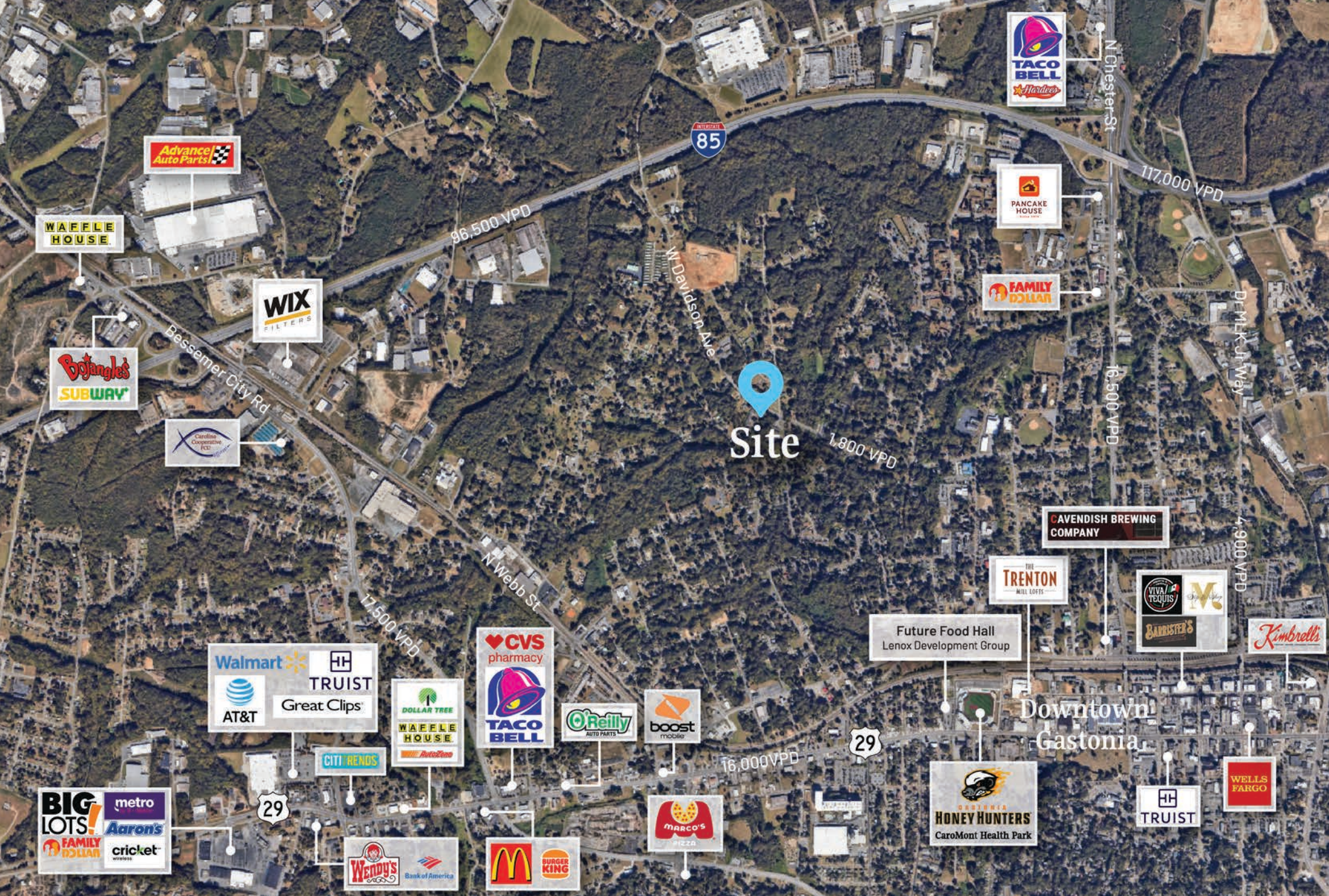
## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2023 Population</b>	6,744	42,503	94,093
<b>Avg. Household Income</b>	\$40,905	\$55,356	\$66,918
<b>Median Household Income</b>	\$29,605	\$39,232	\$47,262
<b>Households</b>	2,662	16,964	37,638
<b>Daytime Employees</b>	2,350	23,681	46,999



Evening Shade Ln

Market Overview



Property Photos





Evening Shade Ln

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.