



# 2009 S York Rd

Gastonia, NC 28052



## Available for Sale or Lease

+/- 2,064 SF Retail Building on +/- 0.46 AC



Property Overview

# 2009 S York Rd

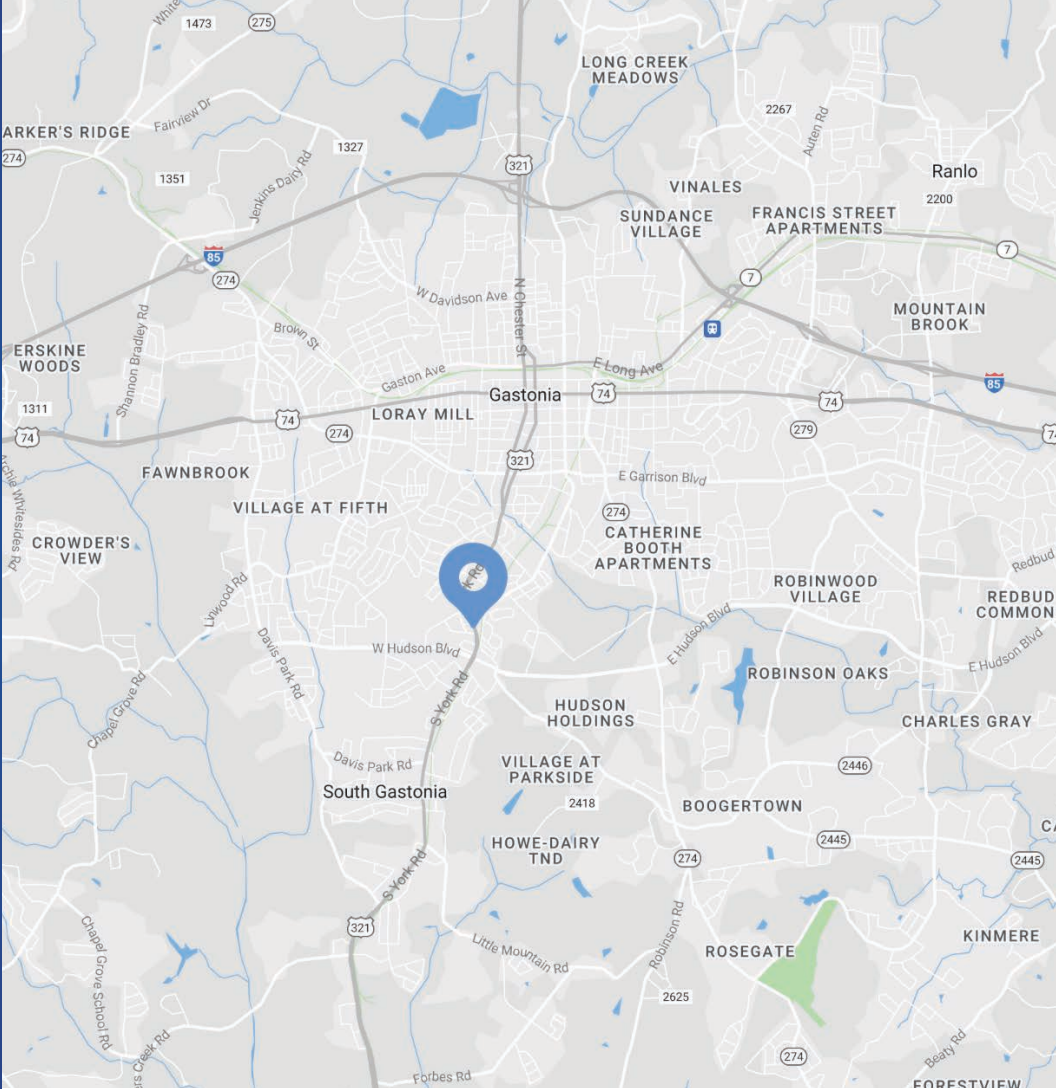
## Available for Sale or Lease

Situated at 2009 S York St in Gastonia, NC, this property enjoys high visibility and accessibility, ensuring a steady flow of foot traffic and exposure to potential customers.

Gastonia is a vibrant community with a strong economy and a growing population, presenting a lucrative market for retail businesses. Your investment here is poised to capitalize on the area's economic momentum. Tailor the space to your precise specifications! With build-to-suit options, you can design a space that perfectly aligns with your business goals and customer needs. Take advantage of the opportunity to secure a valuable asset in a rapidly developing area, ensuring a solid foundation for your financial portfolio.

Property Details

Address	2009 S York Rd   Gastonia, NC, 28052
Availability	+/- 2,064 SF Available for Sale or Lease
Acreage	+/- 0.46 AC
Use	Retail
Parcel	113054
Zoning	C-2
Traffic Counts	S York Rd   17,500 VPD
Lease Rate	Call for Leasing Details
Sale Price	Call for Pricing



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	6,810	50,601	95,500
Avg. Household Income	\$72,713	\$73,203	\$78,780
Median Household Income	\$56,062	\$65,439	\$72,423
Households	2,608	20,596	38,097
Daytime Employees	2,077	21,222	46,265



## Property Photos

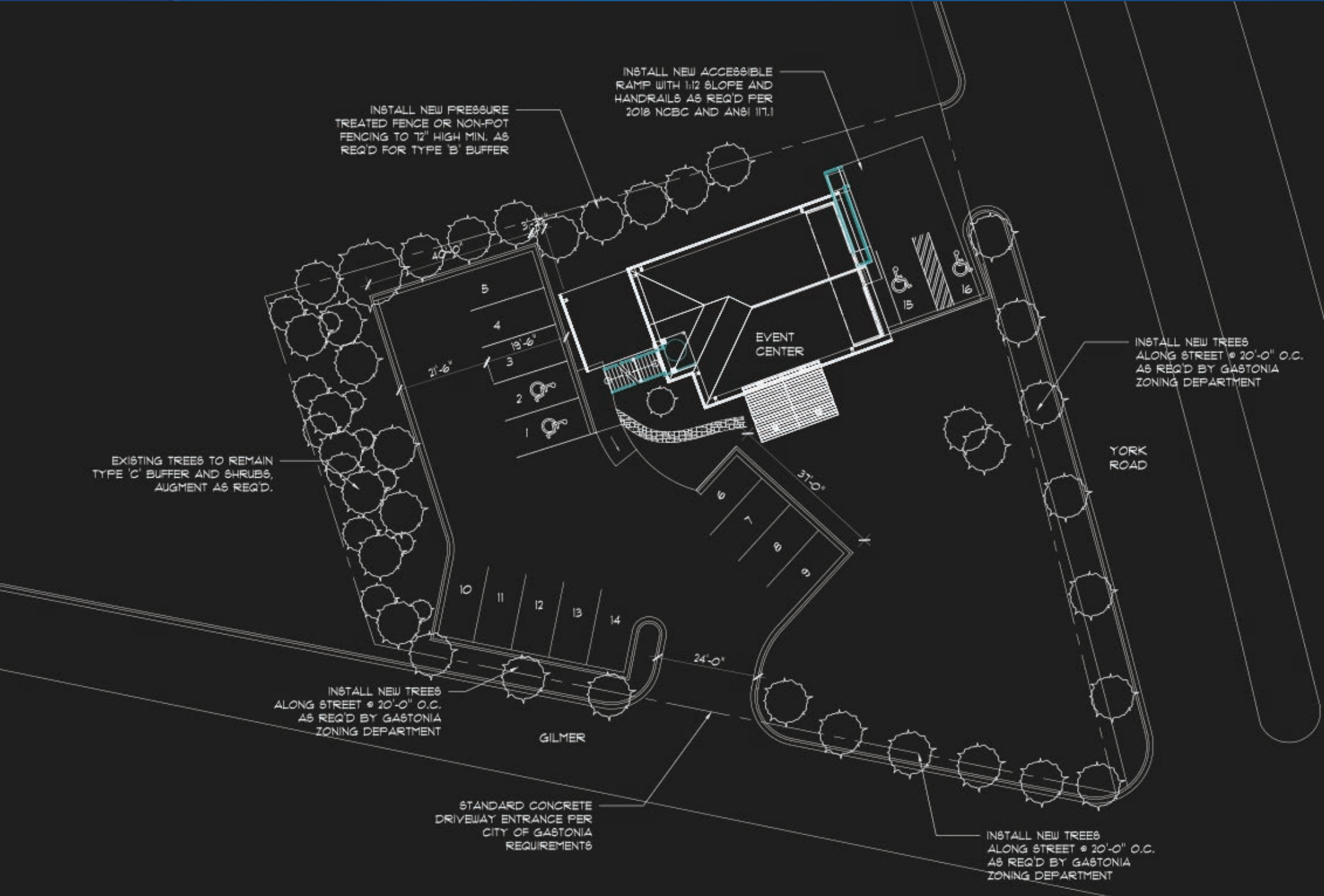




## Conceptual Renderings



Conceptual Site Plan





## Market Overview





# 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.







Site

Contact for Details

**Kase Diehl**

(704) 373-9797

kase@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.