



# 342-350 W Main Ave

Gastonia, North Carolina, 28052



**Available for Lease**

+/- 2,382 SF Mixed-Use Building in Downtown Gastonia



## Property Overview

# 342-350 W Main Ave Available for Lease

The Nichols Company is proud to offer 342-350 W Main Ave. The space offers +/- 2,382 SF of ground floor retail in the heart of downtown Gastonia, NC. Accompanied by high foot traffic and clear visibility from the main road, 342-350 W Main Ave encompasses an array of retail possibilities.

## Property Details

**Address** 342-350 W Main Ave | Gastonia, NC, 28052

**Availability** +/- 2,382 SF Available for Lease

**Acreage** +/- 0.3 AC

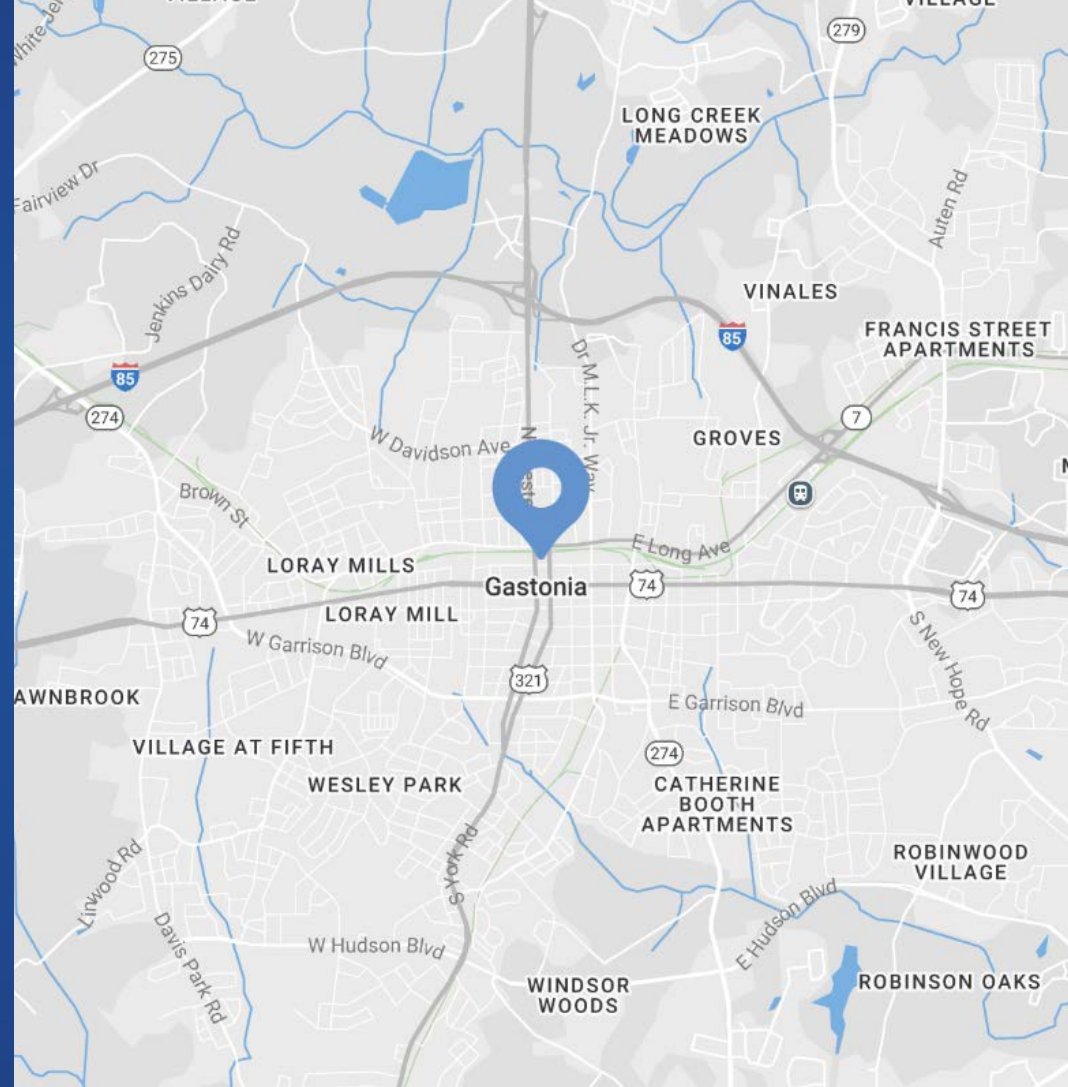
**Use** Mixed-Use

**Parcel** 307288

**Zoning** C-3

**Traffic Counts** Hwy 74 | 15,000 VPD

**Lease Rate** Call for Leasing Details



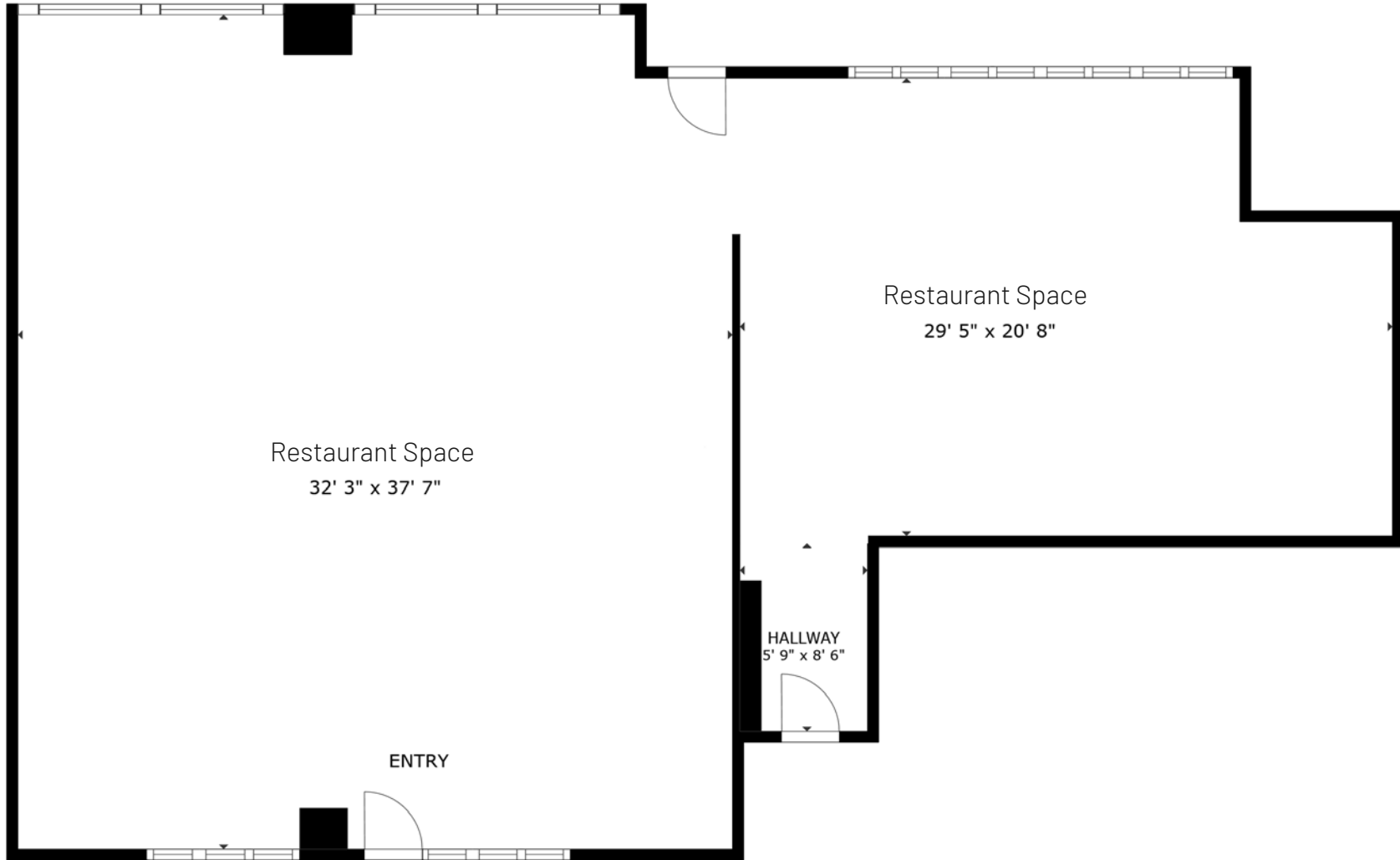
## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2024 Population</b>	8,432	52,141	101,007
<b>Avg. Household Income</b>	\$60,127	\$67,629	\$80,631
<b>Median Household Income</b>	\$41,967	\$49,871	\$58,622
<b>Households</b>	3,422	21,118	40,411
<b>Daytime Employees</b>	8,452	34,038	48,997

Available

+/- 2,382 SF

 Virtual Tour



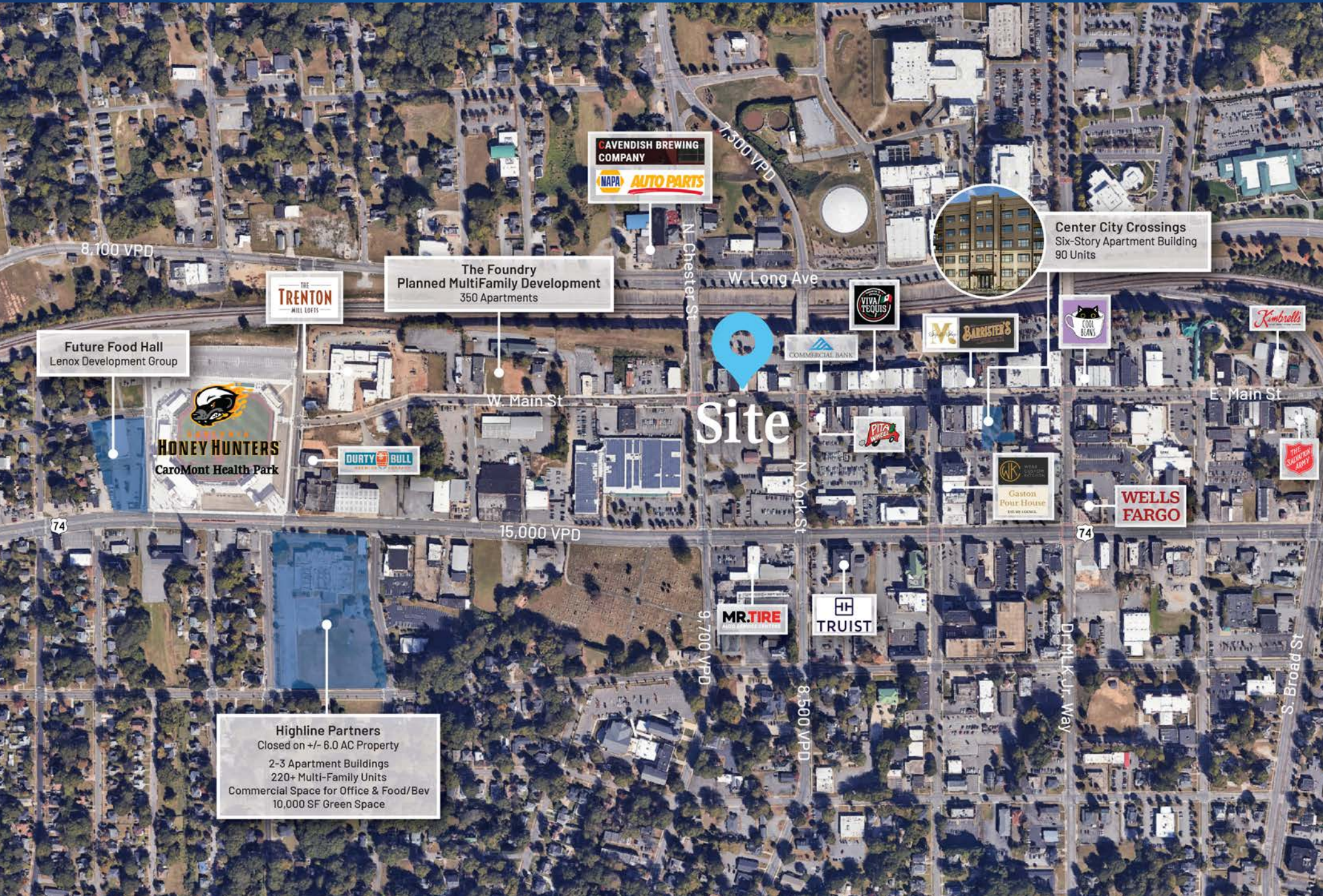


Interior Photos





# 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.







Contact for Details

**Kase Diehl**

(704) 373-9797

kase@thenicholscompany.com

**Taylor Barnes**

(704) 274-1224

taylor@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.