



# Food Lion Plaza

3001-3045 Union Road | Gastonia, NC 28056

**Available for Lease**

+/- 1,050 - 6,720 SF Retail Space

**Available for Lease or Sale**

+/- 0.72 AC Outparcel

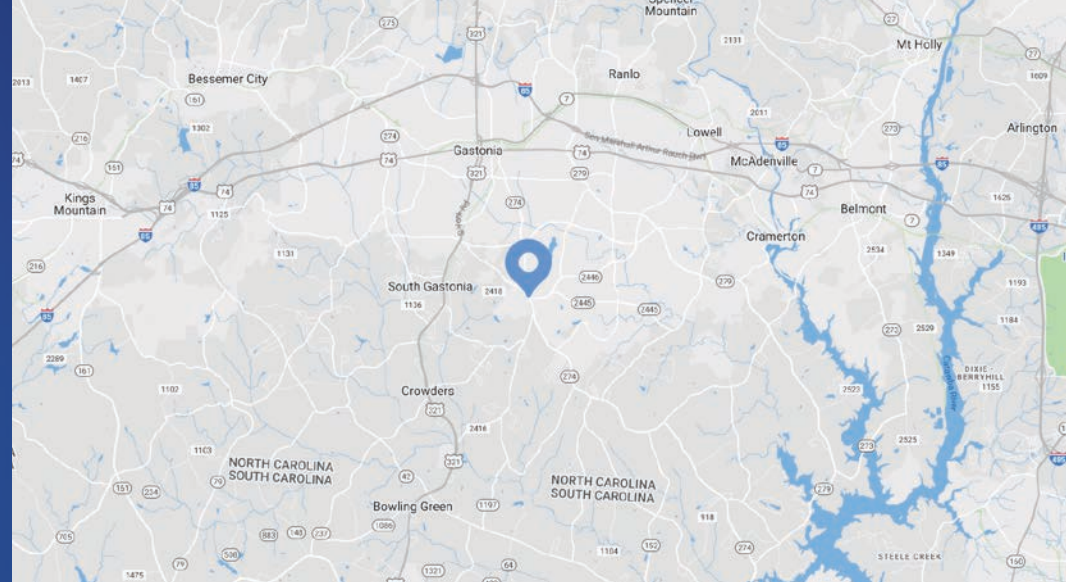
# Food Lion Plaza

## Available for Lease

Food Lion Plaza is a 58,710 SF neighborhood shopping center anchored by Food Lion located at the intersection of Union Rd and Neal Hawkins Rd/Robinwood Rd in Gastonia. Co-tenants include Food Lion, Jenny's Yoga, Laundromart, Gage Pool & Spa, and The Happy Shack. Adjacent to the center is Robinwood Crossing Shopping Center anchored by Planet Fitness.

### Property Details

<b>Address</b>	3001-3045 Union Road   Gastonia, NC 28056
<b>Availability</b>	+/- 1,050 - 6,720 SF Retail for Lease +/- 0.72 AC Outparcel for Lease or Sale <b>**SHOPPING CENTER IS NOT FOR SALE, OUTPARCEL ONLY**</b>
<b>Parcel IDs</b>	119824, 119824
<b>GLA</b>	+/- 58,710 SF Grocery Anchored Shopping Center
<b>Parking</b>	290 parking spaces
<b>Use</b>	Retail, Restaurant
<b>Zoning</b>	Commercial
<b>Visibility</b>	Excellent visibility along Union Road
<b>Traffic Counts</b>	Union Rd   22,500 VPD
<b>Lease Rate</b>	Call for Leasing Details
<b>Sale Price</b>	Call for Pricing <b>(OUTPARCEL ONLY)</b>



### Shops

### Demographics

<b>RADIUS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>2023 Population</b>	4,346	44,704	94,906
<b>Avg. Household Income</b>	\$102,322	\$83,582	\$78,382
<b>Median Household Income</b>	\$66,890	\$57,321	\$53,779
<b>Households</b>	1,861	18,304	37,947
<b>Daytime Employees</b>	1,441	10,889	42,452



Drone Video

# Site Overview



Tenant Roster		
1	LaundroMart	1,800 SF
2	Southern Loans	900 SF
3	Today's Nails	900 SF
4	Will's Doggn' It Deli & Dogs	900 SF
5	Carolina Hair Design	900 SF
6	Bep-Pa	1,800 SF
7	Jenny's Yoga	1,080 SF
8	NC Pros Barbershop	720 SF
9	Available	1,050 SF
10 & 11	Gage Pool & Spa	3,150 SF
12	Available	6,720 SF
13	Food Lion	30,720 SF
14	Available	6,000 SF
15 & 16	Happy Shack	2,070 SF
OP1	Available for Lease or Sale <b>**ONLY OUTPARCEL IS FOR SALE**</b>	0.72 AC



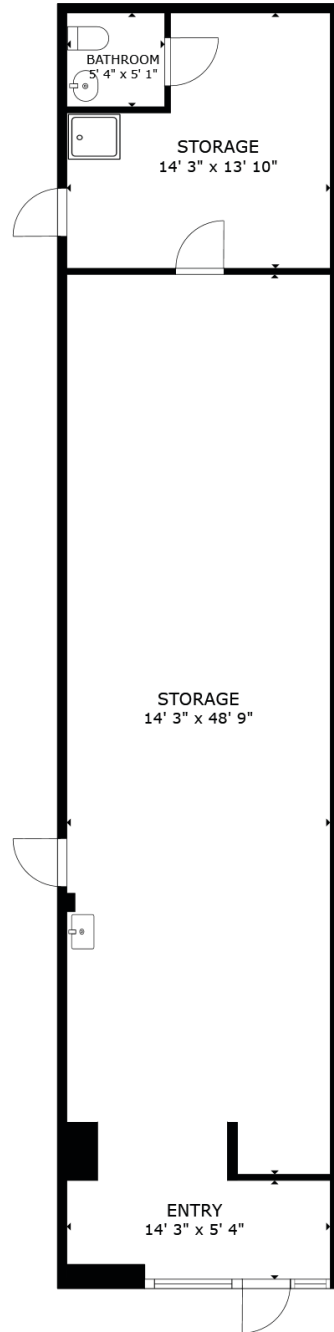
Outparcel - Available for Sale

Available

Suite 9

+/- 1,050 SF

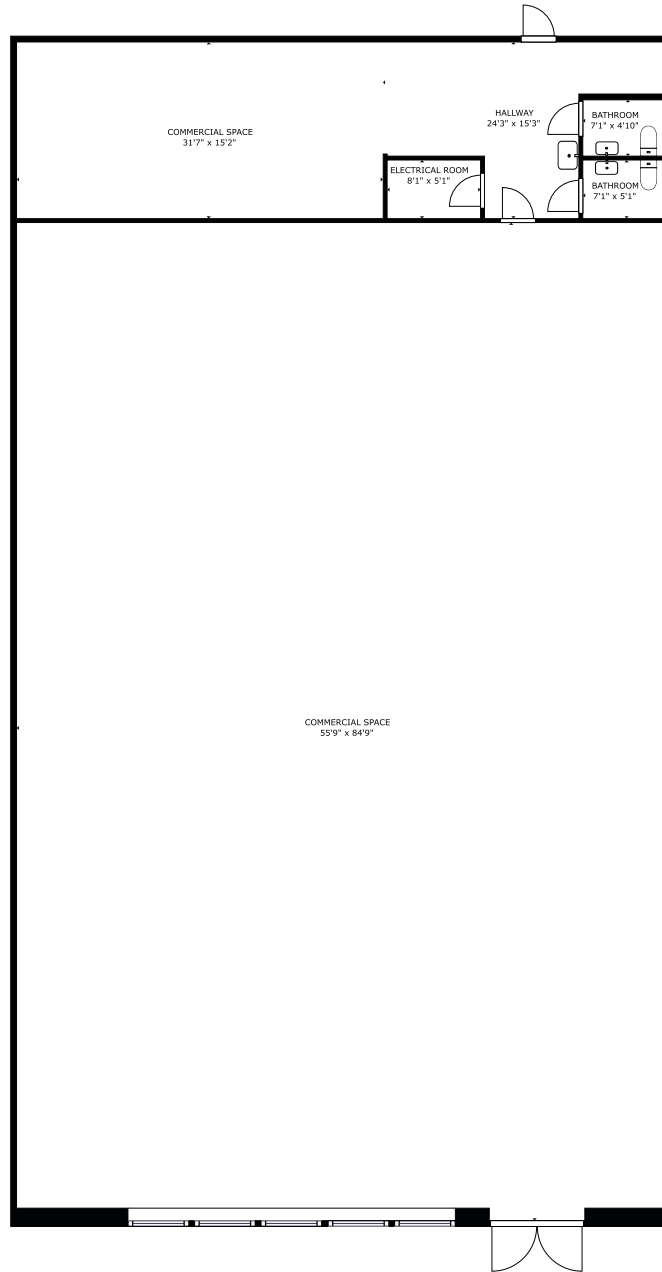
 Virtual Tour



Available

Suite 12  
+/- 6,720 SF

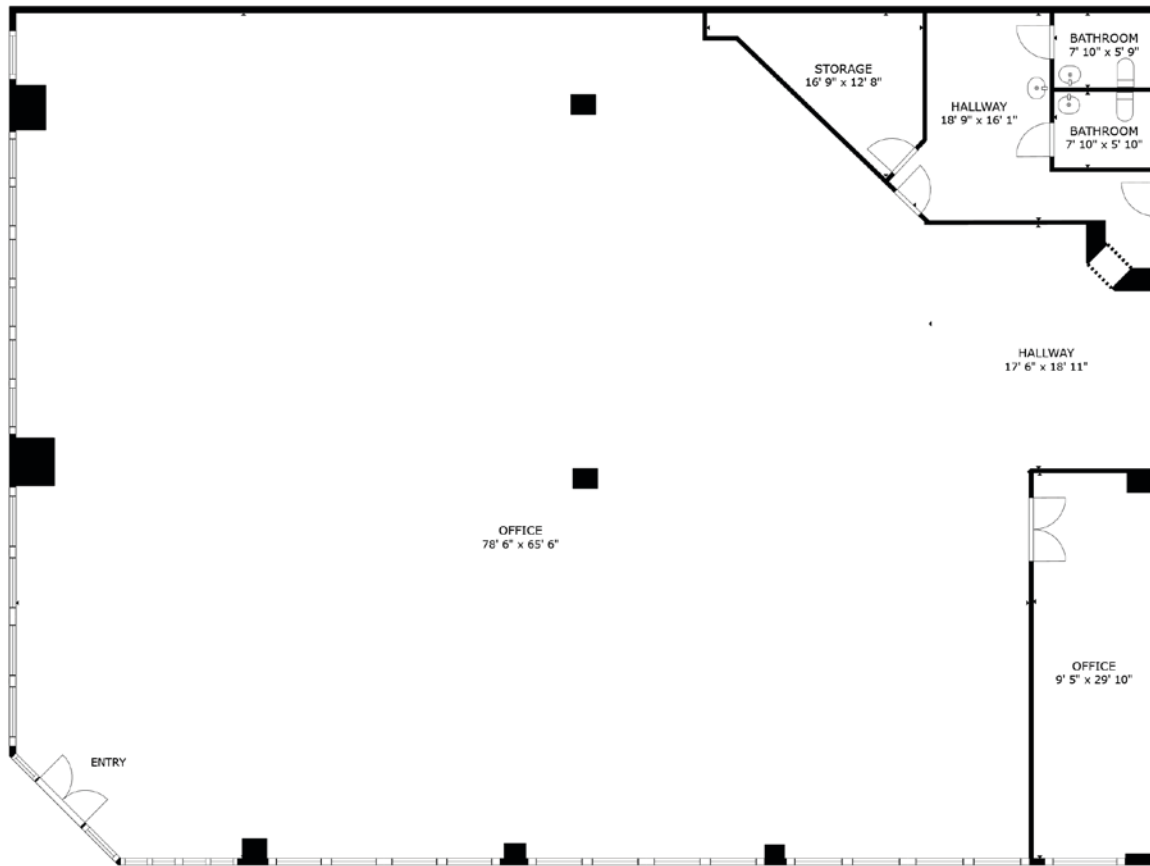
 Virtual Tour



# Available

Suite 14  
+/- 6,000 SF

 Virtual Tour

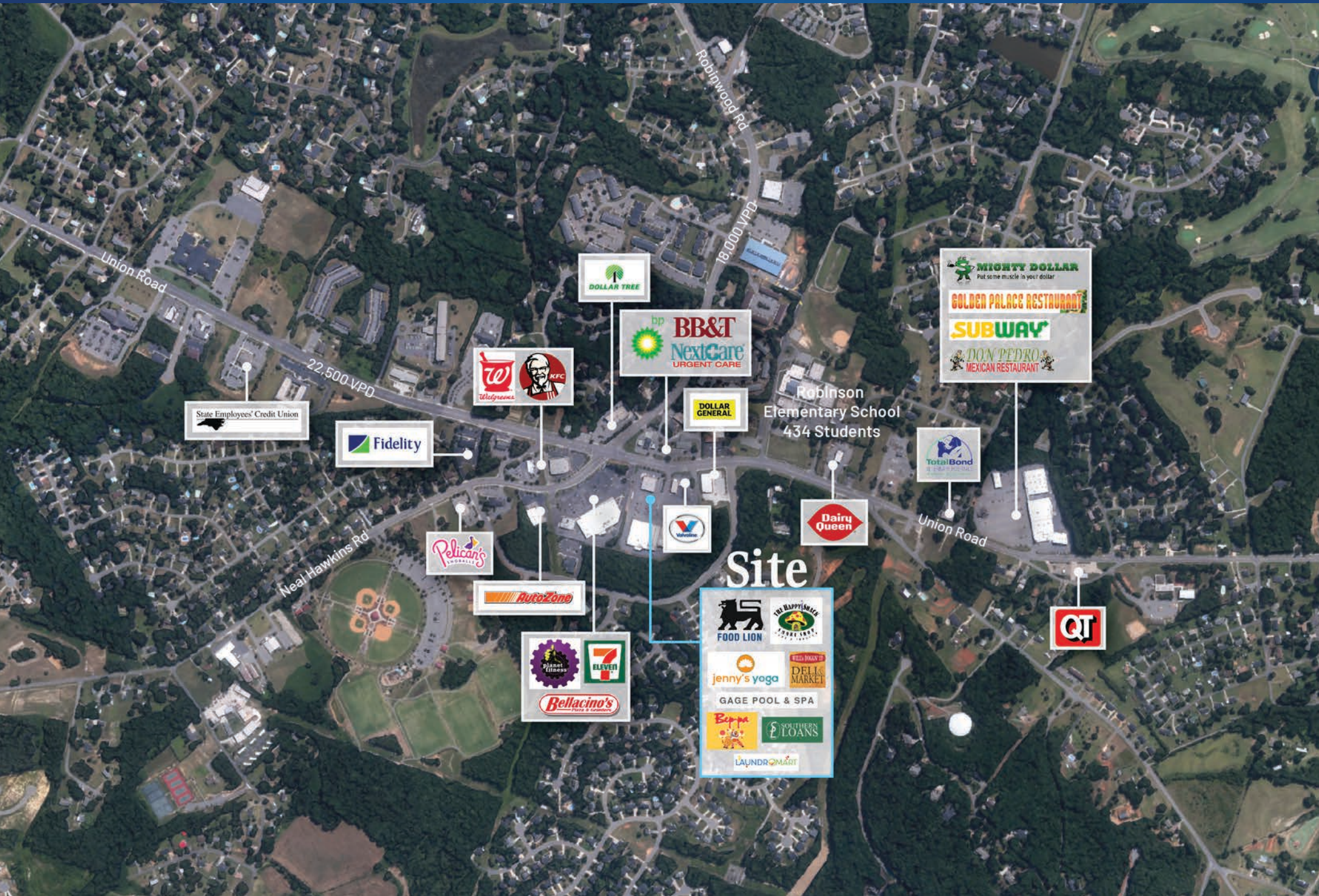


# Gastonia

## 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.





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Fidelity

Walgreens KFC

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bp BB&T NextCare URGENT CARE

DOLLAR GENERAL

Robinson Elementary School  
434 Students

MIGHTY DOLLAR  
Put some muscle in your dollar  
GOLDEN PALACE RESTAURANT  
SUBWAY  
DON PEDRO MEXICAN RESTAURANT

TotalBond

Dairy Queen

Pelican's

AutoZone

V

Site

FOOD LION THE HAPPY PLACE  
jenny's yoga DELI MARKET  
GAGE POOL & SPA  
Bopps SOUTHERN LOANS  
LAUNDROMAT

QT

Union Road

22,500 VPD

Robinwood Rd  
18,000 VPD

Union Road

Neal Hawkins Rd



Contact for Details

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### Website

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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.



DOLLAR  
GENERAL

22,500 VPD

Union Road

