



FRG
FRAZIER REALTY GROUP

**305 N. New Hope Rd.
Gastonia, NC 28054**



Available Office for Lease 1,484 SQFT

Residential property conversion now
Office Space located conveniently
across from Eastridge Mall.

- Use: Office/ Retail
- Lease Rate: \$15 sqft NNN
- Traffic Counts: 22.5k average vpd
- Easy access to I-85.
- Yr Built: 1941
- Zoning Code: R1
- Additional Details: Attic and Basement Storage space available.

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P.O. Box 32243
Charlotte, NC 28232



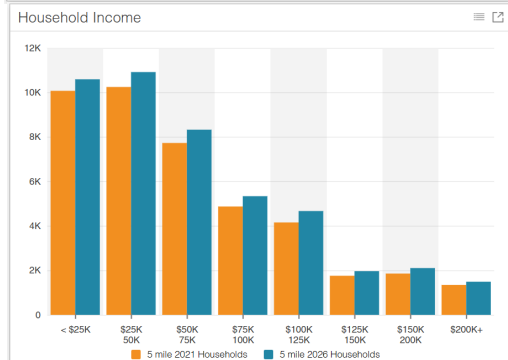
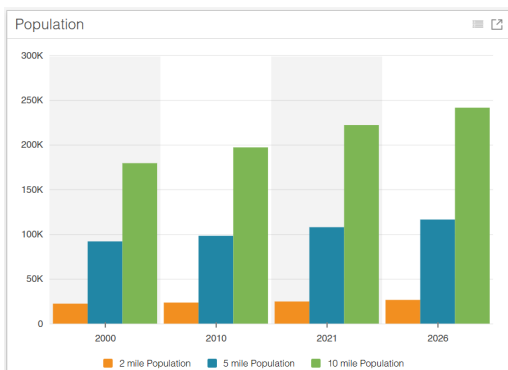


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Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
N New Hope Rd	Wayside Dr NE	24,013	2020	0.23 mi
I-85	N New Hope Rd NW	82,816	2018	0.27 mi
East Franklin Boulevard	S New Hope Rd W	20,589	2020	0.29 mi
E Franklin Blvd	Aberdeen Blvd E	20,000	2016	0.29 mi
E Franklin Blvd	Aberdeen Blvd E	19,182	2020	0.29 mi
North New Hope Road	Remount Rd N	28,122	2020	0.32 mi
N New Hope Rd	Burt Ave N	19,403	2018	0.34 mi
N New Hope Rd	Burt Ave N	22,633	2020	0.34 mi
S New Hope Rd	New Hope Dr S	20,394	2020	0.34 mi



Frazier Realty Group is a full service commercial real estate firm serving North Carolina and South Carolina. Our team approach is unique. We analyze projects, develop action plans, and work on transactions collectively. Our professionals deliver individual, customized services and solutions by actively advising, implementing and managing on behalf of landlords, tenants, and investors through every stage of the commercial real estate process. Frazier Realty Group offers local market expertise with an entrepreneurial spirit. Rely on Frazier Realty Group professionals to help secure the right space to lease or purchase. Our offerings include Retail, Office, Multi-Family, Land, and Industrial/Flex.

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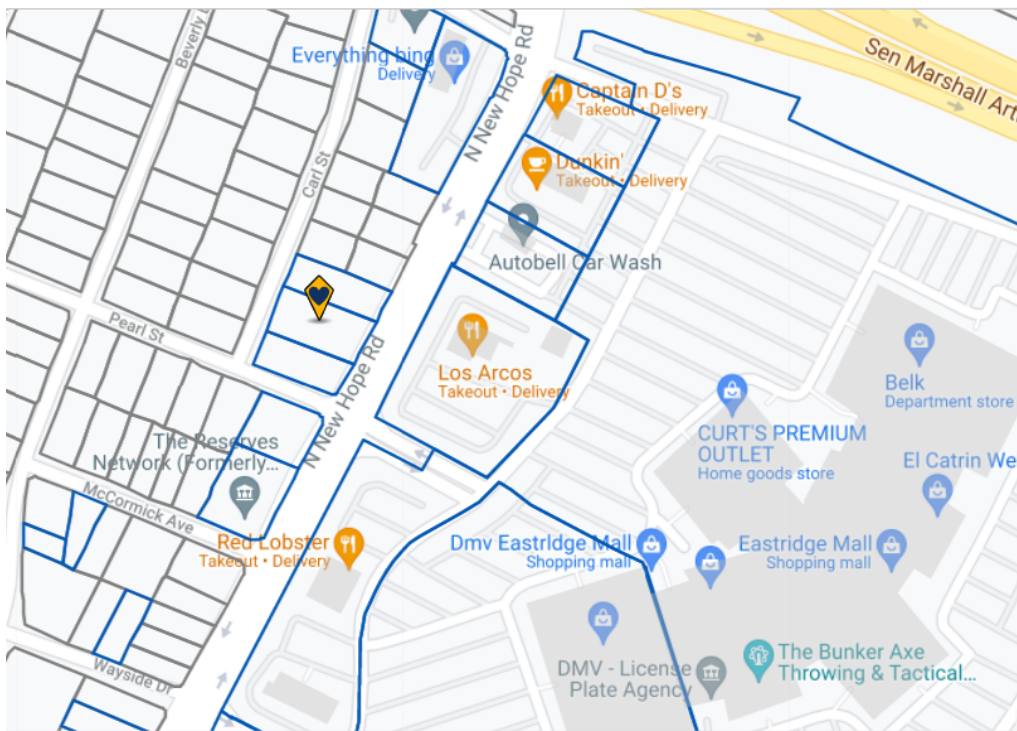




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