



# AVAILABLE FOR SALE

**+/- 2.91 AC**  
**401 E MAIN AVE**  
**GASTONIA, NC 28054**



**LEGACY**



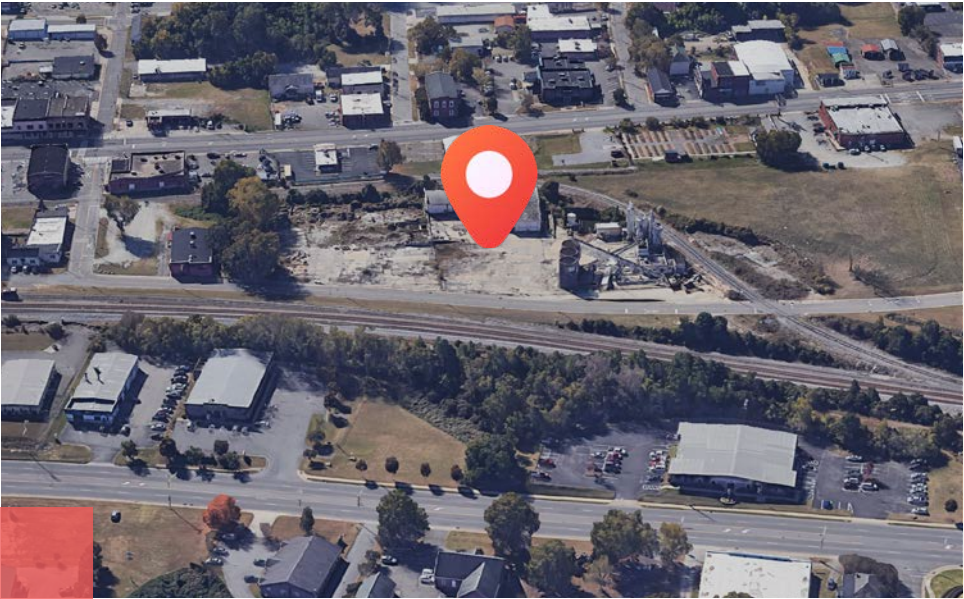


# **+/- 2.91 AC INDUSTRIAL PROPERTY**

Great industrial land opportunity near major interstates and surrounded by dense industrial development. +/- 2.91 AC available for sale in downtown Gastonia. The property is zoned I-U, allowing for a wide range of industrial uses, and is located immediately adjacent to Norfolk Southern Rail. This ideally situated site offers close proximity to Highway 321 (3 minutes), I-85 (5 minutes), Charlotte Douglas International Airport, and Uptown Charlotte.

# PROPERTY OVERVIEW

SITE DESCRIPTION	
Location	401 E Main Ave. Gastonia, NC 28054
Submarket	Gaston County
PID	105495
Availability	+/- 2.91 AC **Buildings have been demolished
Use	Industrial
Zoning	I-U
Pricing	<b>\$1,250,000</b>



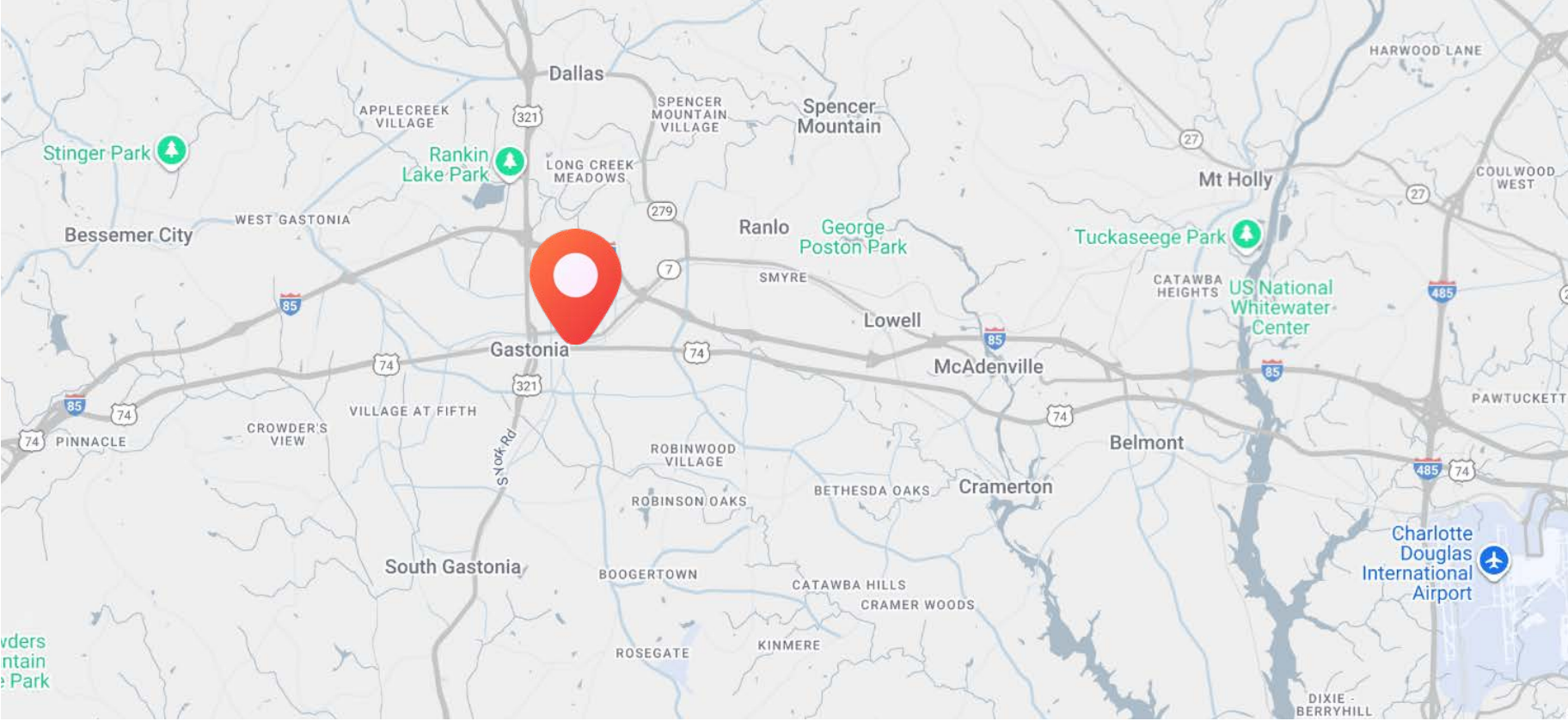


# LOCATION OVERVIEW

## GASTONIA

Gastonia, North Carolina, is the largest city in Gaston County and part of the Charlotte metropolitan area. Recognized for its livability and strategic location, the city offers convenient access to major highways and Charlotte-Douglas International Airport. It serves as a regional hub in the Piedmont area with a strong emphasis on economic development and community services.

The city is actively investing in revitalization through projects like the FUSE District, which combines sports, entertainment, and business development. With a mix of historic character and modern infrastructure, Gastonia continues to attract residents, businesses, and visitors seeking a well-connected and forward-looking community.



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	7,774	57,779	108,636
Population Growth (2023-2028)	0.84%	0.62%	0.60%
Households	3,329	24,119	44,440
Average Household Income	\$63,810	\$74,014	\$84,717
Businesses	771	2,605	3,933



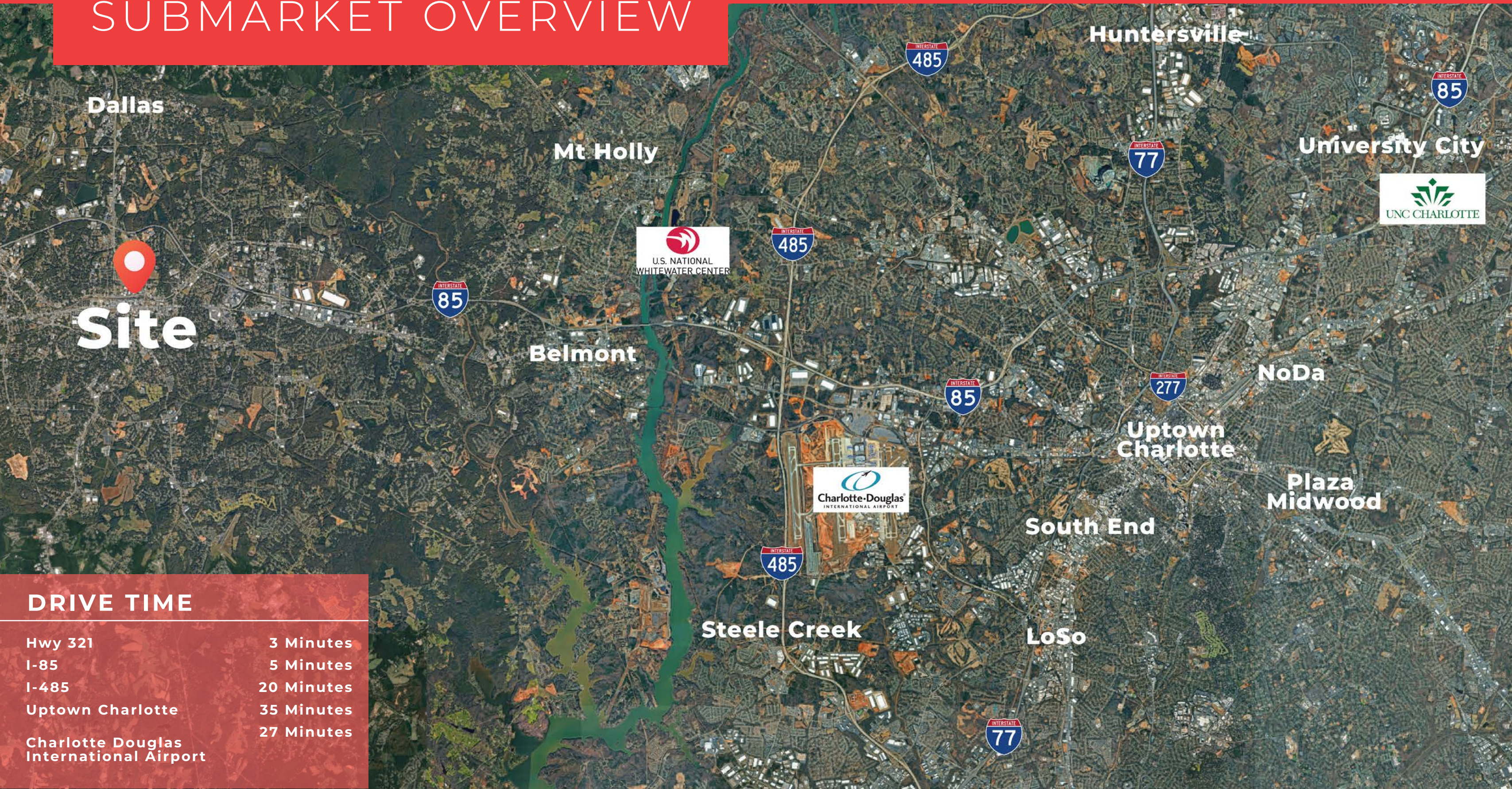


# SITE OVERVIEW



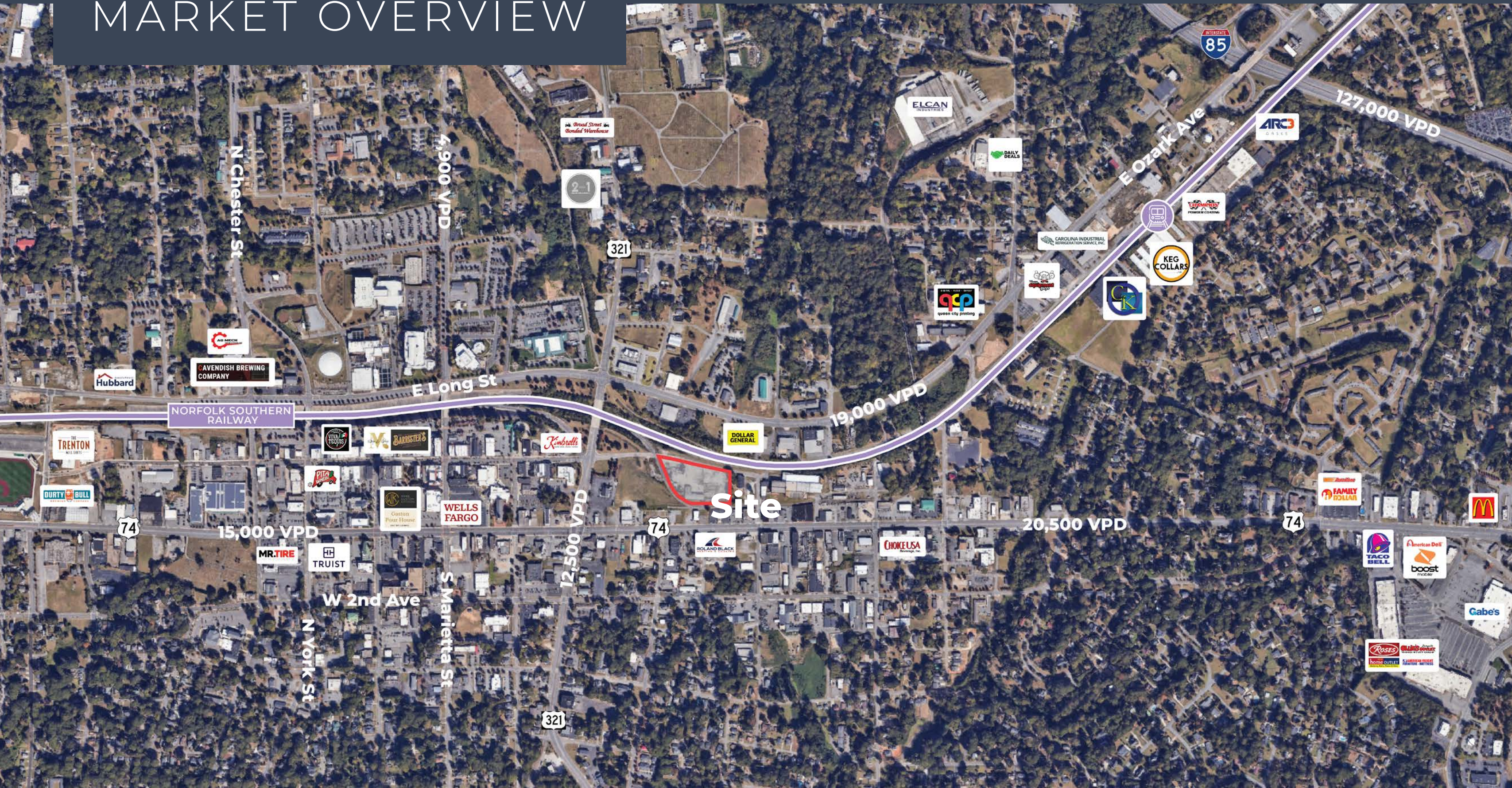


# SUBMARKET OVERVIEW





# MARKET OVERVIEW





## EXCLUSIVE ADVISORY TEAM

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# LEGACY

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