



712 W. Airline Avenue

Gastonia, North Carolina 28052

Located in an Opportunity Zone and
Qualified Census Tract
TAX INCENTIVES AVAILABLE



W Airline Ave

W Trenton St

13,500 VPD

Development Opportunity

+/- 5,000 SF on 2.21 AC | Available for Sale

Great for MultiFamily and Retail Development in Gastonia's FUSE District

Property Overview

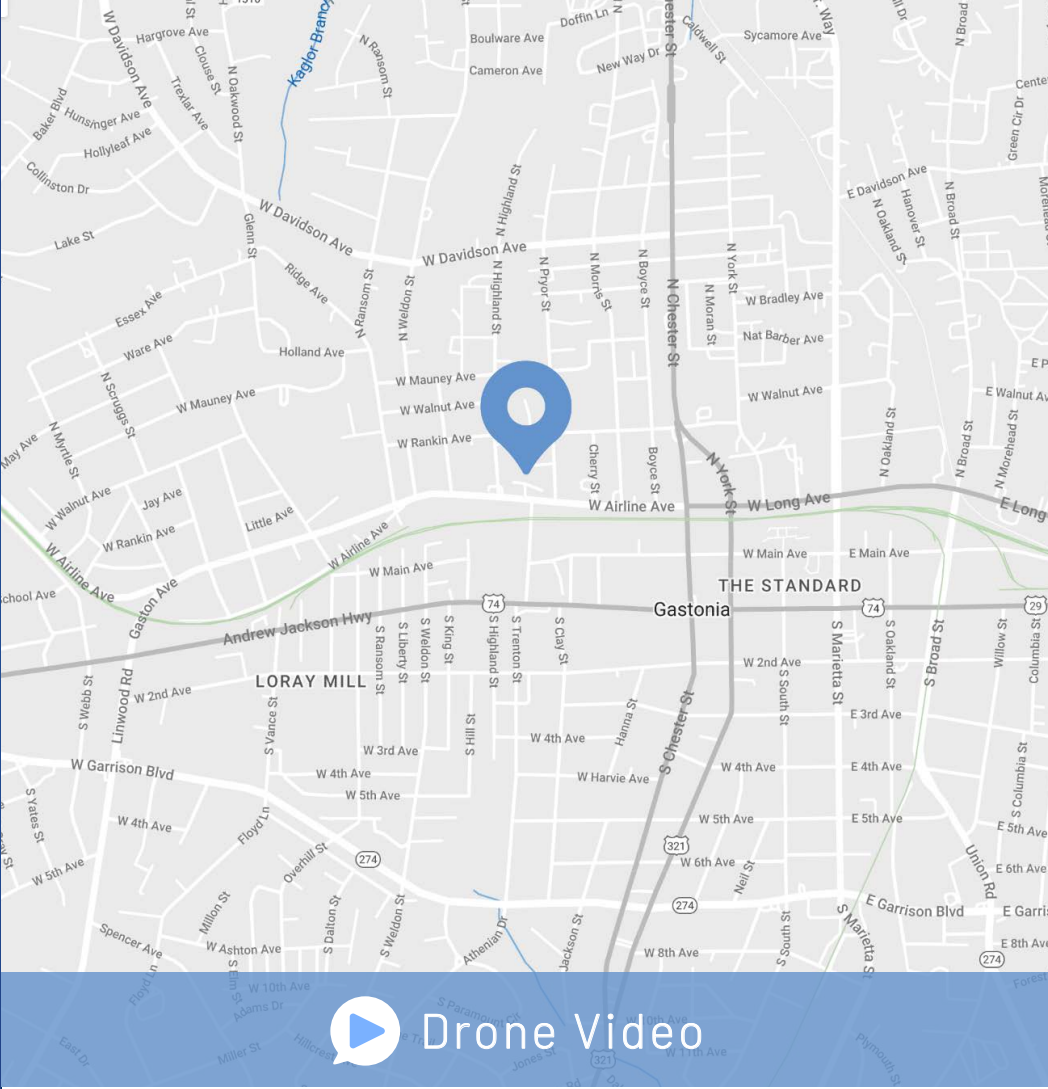
712 W. Airline Ave.

Available for Sale

+/- 2.21 AC development opportunity in downtown Gastonia on W. Airline Ave. great for retail and multifamily. The site is in Gastonia’s FUSE District, walkable to popular local restaurants, retail, future food hall, and various surrounding new developments. Situated in both a Qualified Census Tract and Opportunity Zone, this prime opportunity offers significant tax incentives to encourage development.

Property Details

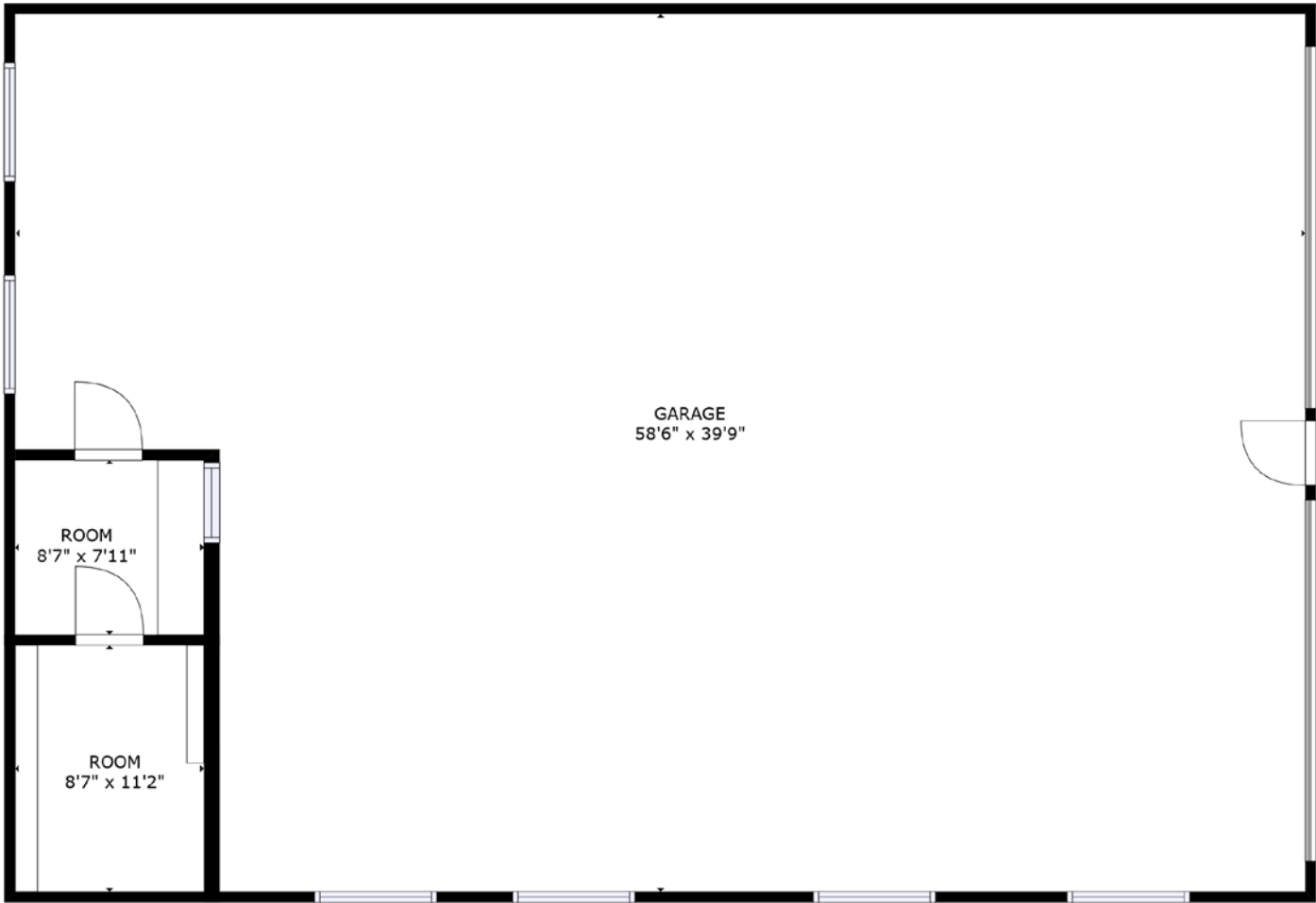
| | |
|--------------------|--|
| Address | 712 W. Airline Ave. Gastonia, NC 28052 |
| Availability | +/- 5,000 SF on 2.21 AC Available for Sale |
| Use | Retail and MultiFamily Development Opportunity |
| Parcel IDs | 103641, 103642 |
| Zoning | CBD |
| Doors | Building 1 - Two Dock High Doors Building 2 - Two Garage Rollup Doors |
| Traffic Counts | W. Airline Ave. 13,500 VPD |
| Additional Details | Located in an Opportunity Zone and Qualified Census Tract *Tax Incentives available to developers* |
| Sale Price | \$1,300,000 |



Demographics

| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|-----------|----------|----------|
| 2024 Population | 15,620 | 117,730 | 299,297 |
| Avg. Household Income | \$114,270 | \$94,120 | \$94,240 |
| Median Household Income | \$85,623 | \$65,331 | \$63,906 |
| Households | 7,853 | 56,144 | 131,269 |
| Daytime Employees | 7,005 | 30,890 | 48,922 |

[Click to View Virtual Tour](#)

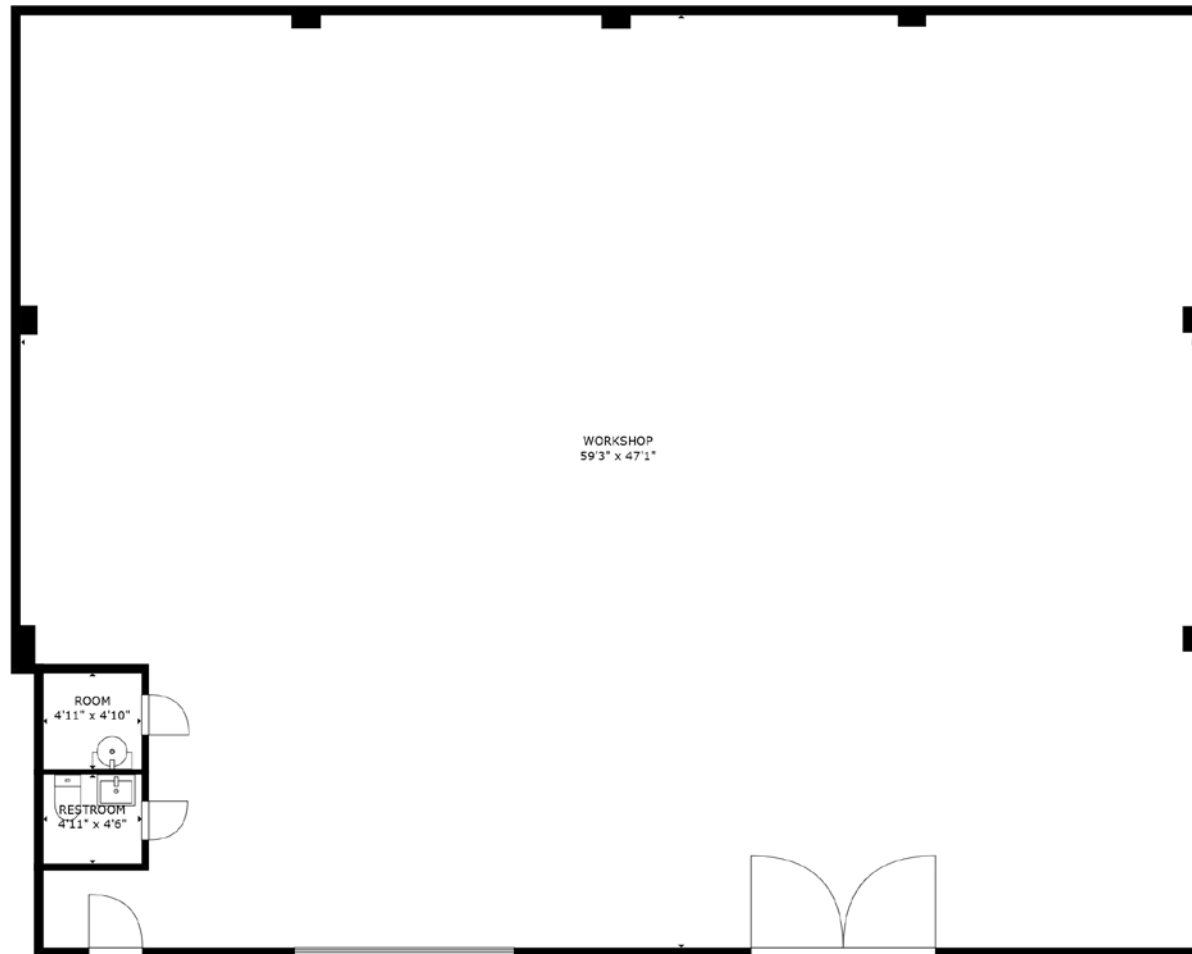


FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 163 sq. ft, EXCLUDED AREAS:
GARAGE: 2142 sq. ft
TOTAL: 163 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



[Click to View Virtual Tour](#)



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 2774 sq. ft
TOTAL: 2774 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| UNIT TYPE | | AREA SF | UNITS | TOTAL UNITS | PERCENTAGE | AREA PER FLOOR |
|-----------|----|---------|-------|-------------|------------|----------------|
| 1BEDROOM | A1 | 680 SF | 30 | 120 | 67.5 | 24,647 SF |
| | A2 | 736 SF | 47 | | | |
| | A3 | 727 SF | 4 | | | |
| 2 BEDROOM | B1 | 1024 SF | 25 | 39 | 32.5 | |
| | B2 | 1104 SF | 14 | | | |

W. AIRLINE AVENUE

BUILDING FLOOR PLAN - 1 ST FLOOR

TOTAL UNITS - 120
161 PARKING SPACES
PARKING RATIO OF 1.34

712 W AIRLINE AVENUE APARTMENTS
GASTONIA, NC
06.01.2020

Studio FUSION
ARCHITECTURE INTERIORS

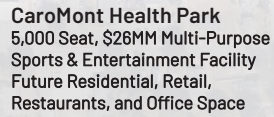


FUSE DISTRICT TOWNHOMES | CONCEPT PLAN A



APRIL 2024

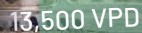
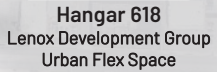




Site



Franklin Yards
250 Apartment Units
5,300 SF Commercial Space
Delivery: 2026



Downtown Gastonia



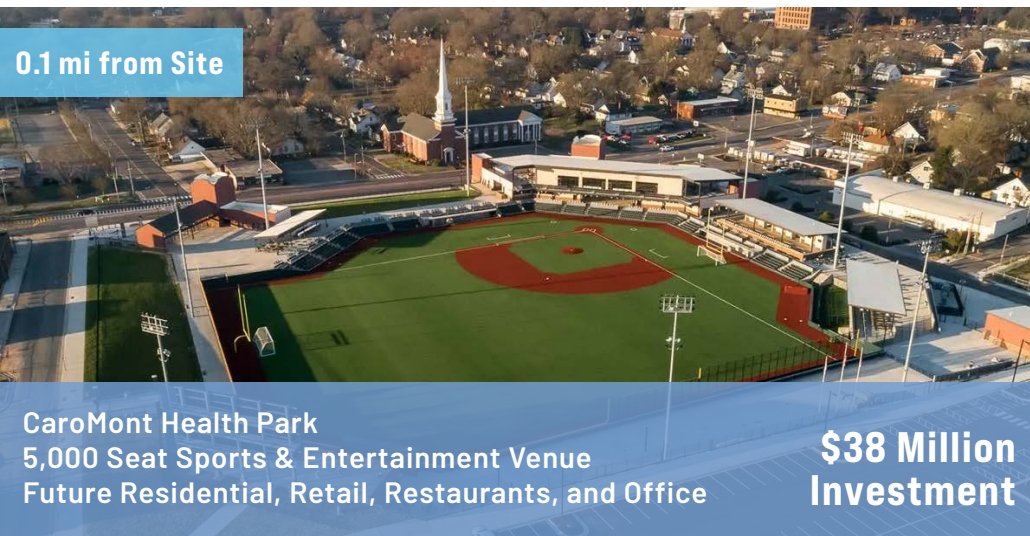
Gastonia Social District
Open Container, Walkable Entertainment

Nearby Development



FUSE District

The Franklin Urban Sports and Entertainment (FUSE) District is an economic development and revitalization project in Gastonia designed to bring new life to the area between Downtown Gastonia and the Loray Mill Historic District. The facility and surrounding private development is expected to generate investment estimated at over \$75+ million, create jobs, increase the tax base, and fuel economic growth



0.1 mi from Site

CaroMont Health Park
5,000 Seat Sports & Entertainment Venue
Future Residential, Retail, Restaurants, and Office

\$38 Million Investment



0.6 mi from Site

The Dillinger
20 Loft Apartments

\$15 Million Investment



0.8 mi from Site

Future Food Hall
Lennox Development Group

\$5.2 Million Investment



12.7 mi from Site

Catawba Two Kings Casino Resort
Phase 1 Delivery: Spring 2026

\$1 Billion Investment



Downtown Gastonia

THE
TRENTON
MILL LOFTS

13,500 VPD

W Airline Ave

Contact for Details

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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.