

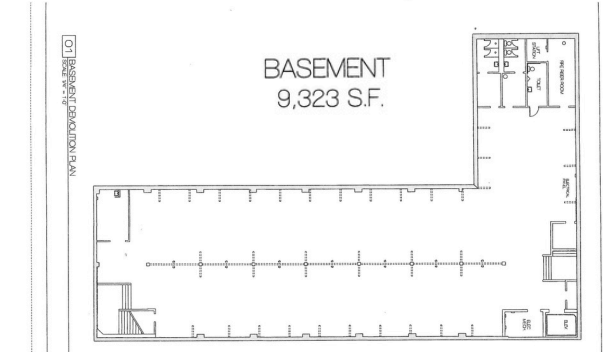
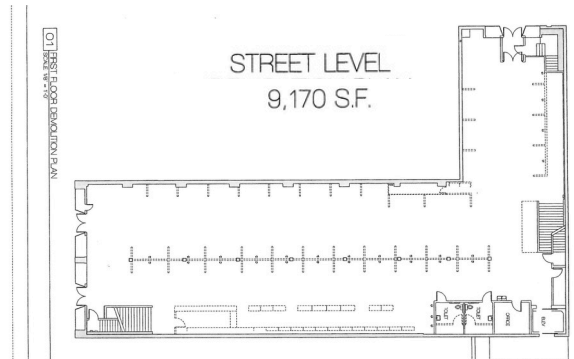
4 STORY BUILDING - FOR LEASE

111 W. MAIN AVE, GASTONIA, NC

Rent Rates: Call for Details



Realty Group



Building/Lease Details

- **Historical S.H. Kress Building:** Four-story building sits on a **.26 acre** parcel on Main Ave in Gastonia.
- The building offers **37,042 SF** of versatile space, in shell condition, ready for your vision
- Strategic location with 51' of frontage on Main Ave and 40' on Marietta St
- Long term lease and incentives available
- Ideas for potential uses: Cafe/Market + extended stay or boutique hotel, co-living, co-working, cultural center/event space, gym, food hall or Main Ave Market.

Demographics

Radius:	2 Mile	5 Miles
Population:	28,777	104,379
Average HH Income :	\$50,561	\$65,146
Households:	11,733	41,489
Traffic Counts: W Main Ave and South St: 2,063 vpd		



CALL FOR DETAILS

Investment Details

- **Downtown Growth Momentum:** Gastonia's central business district is undergoing a revitalization surge, with over \$100M in recent public and private investments
- **Prime Downtown Location:** Centrally located with excellent visibility and walkability in the revitalized Gastonia urban core.
- **Surrounded by Activity:** Main Ave, near local restaurants, retail, government offices, and the FUSE District, drawing consistent daytime and evening foot traffic.
- **Growing Submarket:** Gastonia is one of the fastest-growing cities in the Charlotte MSA, attracting families, young professionals, and small businesses.

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