

Forestbrook

SHOPPING CENTER

Retail Space
AVAILABLE FOR LEASE
5,500 to 17,000 SF



Forestbrook

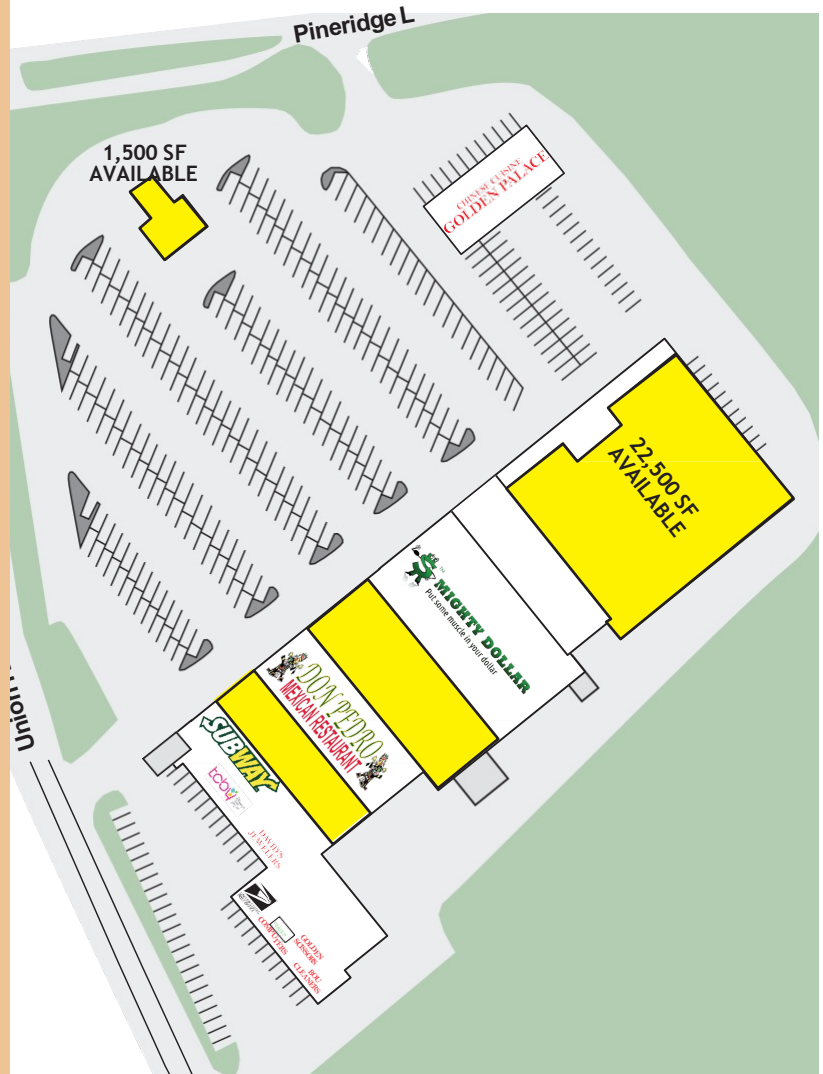
SHOPPING CENTER

Retail Space
AVAILABLE FOR LEASE
22,500 SF

Forestbrook Shopping Center:
3204 Union Road, Gastonia, NC 28056

For lease 5,500 SF to 17,000 SF

Shopping center consist of 72,000 SF
Center plenty of parking 450 parking
spaces: Very well-located center on
main traffic corridor of Union Rd the
biggest shopping center in the area.
Subway, Mighty Dollar, and Don Pedro's
Restaurant are just some of the
tenants in the Center. Highest Income
demographics in Gaston County Very
good visibility and access on a highly
travelled retail corridor 17,000 cars
daily.



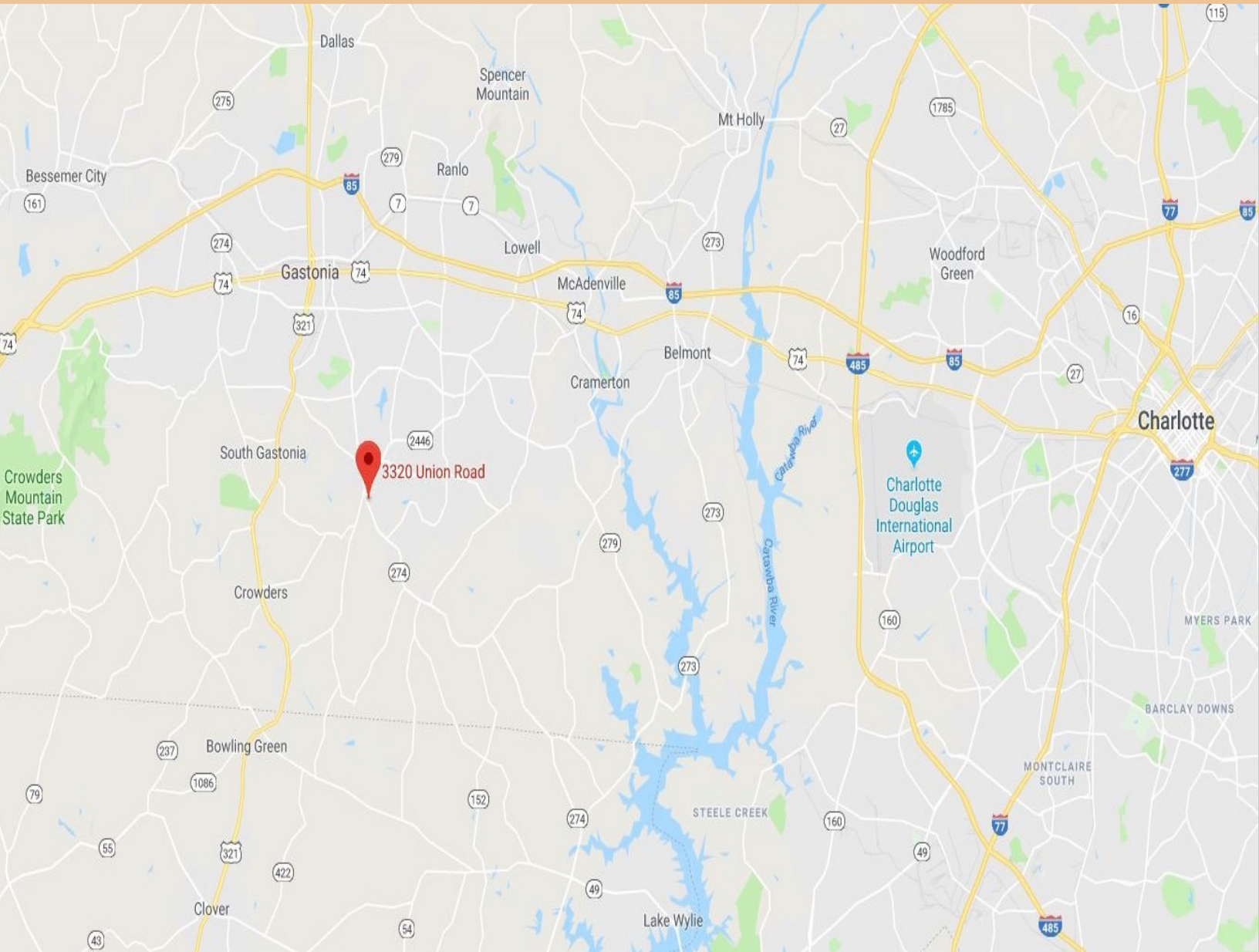
For leasing information
contact:

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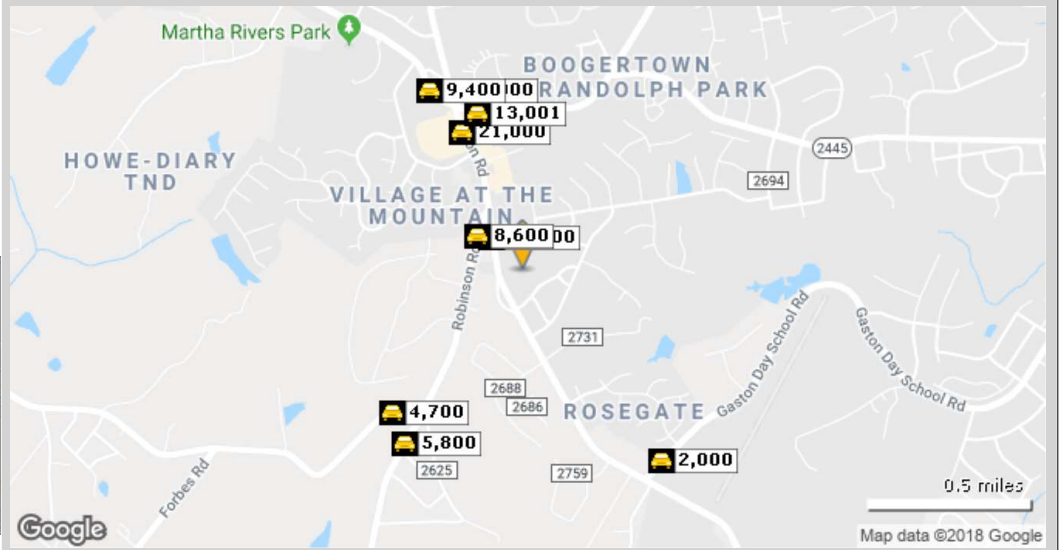


Traffic Count Report

Forestbrook Shopping Center

3000-3320 Union Rd, Gastonia, NC 28056

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **71,167 SF**
 Year Built: **1979**
 Total Available: **63,776 SF**
 % Leased: **10.39%**
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Union Rd	Pineridge Ln	0.03 S	2017	12,000	MPSI	.15
2	Robinson Rd	Kerr Ct	0.22 S	2014	8,600	AADT	.18
3	Union Rd	Riverwood Pkwy	0.07 SE	2017	21,000	MPSI	.48
4	Robinwood Rd	Neal Hawkins Rd	0.08 NW	2017	15,000	MPSI	.52
5	Robinwood Rd	Union Rd	0.08 NW	2015	13,001	MPSI	.52
6	Little Mountain Rd	Dobbs Pond Rd	0.36 SW	2017	4,700	MPSI	.60
7	Union Rd	Old Neal Hawkins Rd	0.04 N	2017	14,000	MPSI	.61
8	Neal Hawkins Rd	Old Neal Hawkins Rd	0.06 NW	2017	9,400	MPSI	.64
9	Robinson Rd	Farmview Dr	0.02 SW	2017	5,800	MPSI	.65
10	Gaston Day School Rd	Union Rd	0.08 SW	2017	2,000	MPSI	.73



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9/7/2018