



1925 DAVIS PARK RD GASTONIA, NC 28052

Retail Center Offering: Leased Inline Shops + Anchor Tenant Opportunity

OFFERING SUMMARY

Piedmont Properties of the Carolinas, Inc. is pleased to present the opportunity to acquire a \pm 46,200 square foot neighborhood shopping center situated on \pm 7.07 acres with 243 parking spaces, offering a strong physical footprint and immediate value-add potential. The property is anchored by a \pm 42,680 square foot vacant former grocery store, presenting a compelling opportunity for re-tenanting to drive future income and enhance overall asset value. Complementing the anchor are four \pm 1,200 square foot inline retail spaces, three of which are currently leased to established tenants including Little Caesars, Kim Nails, and China City, providing stable in-place cash flow with additional upside through lease-up of the remaining vacant unit. The property is adjacent to Mattamy Homes' Westfall residential development, which will deliver over 125 townhomes and 175 single-family homes to the area, positioning the center to benefit from ongoing residential growth, increased consumer demand, and long-term appreciation within the surrounding market.

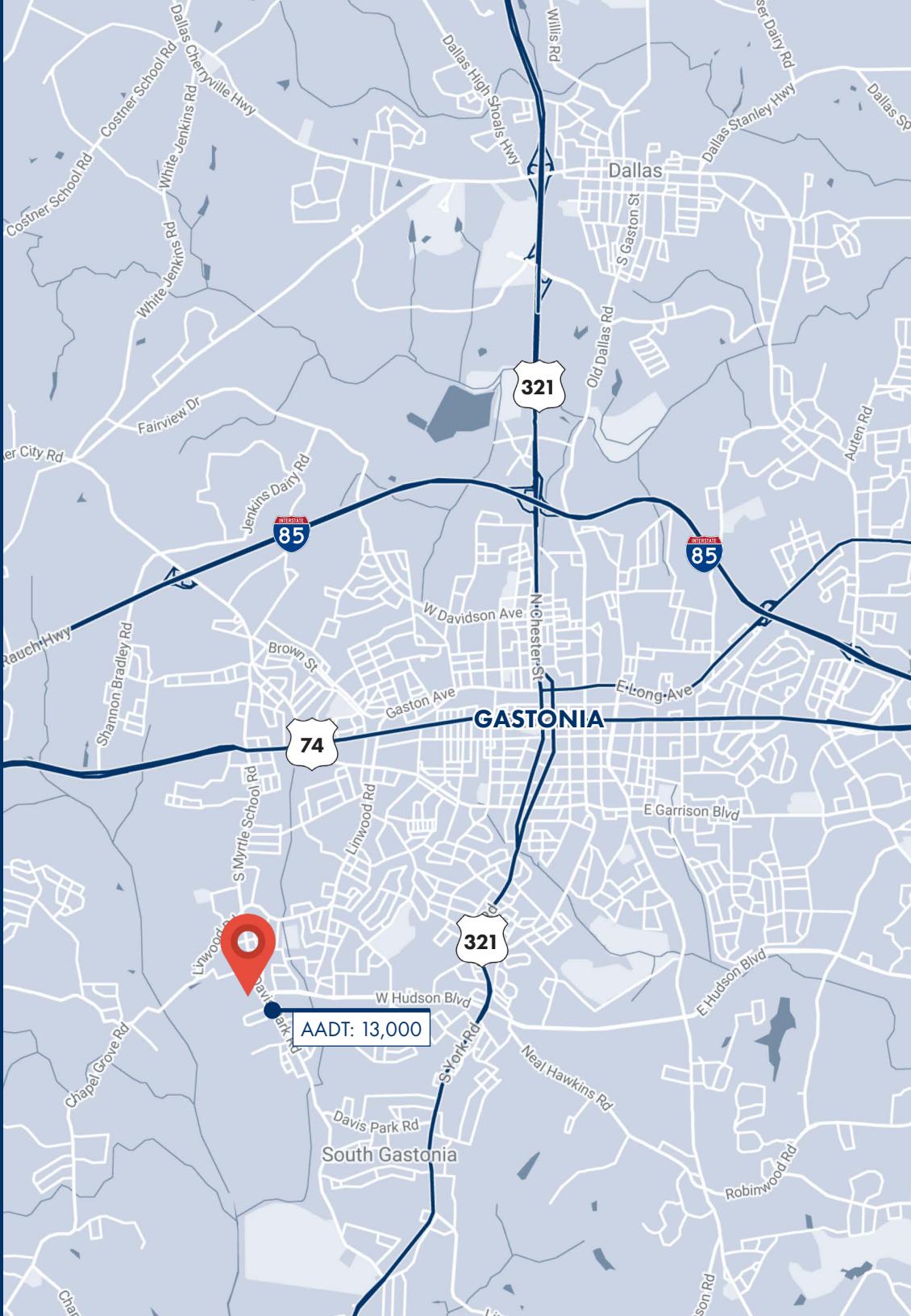
PROPERTY HIGHLIGHTS

- \pm 46,200 SF total - former Bi-Lo shopping center
- \pm 7.07 acres with 243 parking spaces
- Zoned C-2 CD (Gaston County - Highway Commercial)

LEASE HIGHLIGHTS

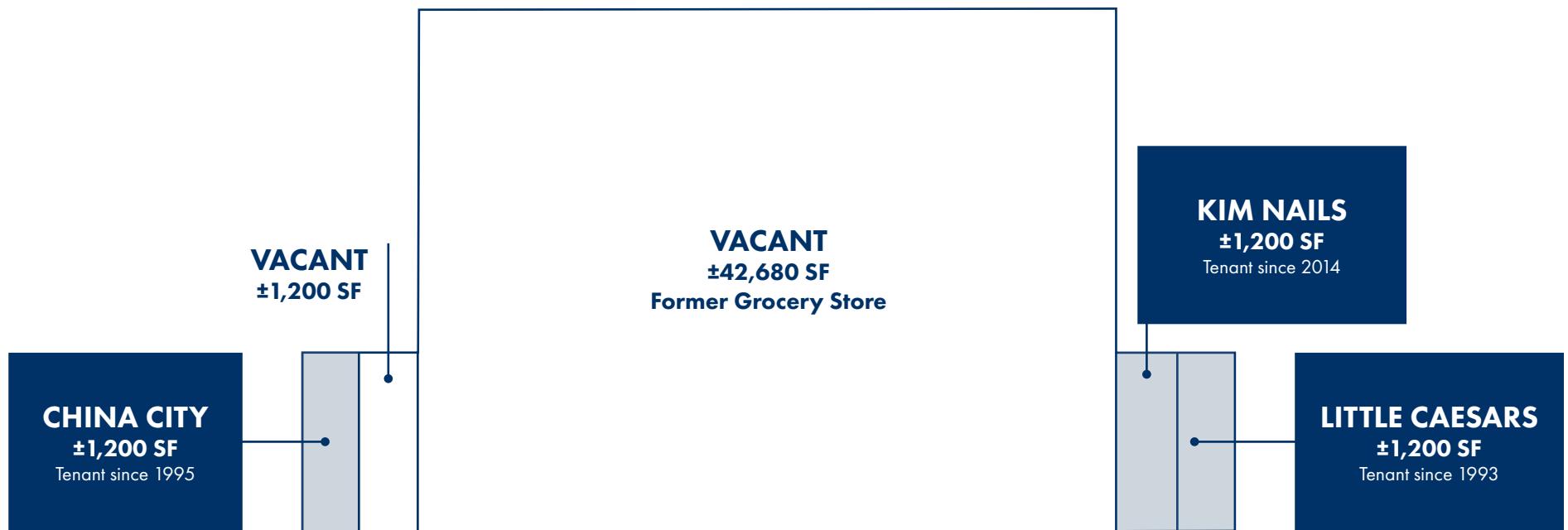
- \pm 42,680 SF anchor space - VACANT
- Four \pm 1,200 SF retail units:
 1. Unit 1935-A: Leased to Little Caesars
 2. Unit 1925: Leased to Kim Nails
 3. Unit 1965: VACANT
 4. Unit 1975: Leased to China City

FOR SALE: \$3,750,000



LEASE SUMMARY

1925 DAVIS PARK RD | GASTONIA, NC 28052



*Contact broker for Rent Roll and additional lease information

NEARBY DEVELOPMENT

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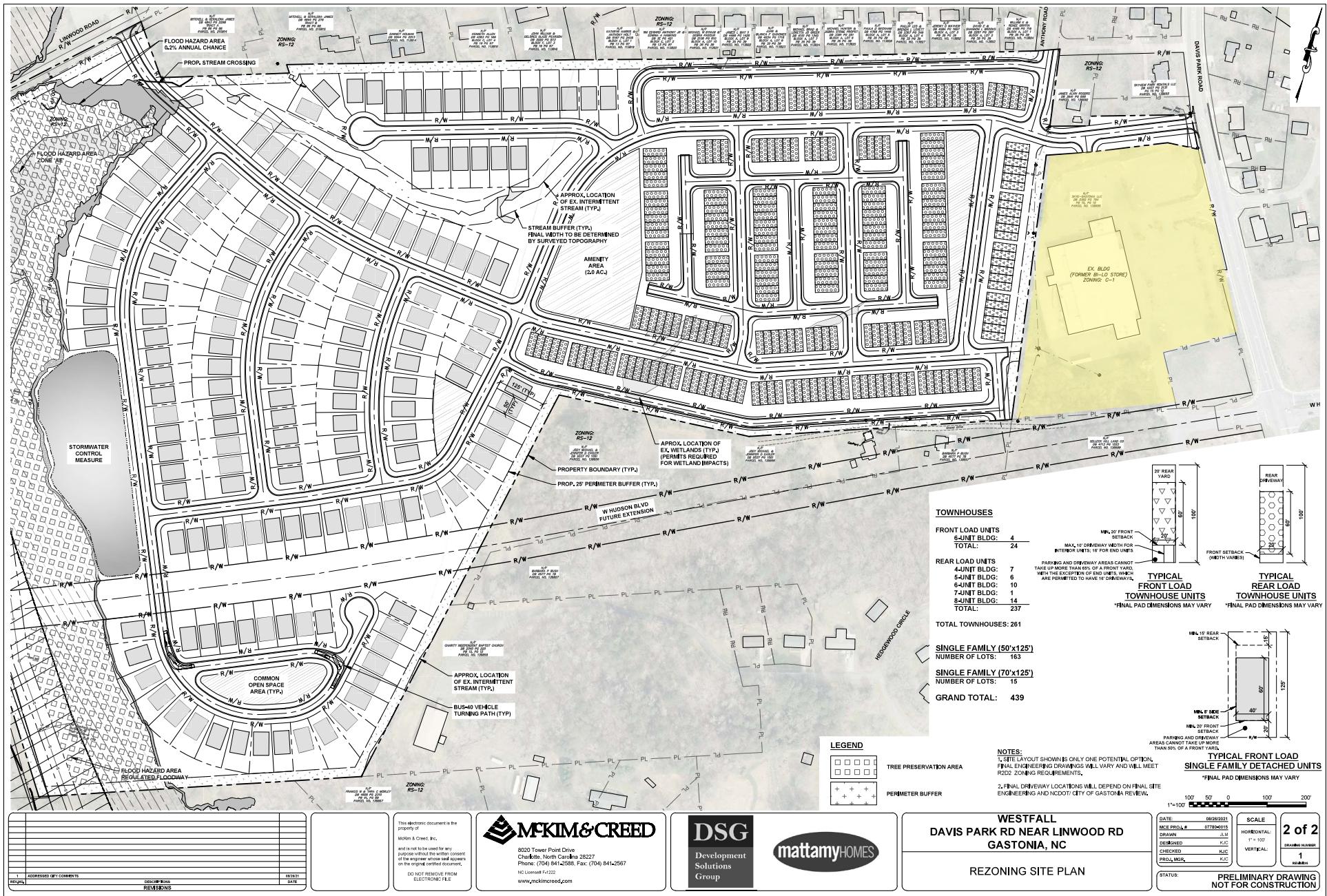
WESTFALL NEIGHBORHOOD

New construction development with
estimated 250+ townhomes and
175+ single family homes



NEARBY DEVELOPMENT

1925 DAVIS PARK RD | GASTONIA, NC 28052



DEMOGRAPHICS

1925 DAVIS PARK RD | GASTONIA, NC 28052

DEMOGRAPHIC SUMMARY

1925 Davis Park Rd, Gastonia, North Carolina, 28052

Ring of 3 miles

KEY FACTS

37,483

Population



15,364

Households

39.0

Median Age

\$42,467

Median Disposable Income

EDUCATION

14.8%



No High School Diploma



28.9%
Some College/
Associate's Degree



20.2%
Bachelor's/Grad/
Prof Degree

36.0%
High School Graduate

INCOME



\$50,761
Median Household Income

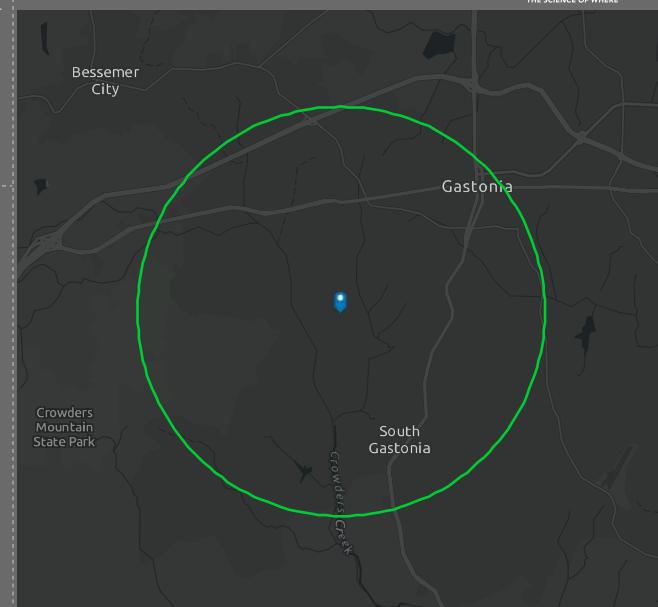
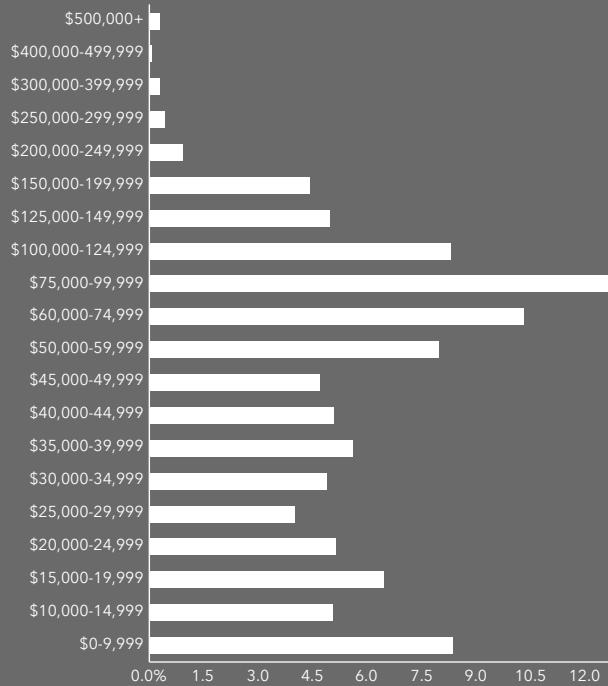


\$27,206
Per Capita Income



\$63,189
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

49.6%

White Collar

36.2%

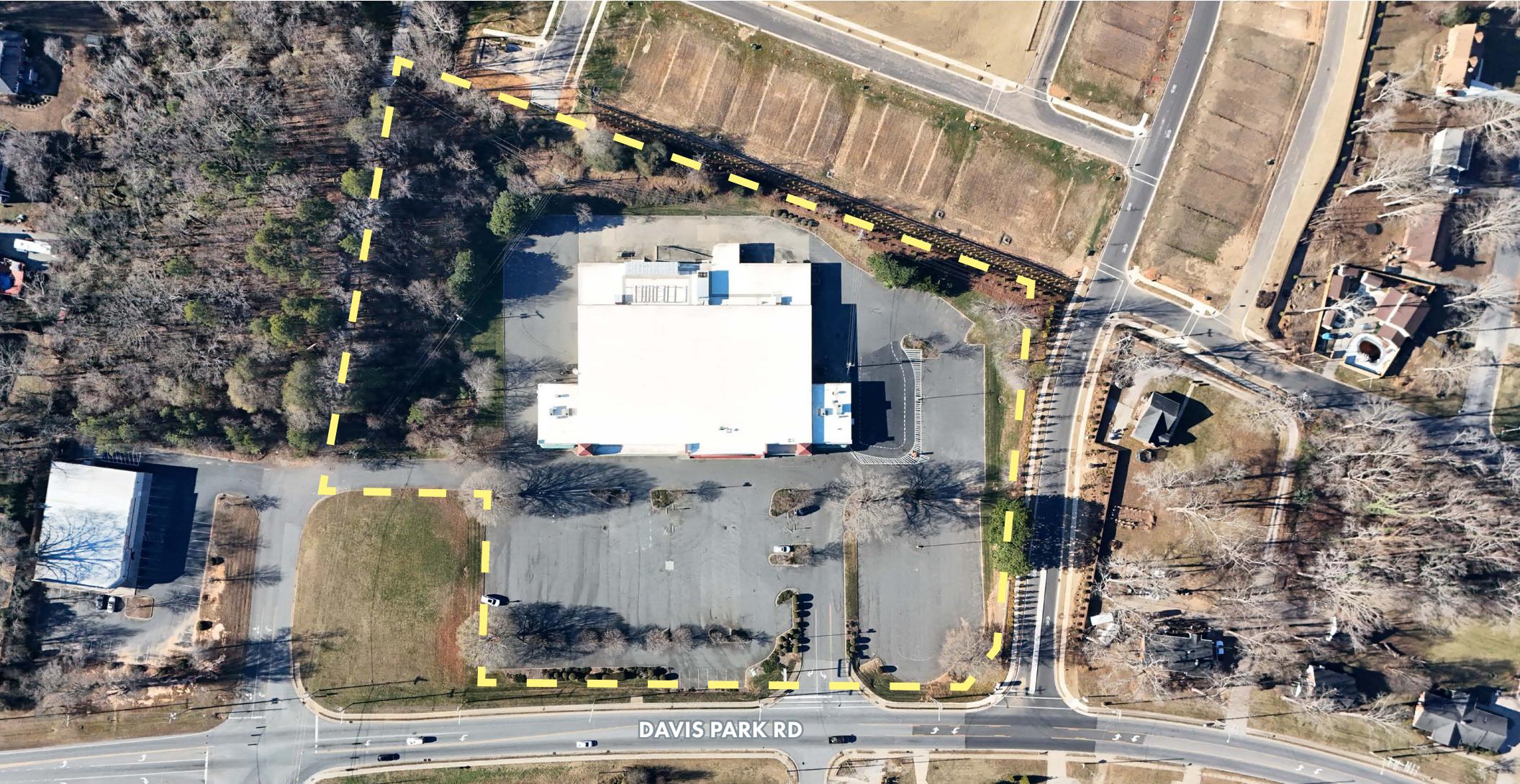
Blue Collar

18.8%

Services

6.4%

Unemployment Rate



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