



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 ± 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.

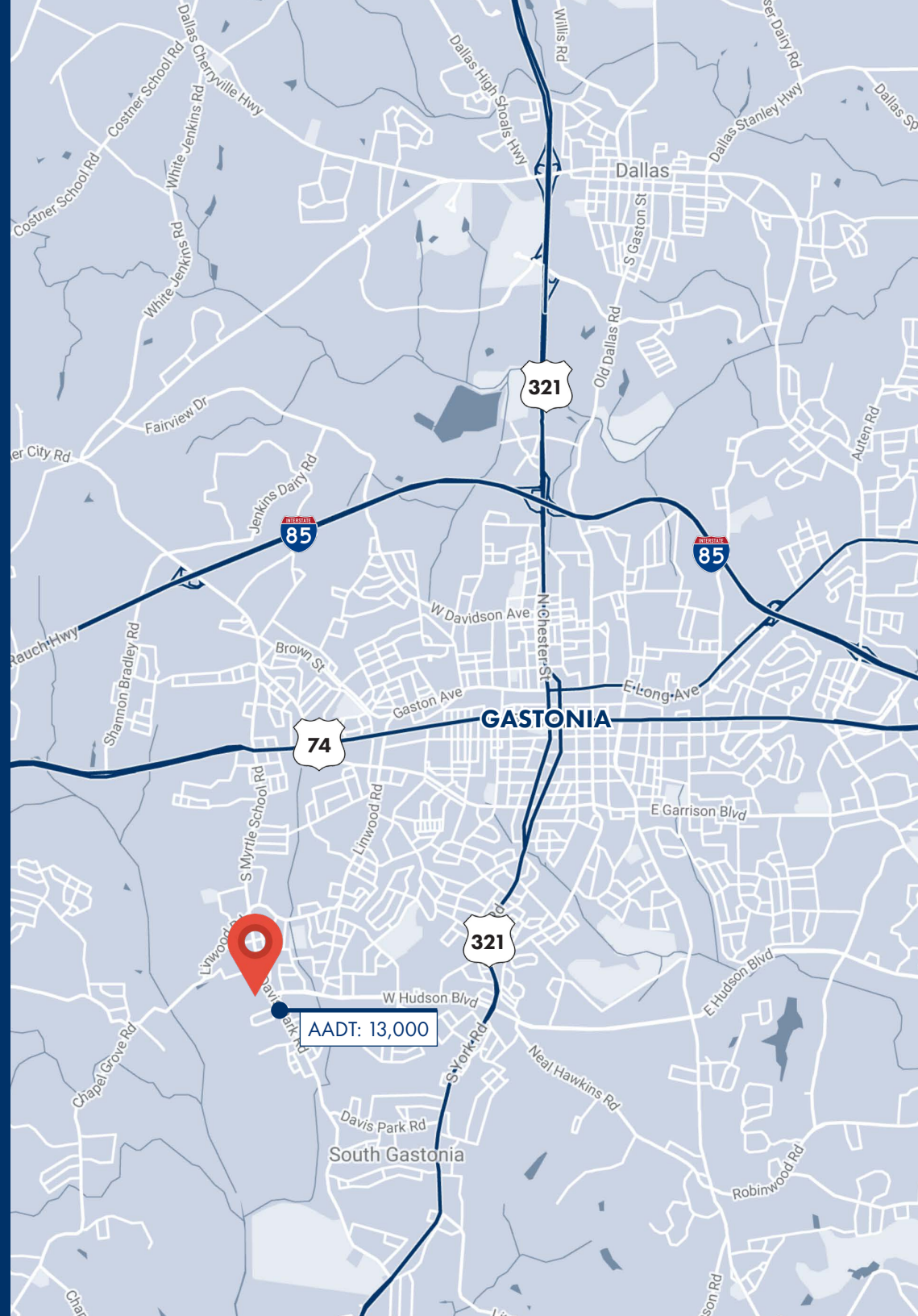
PROPERTY HIGHLIGHTS

- $\pm 46,200$ SF total - former Bi-Lo shopping center
- ± 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

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*Contact broker for Rent Roll and additional lease information

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NEARBY DEVELOPMENT

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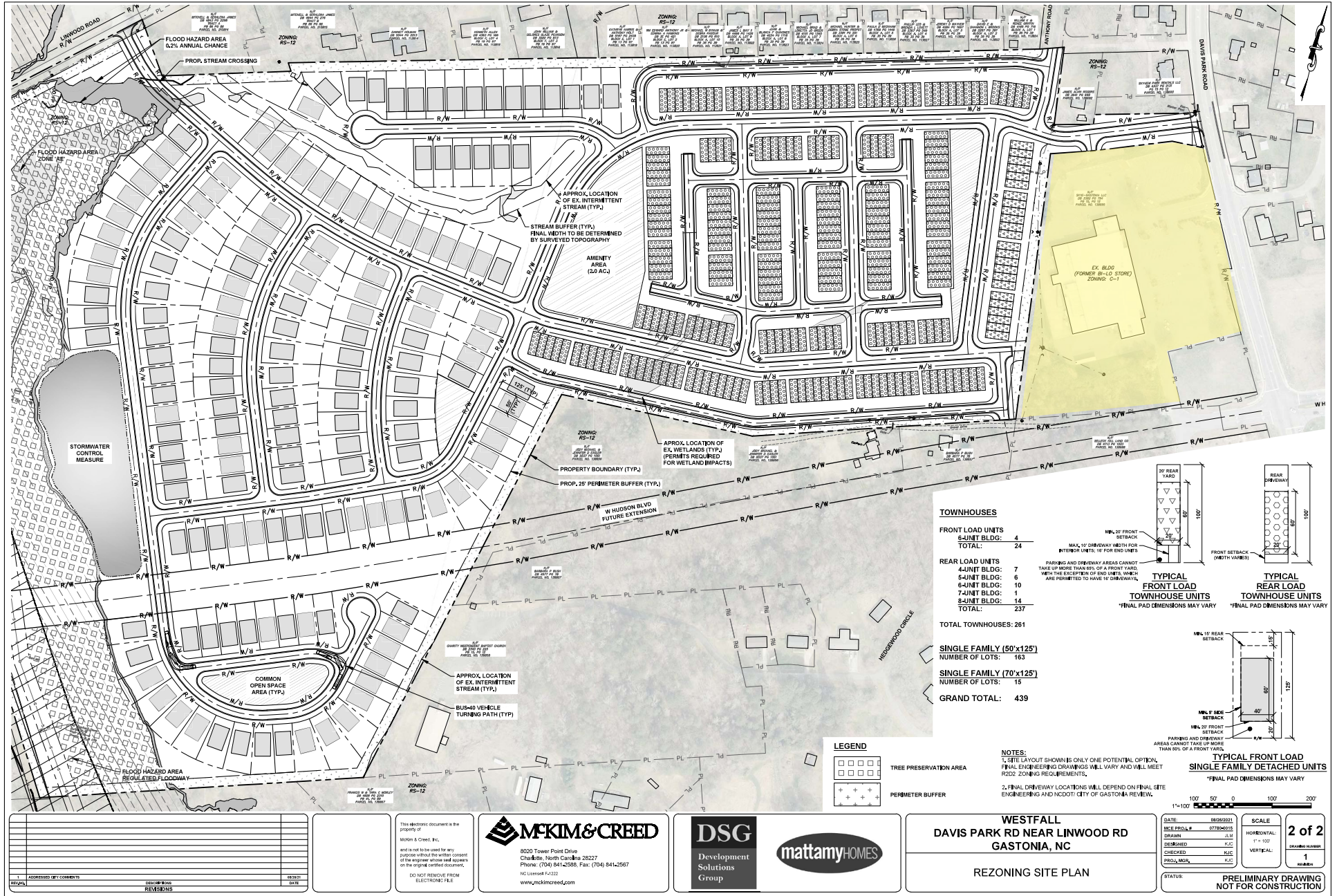
WESTFALL NEIGHBORHOOD

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



36.0%

High School Graduate



28.9%

Some College/
Associate's Degree



20.2%

Bachelor's/Grad/
Prof Degree

INCOME



\$50,761

Median Household Income



\$27,206

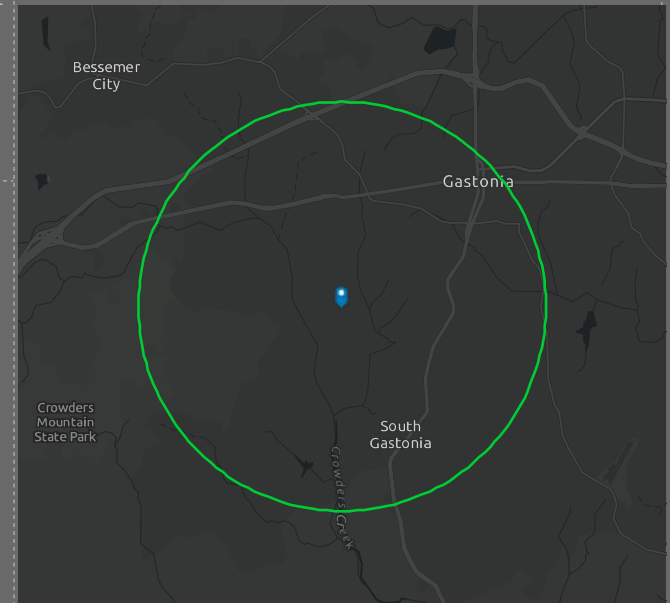
Per Capita Income



\$63,189

Median Net Worth

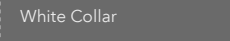
HOUSEHOLD INCOME



EMPLOYMENT



49.6%



36.2%



18.8%



6.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri



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