



# 712 W. Airline Ave.

Gastonia, North Carolina 28052



## Available for Lease

+/- 5,000 SF Industrial/Retail on 2.21 AC



Property Overview

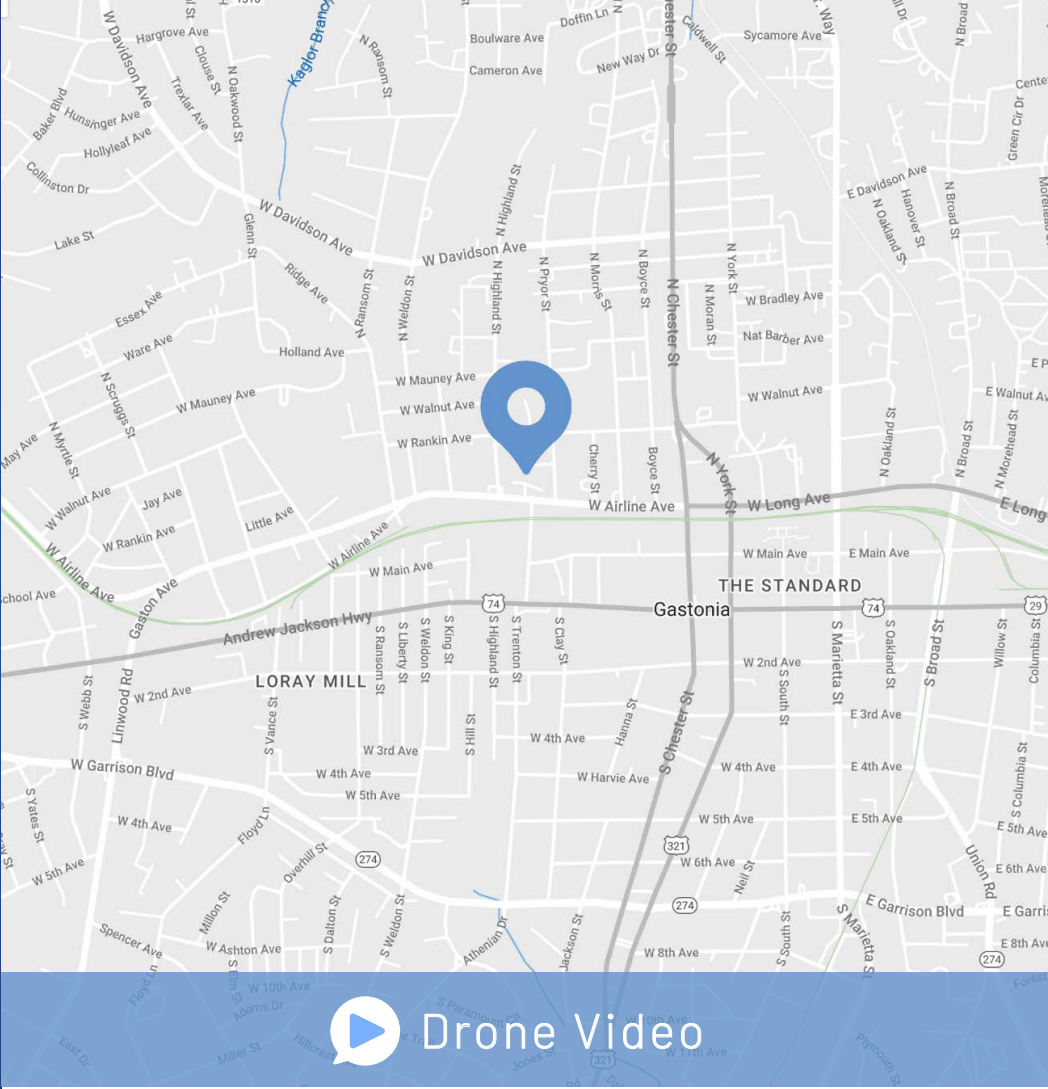
# 712 W. Airline Ave.

## Available for Lease

Industrial/retail opportunity in downtown Gastonia on W. Airline Ave. With +/- 5,000 SF on +/- 2.21 AC, the site is walkable to Gastonia's FUSE District, including popular local restaurants, retail, and the new minor league baseball stadium, CaroMont Health Park. One building has two dock high doors and the other building has two garage rollup doors. Great opportunity for industrial/retail uses in a desirable, central location.

Property Details

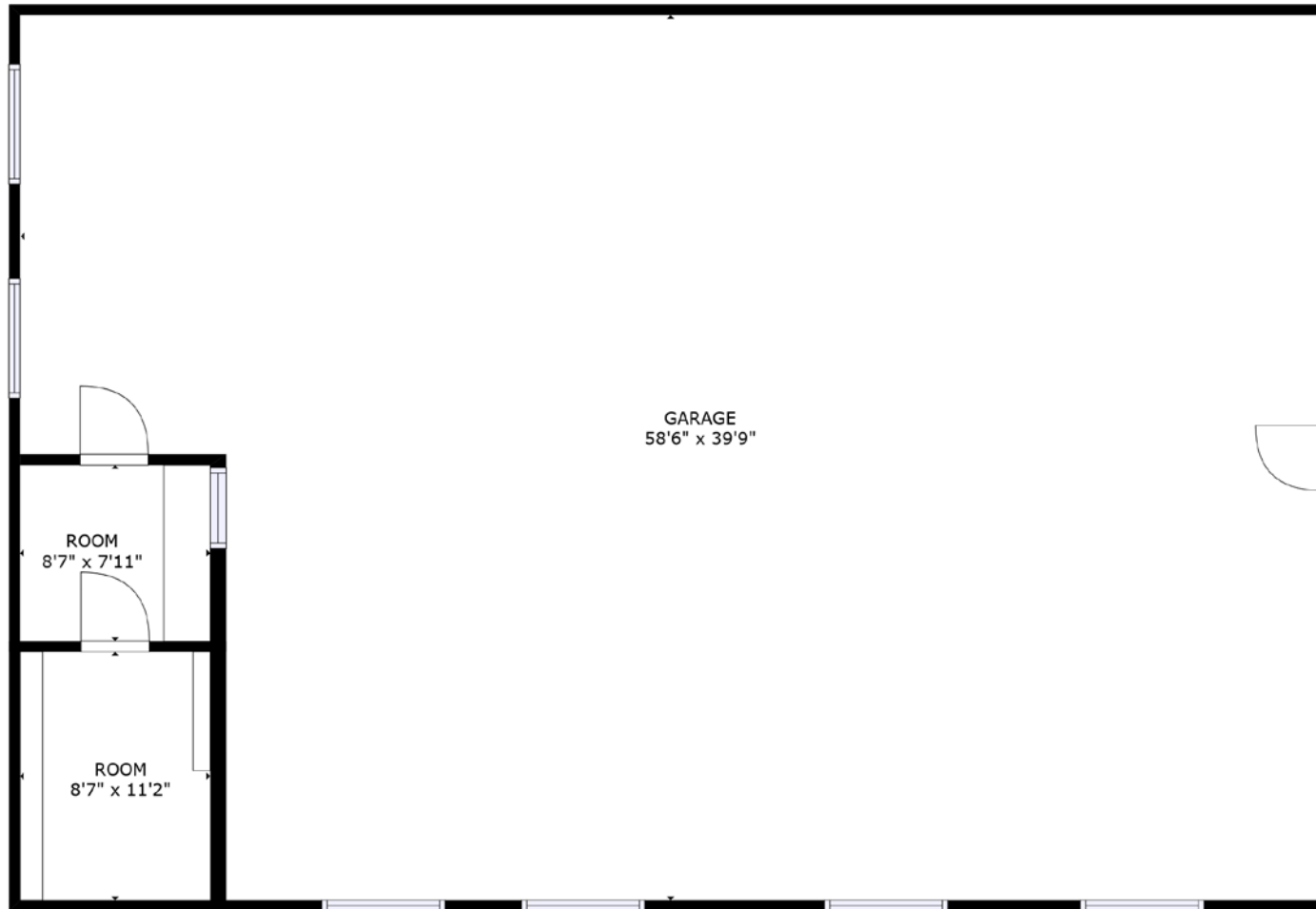
Address	712 W. Airline Ave.   Gastonia, NC 28052
Availability	+/- 5,000 SF Available for Lease
Acreage	+/- 2.21 AC
Use	Industrial or Retail
Parcel ID	103641, 103642
Zoning	CBD
Doors	Building 1 - Two Dock High Doors Building 2 - Two Garage Rollup Doors
Traffic Counts	W. Airline Ave.   13,500 VPD
Lease Rate	Call for Leasing Details



### 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	6,540	30,153	48,460

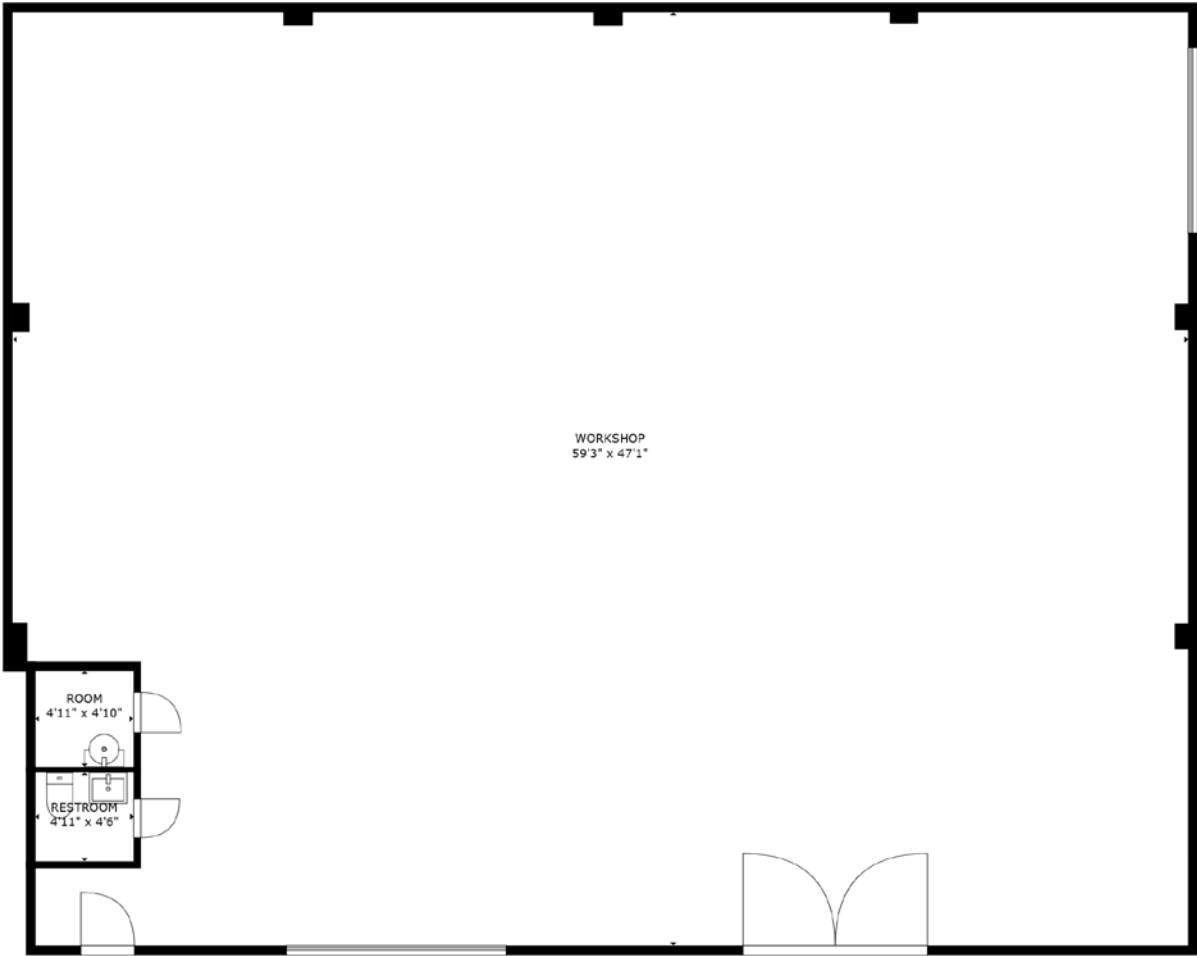
 [Click to View Virtual Tour](#)



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.





# Join Gastonia's FUSE District



Site



**Future Food Hall**  
Lenox Development Group



**HONEY HUNTERS**  
CaroMont Health Park



**The Dillinger**  
Lenox Development Group  
Apartment Units



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



**The Foundry**  
Lansing Melbourne Group  
150-225 Apartment Units  
9,000 SF Retail Space



13,500 VPD

Gastonia Police Department

13,000 VPD

Downtown  
Gastonia



13,500 VPD



8,600 VPD



**Center City Crossings**  
90 Apartment Units



Gastonia Social District  
Open Container, Walkable Entertainment

Gastonia County Sheriff's Office

Gastonia County Courthouse

Police Department

73,600 VPD

W. Long Ave

N. Chester St

W. Main St

E. Main St

N. York St

W. Franklin Blvd

D. MLK Jr. Way

S. Broad St

74

74



# Gastonia

## North Carolina

Located a short drive from Uptown Charlotte and the Charlotte Douglas International Airport, Gastonia is the largest municipality in Gaston County and the second-largest in the rapidly-growing Charlotte MSA. The strong MSA-level trends have led to Gaston County's resurgence as a residential destination for families in neighboring counties, with approximately 35% of families moving to Gaston County coming from Mecklenburg County. Gastonia's city center is home to beautiful historic buildings, a vibrant retail presence, unique dining options, and a burgeoning arts and culture scene. Much of the recent investment in Gastonia's core stems from the creative reuse and repositioning of the City's myriad historic structures to create exciting, amenity-rich offerings in and around the downtown area.







## Downtown Gastonia

THE  
**TRENTON**  
MILL LOFTS

13,500 VPD

W Airline Ave

Contact for Details

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### Website

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

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### Address

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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.