



UNIT A

UNIT B

UNIT C

RETAIL SPACE | FOR LEASE

278 W MAIN AVENUE | GASTONIA

Prime lease opportunity in downtown Gastonia close to the Webb Custom Kitchen and FUSE District. The space is perfect for a variety of uses. Bring your vision to life in this vibrant location.

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PROPERTY INFORMATION

SF*

6,322 Total SF

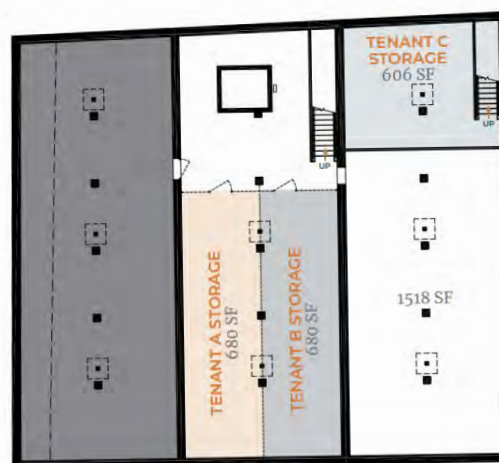
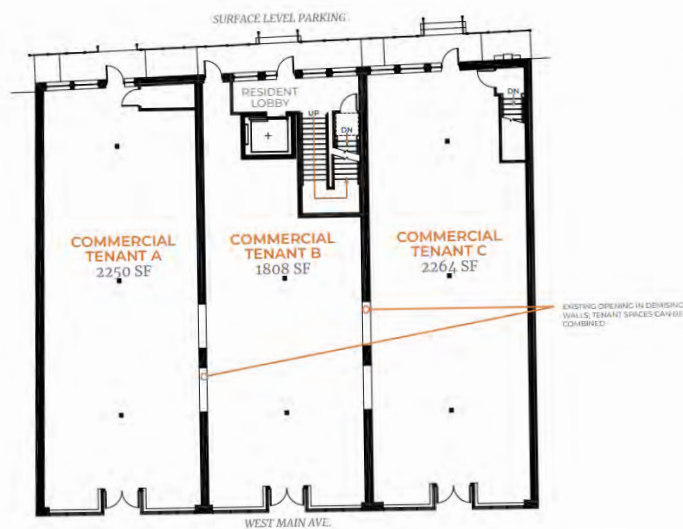
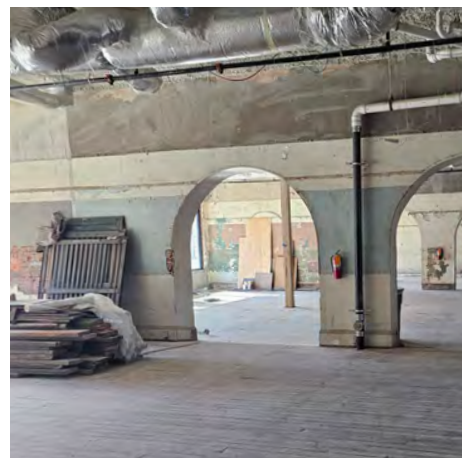
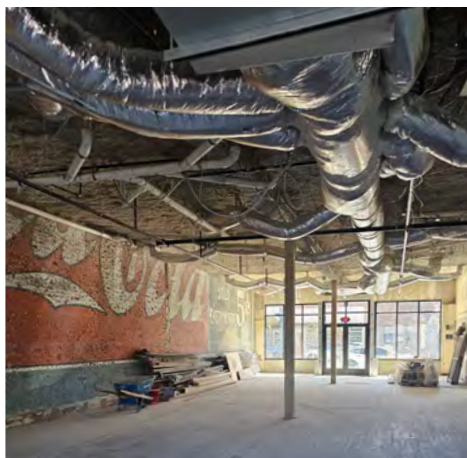
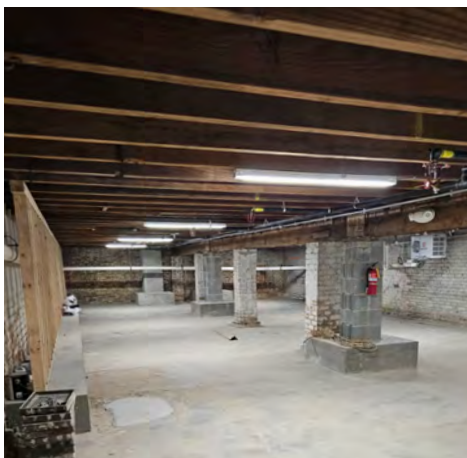
Divisible into 2,250 SF, 1,808 SF and 2,264 SF spaces

FEATURES

- Flexible lease terms
- Arched doorways
- Windowed storefronts

LEASE RATE

\$27 per SF NNN



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MECA Commercial Real Estate

102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000



MECA
COMMERCIAL REAL ESTATE



3RD

LARGEST CITY IN
THE CHARLOTTE-
CONCORD-GASTONIA
NC-SC MSA

30+

INTERNATIONAL
COMPANIES

3X

ALL-AMERICAN CITY
& RECIPIENT OF THE
U.S. CONFERENCE
OF MAYORS TOP
LIVABILITY AWARD

22

MILES WEST
OF CHARLOTTE

25

MILE VIEWS
FROM CROWDERS
MOUNTAIN

GASTONIA, NC

Gastonia is recognized as one of the area's best places to live and work with an ideal combination of location, size, and quality of life. Those factors, combined with the City's strategic location, just minutes west of Charlotte and midway between Atlanta and North Carolina's Research Triangle, attracts business and industry looking for an ideal site to locate, re-locate, or expand.

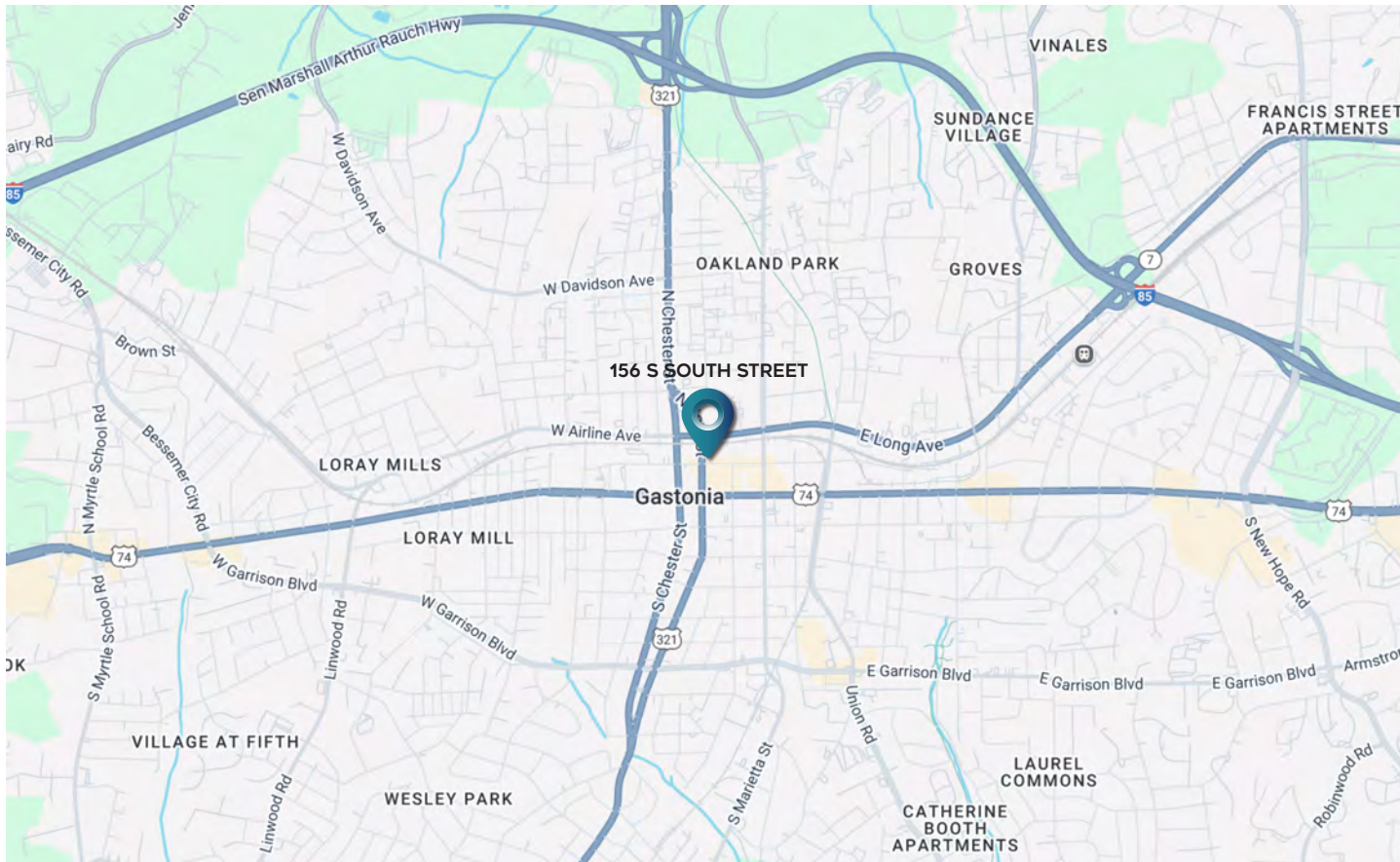
With major highways, interstates, railroads, and airports all within a 15-minute drive, Gastonia understands the importance in ease of transportation for its local businesses and residents. They continue to stay proactive by pushing plans for light rail and commuter trains.

Additionally, the city is investing in the FUSE District, Franklin Urban Sports and Entertainment District, between Loray Mills and our revitalized Historic Downtown. The FUSE District is the heart of a growing commercial district that features the best of urban living: residential choices, sports and entertainment options, offices, restaurants, retail shops, services, green spaces and more. The FUSE sports and entertainment complex will be home to a variety of venues and events, accommodating an array of sports as well as concerts, fairs, and more.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,389	52,910	101,800
Households	3,412	21,452	40,710
Average Household size	2.28	2.39	2.45
Average Age	38.7	38.8	39.4
Median HH Income	\$42,219	\$50,250	\$58,865
Average HH Income	\$60,782	\$68,098	\$81,035
Per Capita Income	\$25,059	\$28,081	\$32,761

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.