



## RESTAURANT SPACE | FOR LEASE

300 SOUTH FIRESTONE STREET | GASTONIA

3925 SF Restaurant space available nestled within the vibrant Loray Mill complex.

**JAMES RICE**  
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**SAM KLINE, CCIM**  
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## PROPERTY INFORMATION

### PRIME LOCATION

- Situated in the heart of the Loray Mill Historic District in downtown Gastonia, just a short stroll from the bustling Fuse District
- Only a 10-minute drive from I-85 and 20 minutes from Charlotte Douglas International Airport

**SF\***  
3,925

### FEATURES

- Large, open space with some framing in place
- An abundance of natural light from almost floor-to-ceiling windows
- Plenty of surface parking available

### LEASE RATE

\$25/SF, NNN

#### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	9,442	46,911	100,131
Households	4,030	18,870	40,141
Families	2,226	11,151	25,286
Median Age	37.9	38.5	39.4
Average HH Size	2.31	2.42	2.44
Median HH Income	\$45,849	\$47,288	\$57,328
Average HH Income	\$63,030	\$65,168	\$78,701
Per Capita Income	\$26,496	\$26,719	\$31,837

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MECA Commercial Real Estate

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**MECA**  
COMMERCIAL REAL ESTATE





3<sup>RD</sup>

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

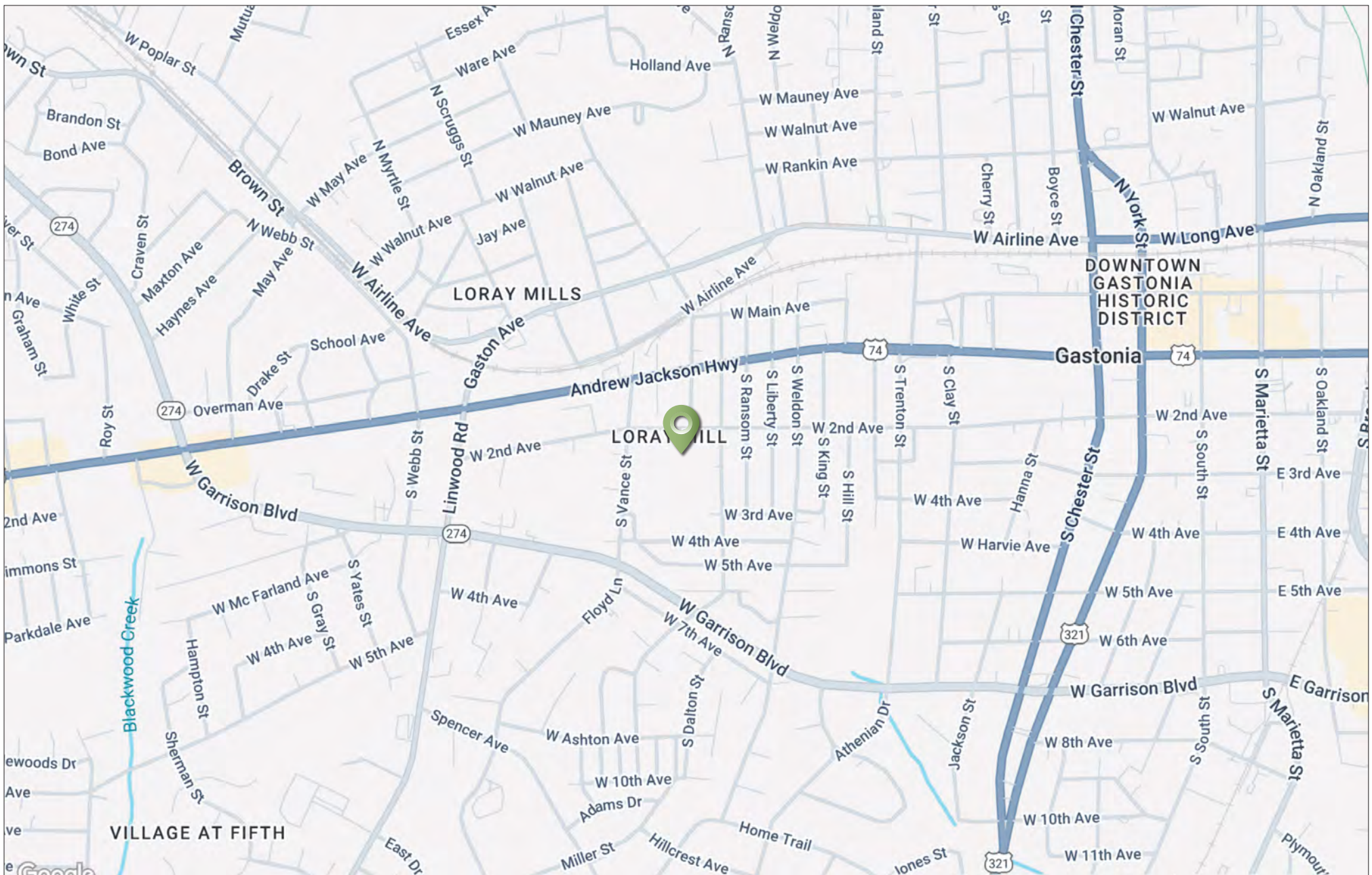
## GASTONIA, NC

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.





**mecacommercial.com**

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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.



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