



712 W. Airline Avenue

Gastonia, North Carolina 28052

Located in an Opportunity Zone and
Qualified Census Tract
TAX INCENTIVES AVAILABLE



THE
TRENTON
MILL LOFTS

FUSE
franklin urban sports entertainment

GASTONIA
HONEY HUNTERS

W Airline Ave

W Trenton St

13,500 VPD

Development Opportunity

+/- 5,000 SF on 2.21 AC | Available for Sale or Lease

Great for MultiFamily and Retail Development in Gastonia's FUSE District

Property Overview

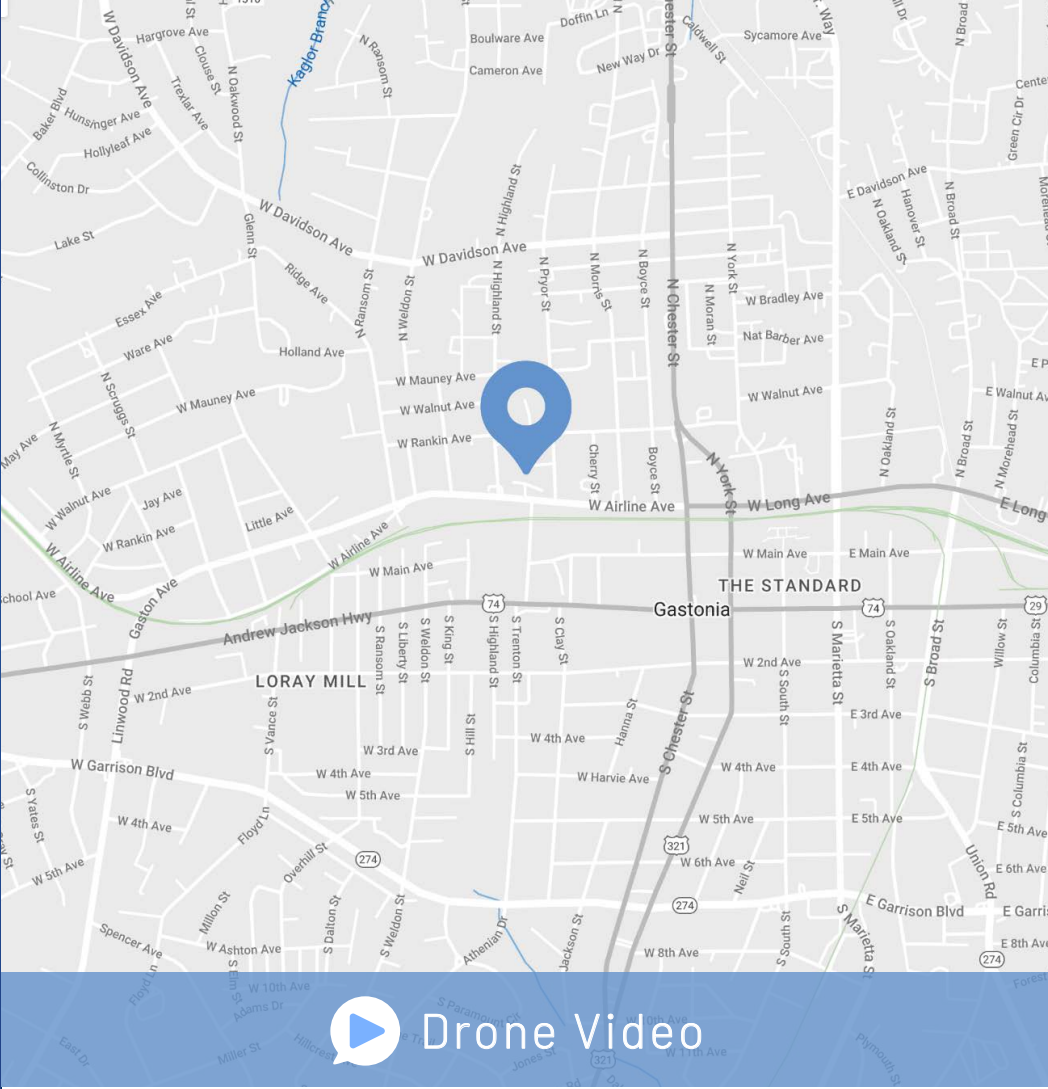
712 W. Airline Ave.

Available for Sale or Lease

+/- 2.21 AC development opportunity in downtown Gastonia on W. Airline Ave. great for retail and multifamily. The site is in Gastonia’s FUSE District, walkable to popular local restaurants, retail, future food hall, and various surrounding new developments. Situated in both a Qualified Census Tract and Opportunity Zone, this prime opportunity offers significant tax incentives to encourage development.

Property Details

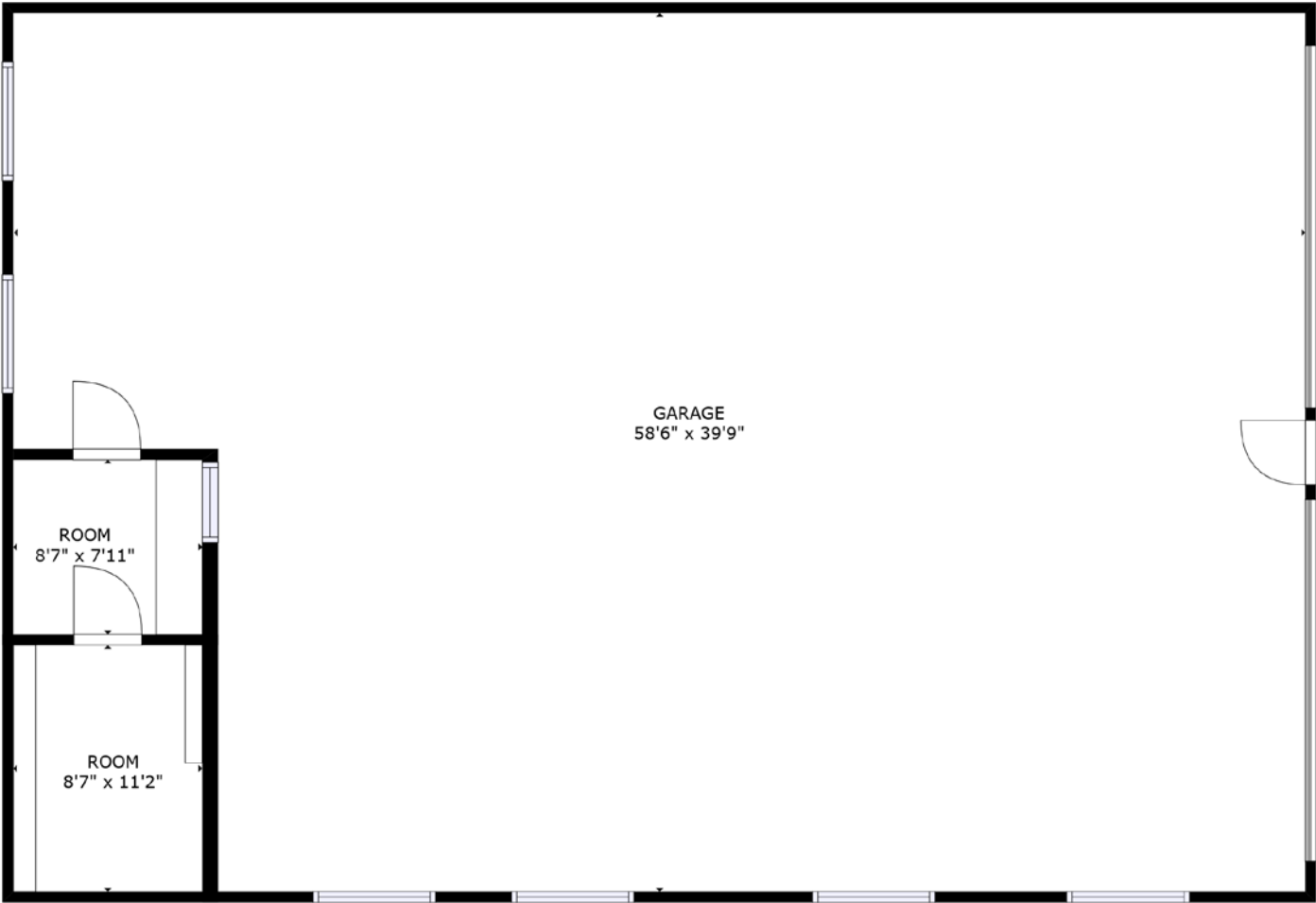
Address	712 W. Airline Ave. Gastonia, NC 28052
Availability	+/- 5,000 SF on 2.21 AC Available for Sale or Lease
Use	Retail and MultiFamily Development Opportunity
Parcel IDs	103641, 103642
Zoning	CBD
Doors	Building 1 - Two Dock High Doors Building 2 - Two Garage Rollup Doors
Traffic Counts	W. Airline Ave. 13,500 VPD
Additional Details	Located in an Opportunity Zone and Qualified Census Tract *Tax Incentives available to developers*
Sale Price	Call for Pricing



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	7,005	30,890	48,922

 [Click to View Virtual Tour](#)

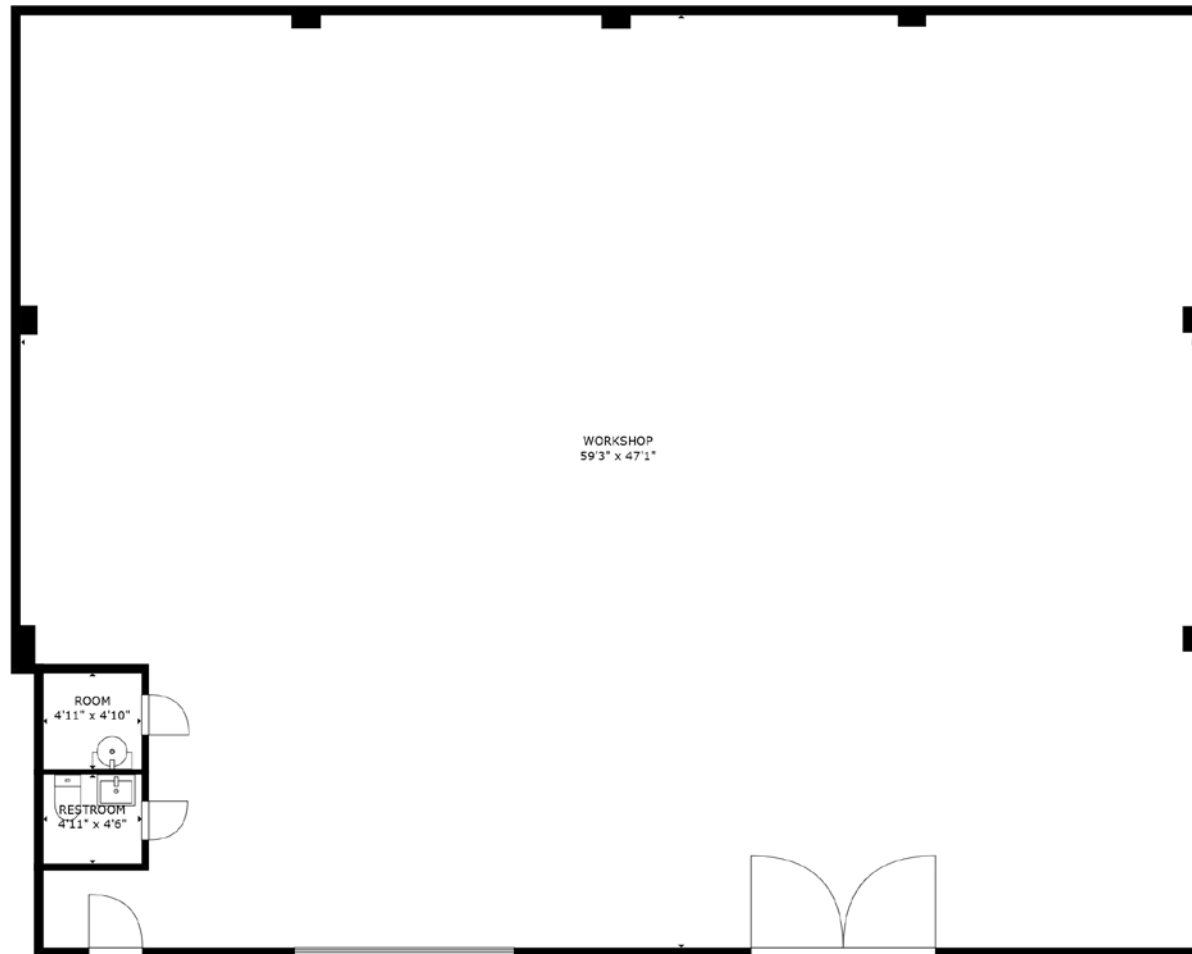


FLOOR 1

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.



712 W AIRLINE AVENUE APARTMENTS
GASTONIA, NC
06.01.2020



FUSE DISTRICT TOWNHOMES | CONCEPT PLAN A

0 20 40 60
1" = 20'
APRIL 2024



Join Gastonia's FUSE District



Nearby Development



FUSE District

The Franklin Urban Sports and Entertainment (FUSE) District is an economic development and revitalization project in Gastonia designed to bring new life to the area between Downtown Gastonia and the Loray Mill Historic District. The facility and surrounding private development is expected to generate investment estimated at over \$75+ million, create jobs, increase the tax base, and fuel economic growth



0.1 mi from Site

CaroMont Health Park
5,000 Seat Sports & Entertainment Venue
Future Residential, Retail, Restaurants, and Office

\$38 Million Investment



0.6 mi from Site

The Dillinger
20 Loft Apartments

\$15 Million Investment



0.8 mi from Site

Future Food Hall
Lennox Development Group

\$5.2 Million Investment



12.7 mi from Site

Catawba Two Kings Casino Resort
Phase 1 Delivery: Spring 2026

\$1 Billion Investment



Downtown Gastonia

THE
TRENTON
MILL LOFTS

13,500 VPD

W Airline Ave

Contact for Details

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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.