



712 W. Airline Avenue

Gastonia, North Carolina 28052

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



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

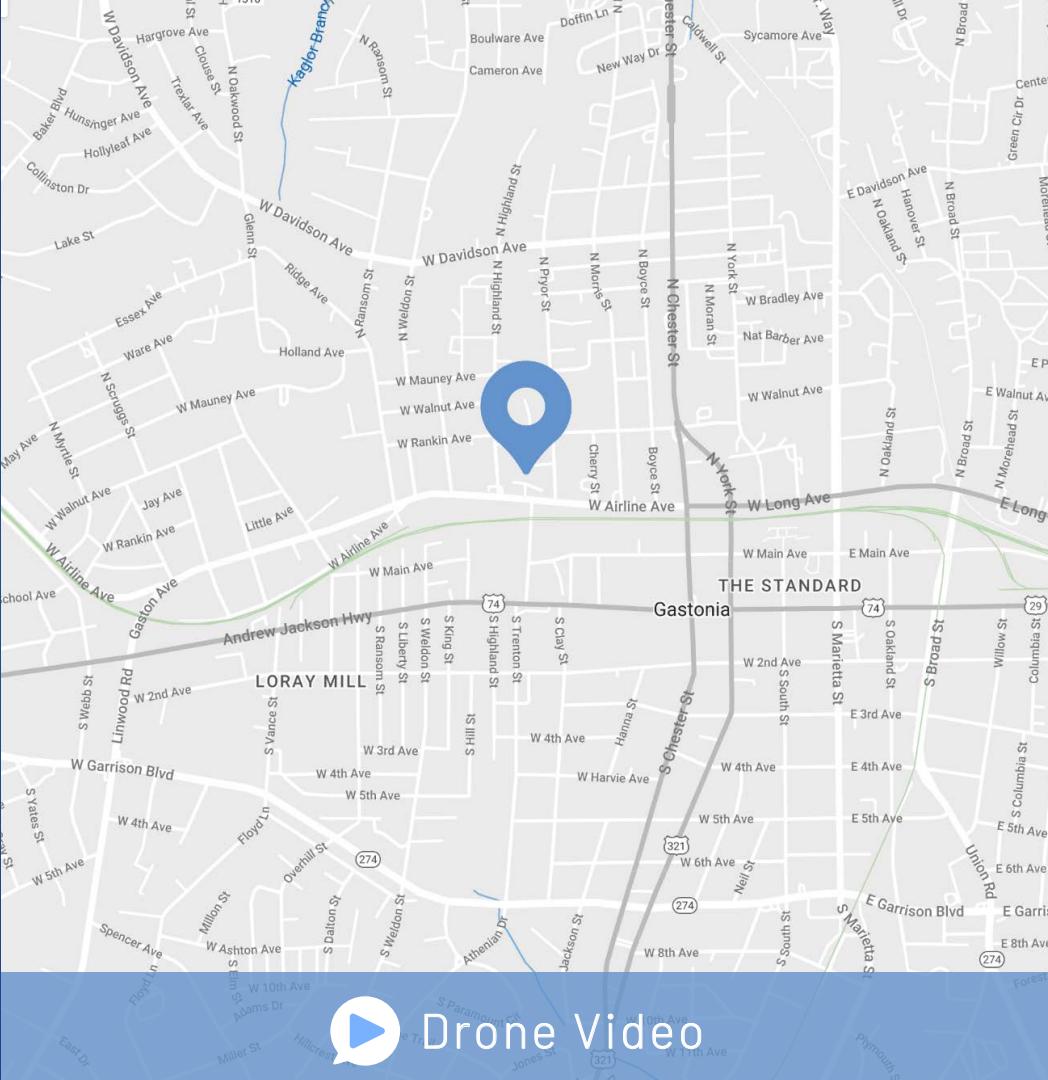
Property Overview

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 <u>Opportunity Zone</u> and <u>Qualified Census Tract</u> *Tax Incentives available to developers*
Sale Price	Call for Pricing



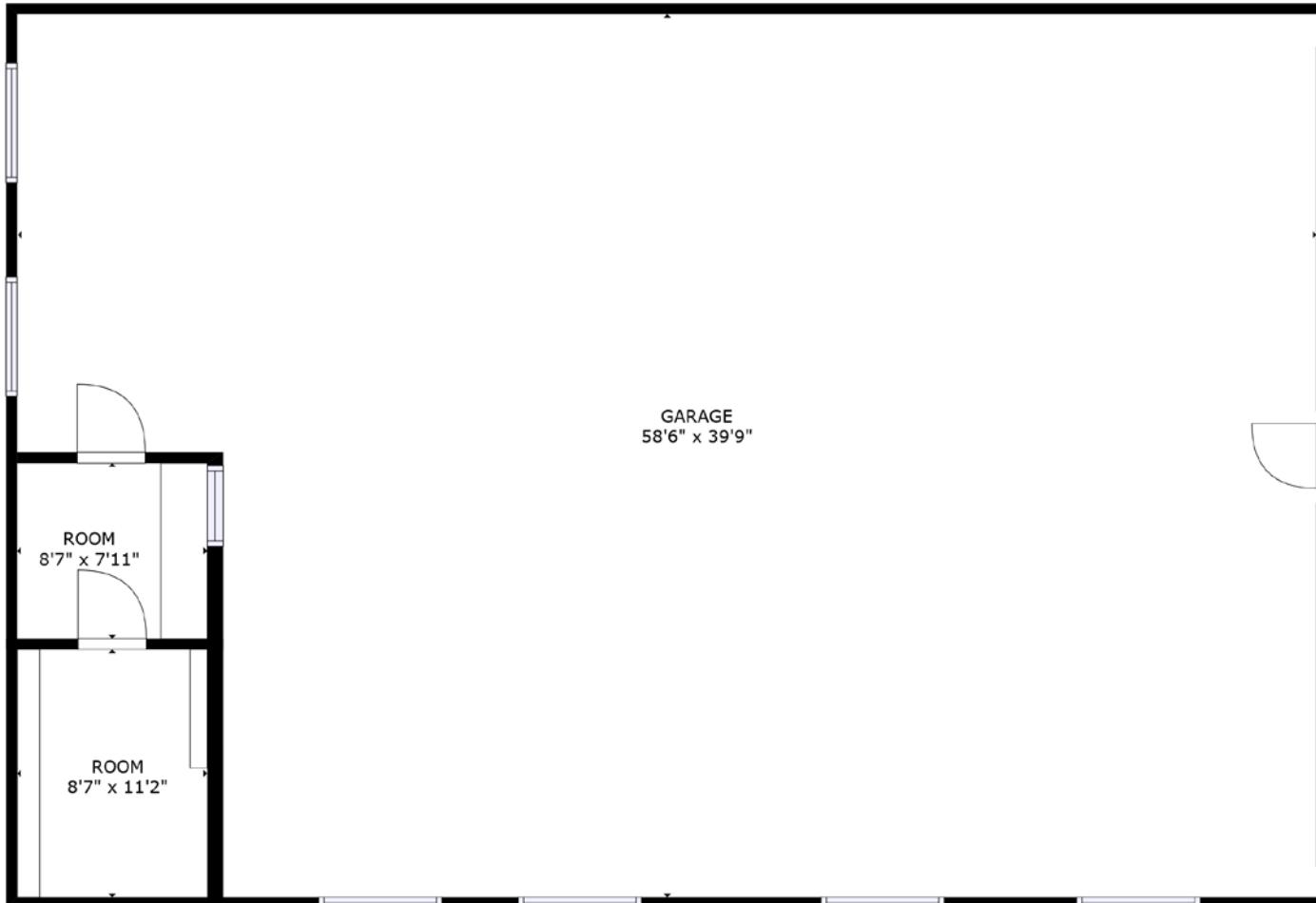
Drone Video

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



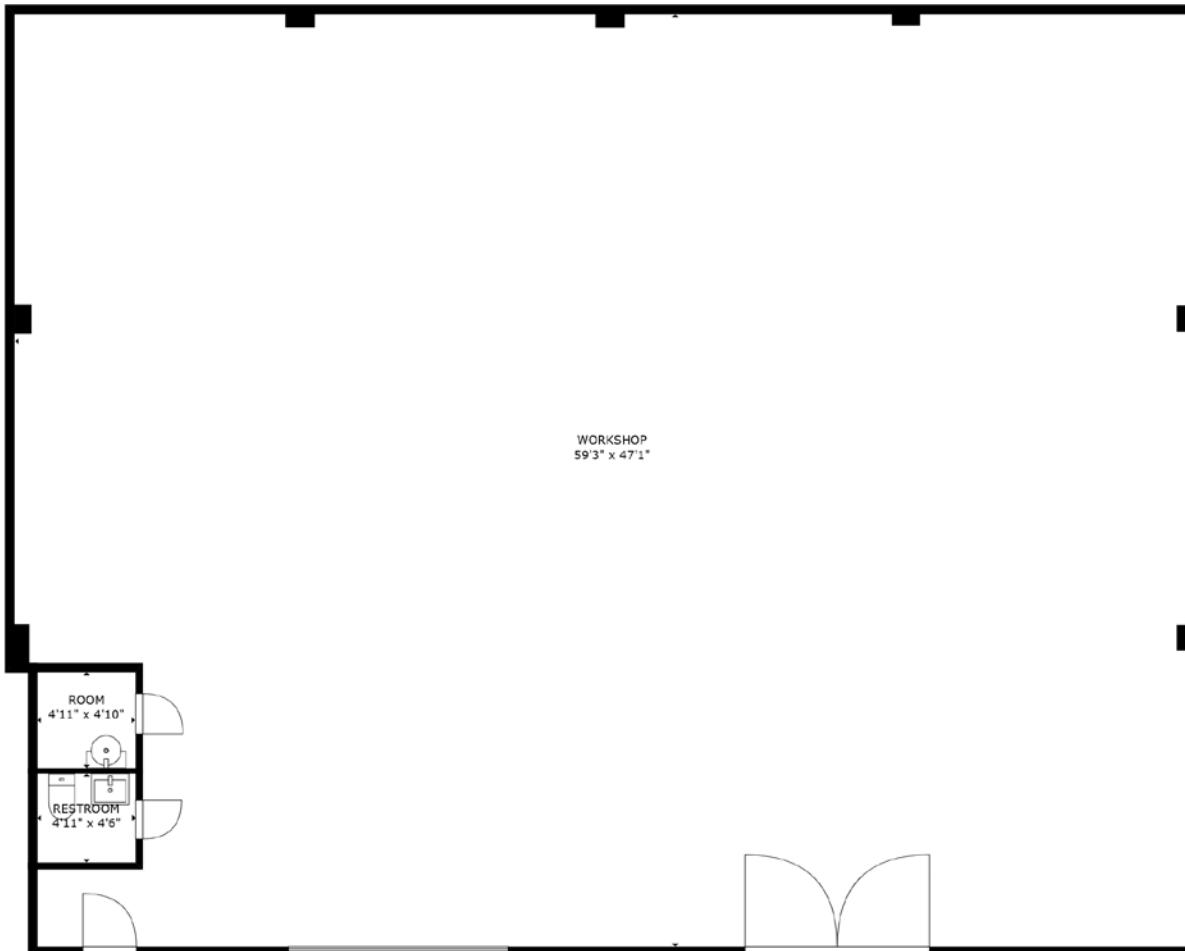
FLOOR 1

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.

 **Matterport**



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FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 2774 sq. ft
TOTAL: 2774 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport

Conceptual Site Plan | Apartments



UNIT TYPE	AREA SF	UNITS	TOTAL UNITS	PERCENTAGE	AREA PER FLOOR
1BEDROOM	A1	680 SF	30		
	A2	736 SF	47	81	
	A3	727 SF	4		
2 BEDROOM	B1	1024 SF	25		
	B2	1104 SF	14	39	
120					
24,647 SF					

BUILDING FLOOR PLAN - 1 ST FLOOR

W. AIRLINE AVENUE

TOTAL UNITS - 120
161 PARKING SPACES
PARKING RATIO OF 1.34

712 W AIRLINE AVENUE APARTMENTS
GASTONIA, NC
06.01.2020

Studio
FUSION
ARCHITECTURE + INTERIORS

Conceptual Site Plan | Townhomes



FUSE DISTRICT TOWNHOMES | CONCEPT PLAN A

0 20 40 60

1" = 20'
APRIL 2024

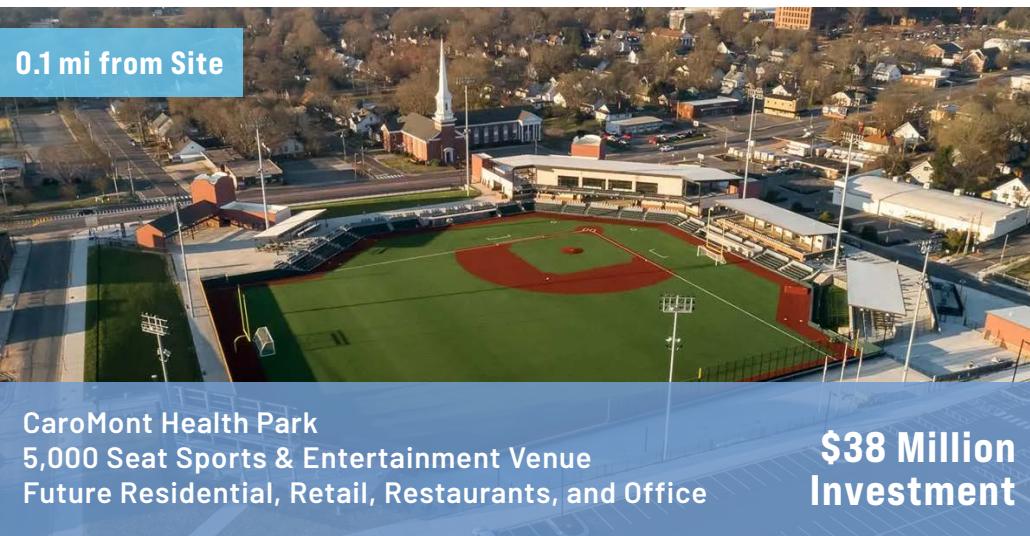


Join Gastonia's FUSE District



Gastonia Social District
Open Container, Walkable Entertainment

Nearby Development



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





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.