



**SECOND GENERATION RESTAURANT
COMMERCIAL SPACE**

FOR SALE

1058 YORK ROAD | KINGS MOUNTAIN, NC

Freestanding, masonry building, in close proximity to the Two Kings Casino is well-suited for multiple business concepts.

EDY BERGSTROM
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SAM KLINE, CCIM
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PROPERTY INFORMATION

This former restaurant includes a functional cooking hood, supporting continued food-service use while still offering flexibility for alternative concepts. Situated in an auto-oriented commercial environment along a high-visibility corridor, the property benefits from strong signage potential and convenient access. With the site's proximity to the casino, it is also positioned to benefit from visitor traffic patterns in addition to local demand.

SF*

3,146 SF

ACREAGE*

0.83 Acres

PID#

12773 Cleveland County GIS

ZONING

Auto-urban

SALE PRICE

\$440,000

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MECA Commercial Real Estate

102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000



MECA
COMMERCIAL REAL ESTATE



ZONING

Auto-Urban Commercial (AU)

A broad range of single use and multi-tenant centers that are located along high traffic corridors and intersections, vary in scale, provide for entertainment, vehicle and retail sales and service, and office uses and typically have on-site, surface parking.

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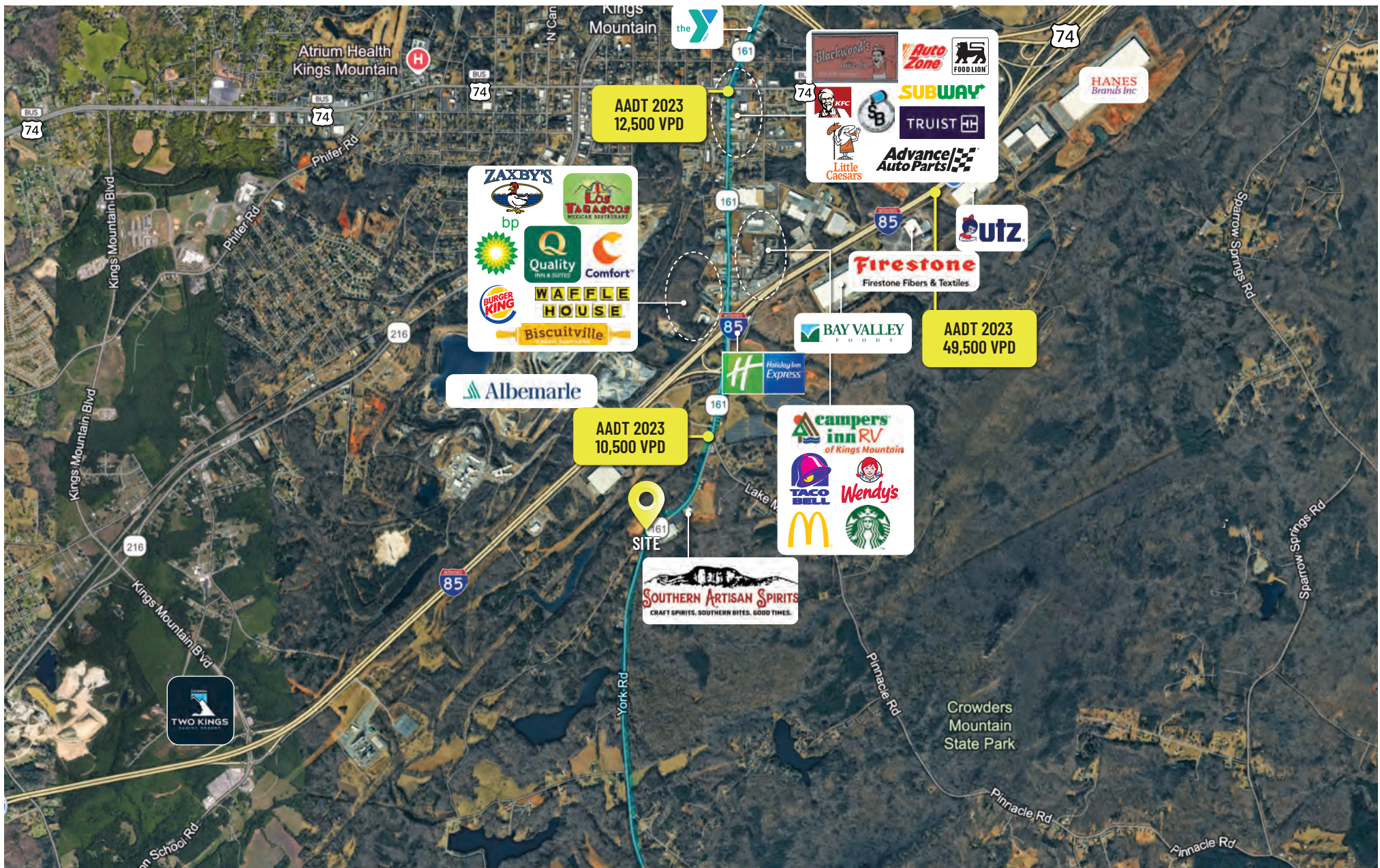
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Nestled in the foothills of the beautiful North Carolina Piedmont, Kings Mountain is rapidly emerging as a prime destination for both residents and investors. Known for its rich history and small-town charm, this vibrant community is experiencing a wave of exciting growth and development, making it the perfect place to live, work, and play.



SINCE 2013

\$23M

PRIVATE INVESTMENT

\$35M

PUBLIC INVESTMENT

58

NEW BUSINESSES

Kings Mountain is at the heart of a real estate boom, attracting attention from developers, homebuyers, and investors alike. With its proximity to Charlotte and key highway corridors, the area is seeing new housing developments, from affordable single-family homes to upscale properties, making it an ideal market for all types of buyers. As the town expands, real estate opportunities continue to grow, whether you're seeking to purchase a home, invest in rental properties, or build new developments. With increasing demand and property values, Kings Mountain offers significant potential for both homeowners and investors.



A major attraction boosting the local economy and driving further real estate growth is the newly opened Catawba Two Kings Casino. This state-of-the-art gaming facility offers a full casino experience with slot machines, table games, and dining options. As a regional entertainment hub, the casino is drawing visitors from across the Carolinas, while creating jobs and sparking even more local development. This has created a ripple effect, increasing the appeal of Kings Mountain for new residents and businesses looking to capitalize on the town's growing prominence.

+50,000
DAILY TRIPS GENERATED
BASED ON RECENT
TRAFFIC DATA

Once completed, the casino will include:

- 195,000 SF Complex
- 1,500 Room, 29 story hotel
- 4 Restaurants
- 2,600 Jobs



INDUSTRIAL HUB

As Charlotte continues to expand, industrial space near housing developments along I-85 is in high demand as new development projects near completion, bringing jobs and capital to the region. Utz Quality Foods, Newell Brands, and Hanes Brands are just a few of the nationally recognized brands with large industrial spaces nearby. New industrial developments will bring hundreds of jobs to the vicinity.

+2.5M SF
Industrial Space U/C
& Proposed within 5 miles

FEDERAL INVESTMENT

Albemarle Corporation, a global specialty chemicals company, recently received a \$150 million grant from the US Department of Energy to help finance and construct a new lithium concentrator facility at its existing location in Kings Mountain. The new facility is expected to generate hundreds of construction and full-time jobs.



EDY BERGSTROM

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MECA Commercial Real Estate is a full-service commercial real estate company with expertise in brokerage, development, management and corporate services. With roots dating back over 70 years, today MECA Commercial Real Estate has multiple offices in the Carolinas, transacts brokerage and development across the Southeast and has a national presence in asset management and facilities management.

Founded on knowledge, service and integrity, MECA Commercial Real Estate and its staff are committed to meeting the expectations and needs of every client and customer - helping companies and individuals to find the right environment in which to conduct business. We are committed to the highest standards of integrity and professionalism within the commercial real estate industry.

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