

# 205

N. Myrtle School Rd  
Gastonia, NC 28052

Ground Lease  
Opportunity

Walmart



TRUIST

GameStop LIBERTY TAX  
POWER TO THE PLAYERS  
Great Clips ENZO'S PIZZA

0.41  
ACRES

17,000 VPD  
W FRANKLIN BLVD

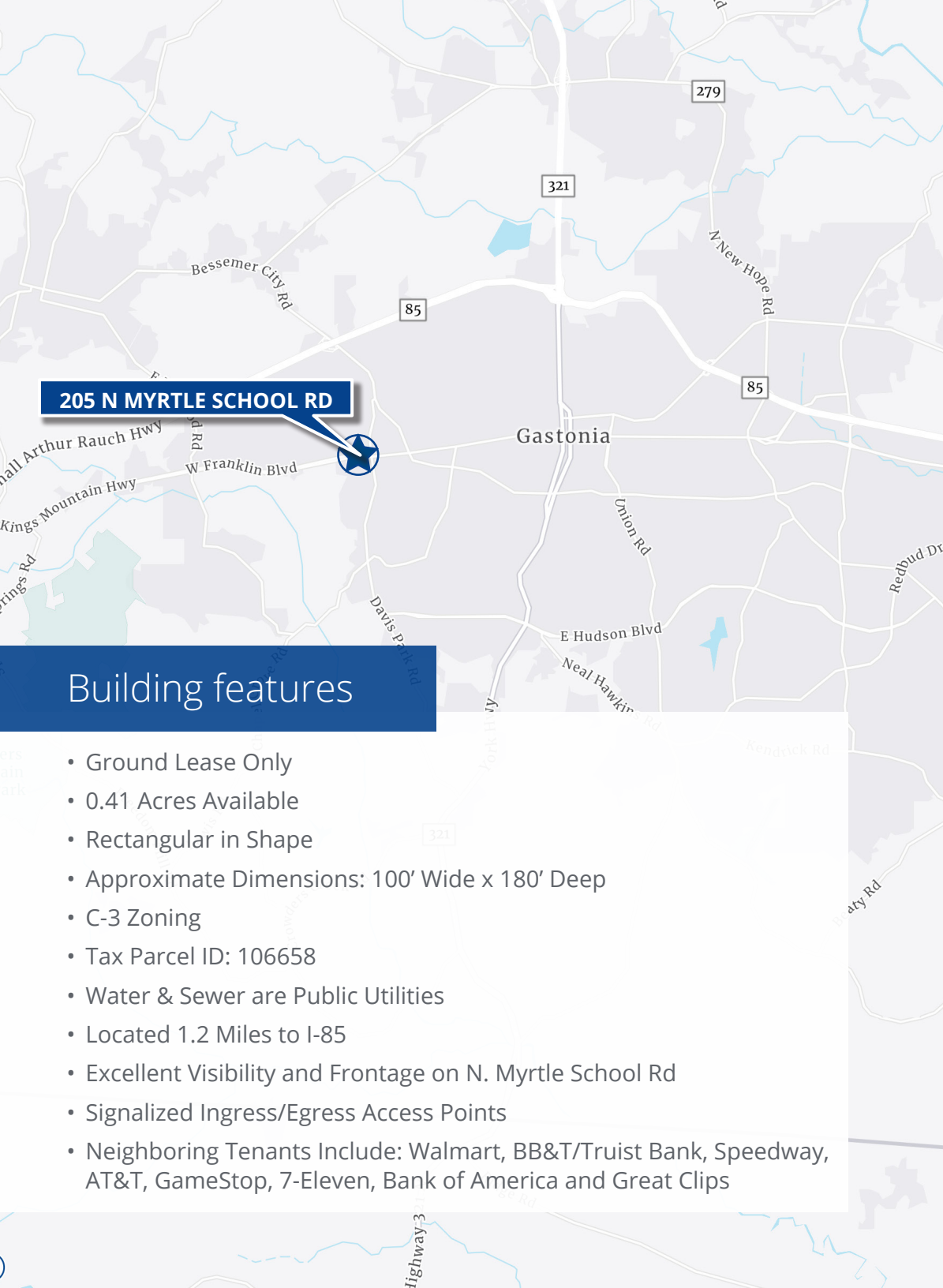
10,000 VPD

N MYRTLE SCHOOL RD

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Colliers



## Building features

- Ground Lease Only
- 0.41 Acres Available
- Rectangular in Shape
- Approximate Dimensions: 100' Wide x 180' Deep
- C-3 Zoning
- Tax Parcel ID: 106658
- Water & Sewer are Public Utilities
- Located 1.2 Miles to I-85
- Excellent Visibility and Frontage on N. Myrtle School Rd
- Signalized Ingress/Egress Access Points
- Neighboring Tenants Include: Walmart, BB&T/Truist Bank, Speedway, AT&T, GameStop, 7-Eleven, Bank of America and Great Clips

## Demographics

	1 Mile	3 Mile	5 Mile
Population	6,230	34,550	83,485
Total Households	2,316	12,850	32,371
Average Household Income	\$40,943	\$47,162	\$54,441
Daytime Population	6,120	20,172	48,165
Total Businesses	220	1,519	3,318
Total Employees	2,390	18,727	40,069

## Rentable Areas (APPROX)

Parcel 106658

0.41 AC

## Basic Lease Rate

[Contact listing agent.](#)

# Location



Colliers

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