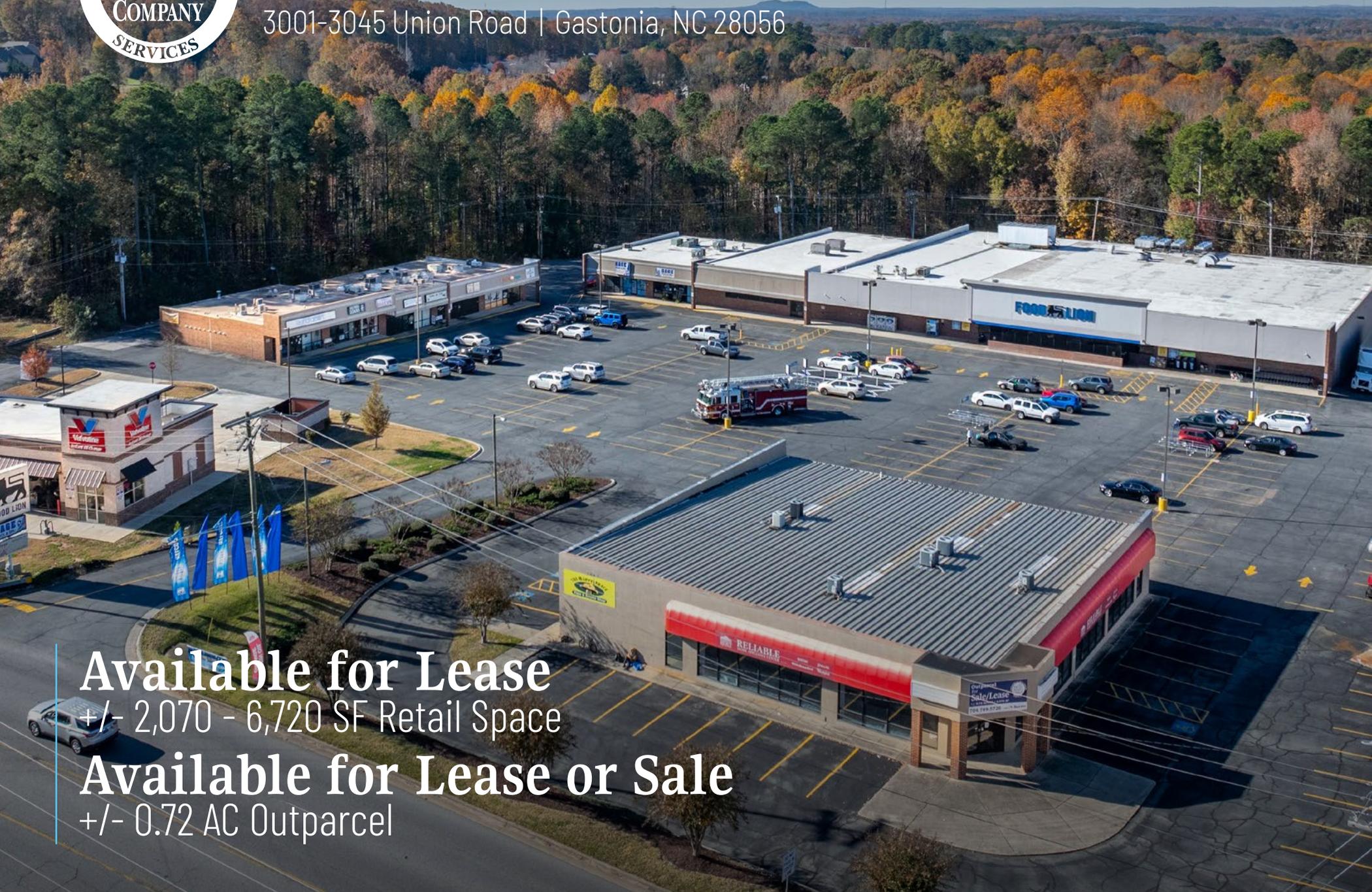




Food Lion Plaza

3001-3045 Union Road | Gastonia, NC 28056



Available for Lease

+/- 2,070 - 6,720 SF Retail Space

Available for Lease or Sale

+/- 0.72 AC Outparcel

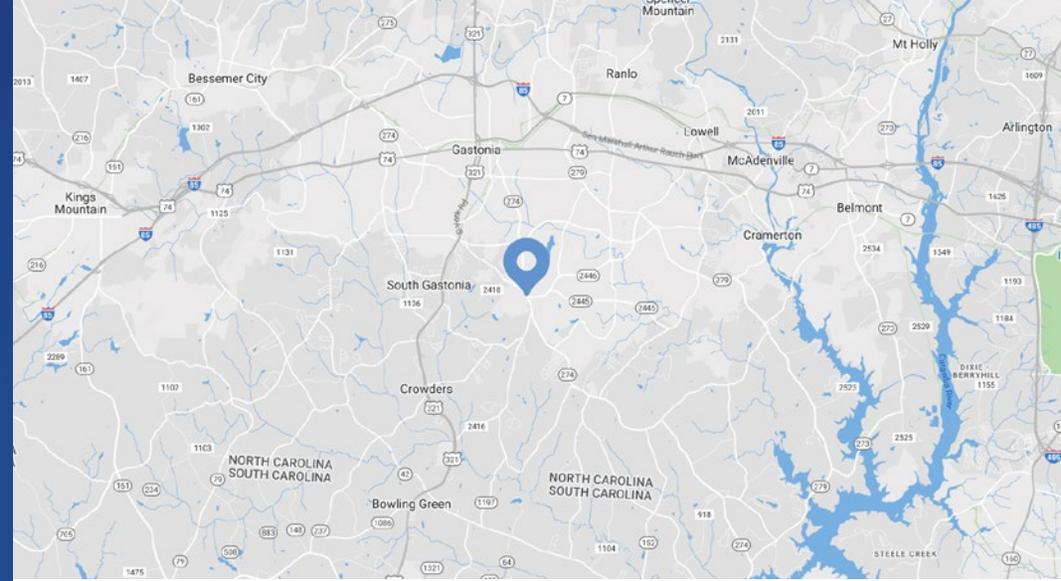
Property Overview

Food Lion Plaza Available for Lease

Food Lion Plaza is a 58,710 SF neighborhood shopping center anchored by Food Lion located at the intersection of Union Rd and Neal Hawkins Rd/Robinwood Rd in Gastonia. Co-tenants include Food Lion, Jenny's Yoga, Laundromart, Gage Pool & Spa, and The Happy Shack. Adjacent to the center is Robinwood Crossing Shopping Center anchored by Planet Fitness.

Property Details

Address	3001-3045 Union Road Gastonia, NC 28056
Availability	+/- 2,070 - 6,720 SF Retail for Lease +/- 0.72 AC Outparcel for Lease or Sale **SHOPPING CENTER IS NOT FOR SALE, OUTPARCEL ONLY**
Parcel IDs	119824, 119824
GLA	+/- 58,710 SF Grocery Anchored Shopping Center
Parking	290 parking spaces
Use	Retail, Restaurant
Zoning	Commercial
Visibility	Excellent visibility along Union Road
Traffic Counts	Union Rd 22,500 VPD
Lease Rate	Call for Leasing Details
Sale Price	Call for Pricing (OUTPARCEL ONLY)



Shops

Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	4,485	45,023	95,278
Avg. Household Income	\$118,648	\$94,765	\$90,342
Median Household Income	\$84,192	\$69,021	\$64,341
Households	1,906	18,502	38,299
Daytime Employees	1,530	10,830	42,434

Shops



Drone Video



Tenant Roster		
1	Laundromart	1,800 SF
2	Southern Loans	900 SF
3	Today's Nails	900 SF
4	Will's Doggn' It Deli & Dogs	900 SF
5	Carolina Hair Design	900 SF
6	Bep-Pa	1,800 SF
7	Jenny's Yoga	1,080 SF
8	NC Pros Barbershop	720 SF
9	MTC Events	1,050 SF
10 & 11	Gage Pool & Spa	3,150 SF
12	Available	6,720 SF
13	Food Lion	30,720 SF
14	Available	6,000 SF
15 & 16	Available	2,070 SF
OP1	Available for Lease or Sale **ONLY OUTPARCEL IS FOR SALE**	0.72 AC



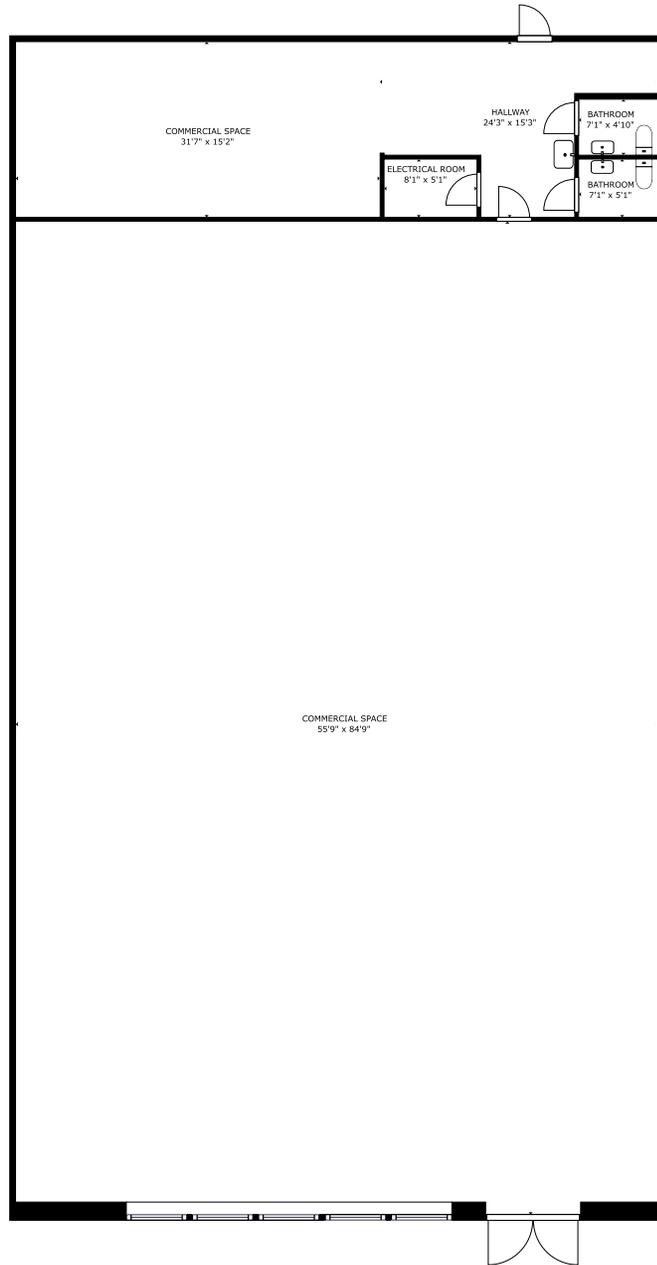
Outparcel - Available for Sale

Available

Suite 12

+/- 6,720 SF

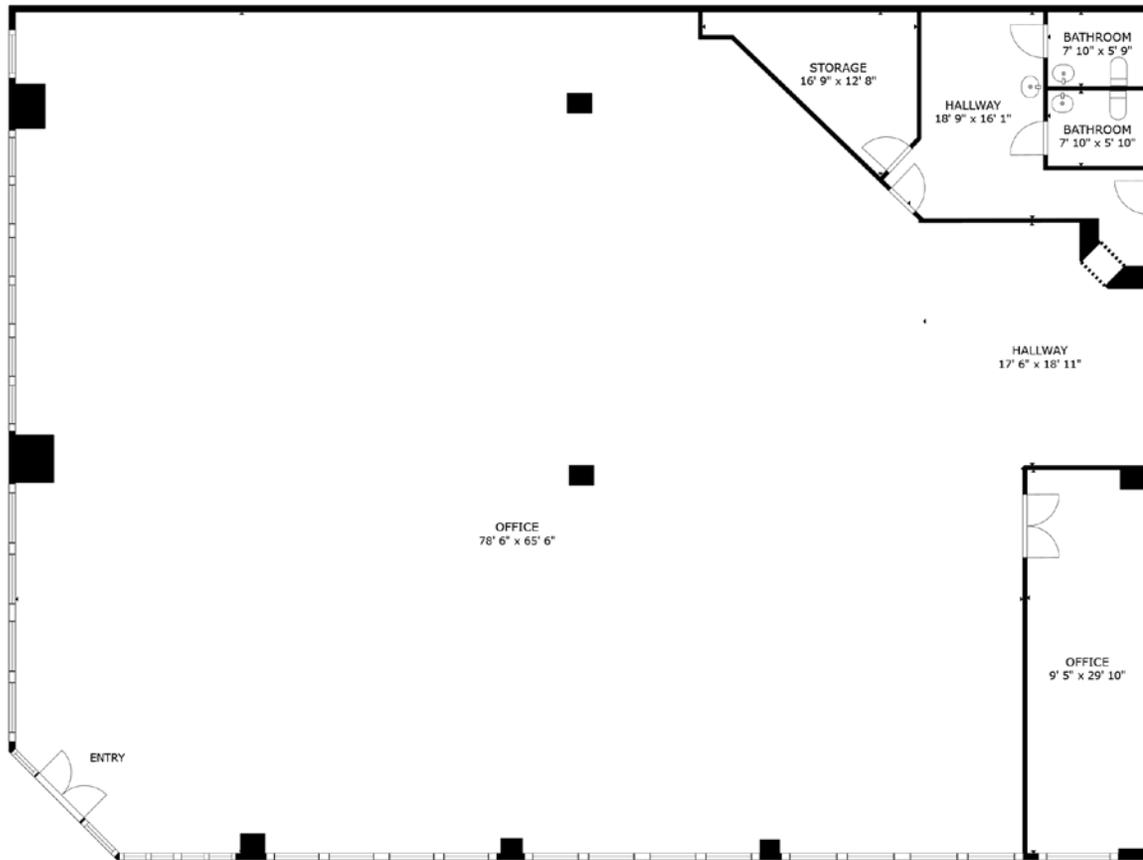
 Virtual Tour



Available

Suite 14
+/- 6,000 SF

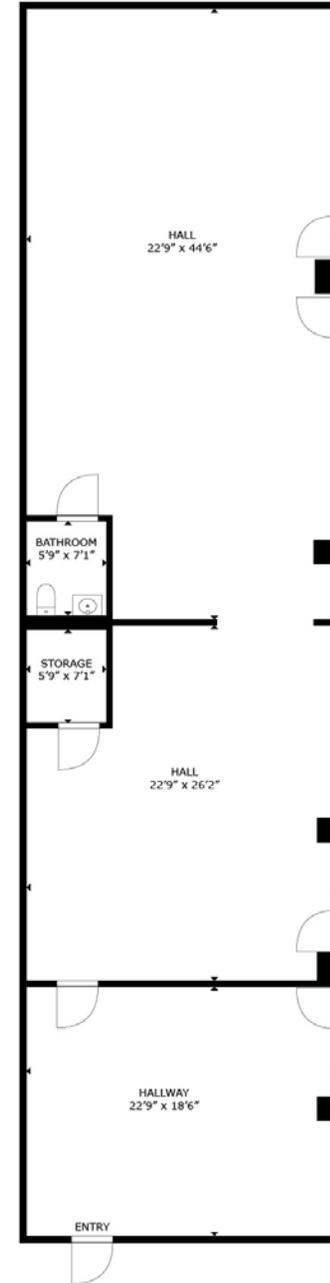
 Virtual Tour



Available

Suite 15 & 16
+/- 2,070 SF

 Virtual Tour



Gastonia

North Carolina

Located a short drive from Uptown Charlotte and the Charlotte Douglas International Airport, Gastonia is the largest municipality in Gaston County and the second-largest in the rapidly-growing Charlotte MSA. The strong MSA-level trends have led to Gaston County's resurgence as a residential destination for families in neighboring counties, with approximately 35% of families moving to Gaston County coming from Mecklenburg County. Gastonia's city center is home to beautiful historic buildings, a vibrant retail presence, unique dining options, and a burgeoning arts and culture scene. Much of the recent investment in Gastonia's core stems from the creative reuse and repositioning of the City's myriad historic structures to create exciting, amenity-rich offerings in and around the downtown area.





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.

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GENERAL**