



712 W. Airline Ave.

Gastonia, North Carolina 28052



Available for Lease

+/- 5,000 SF on 2.21 AC

Property Overview

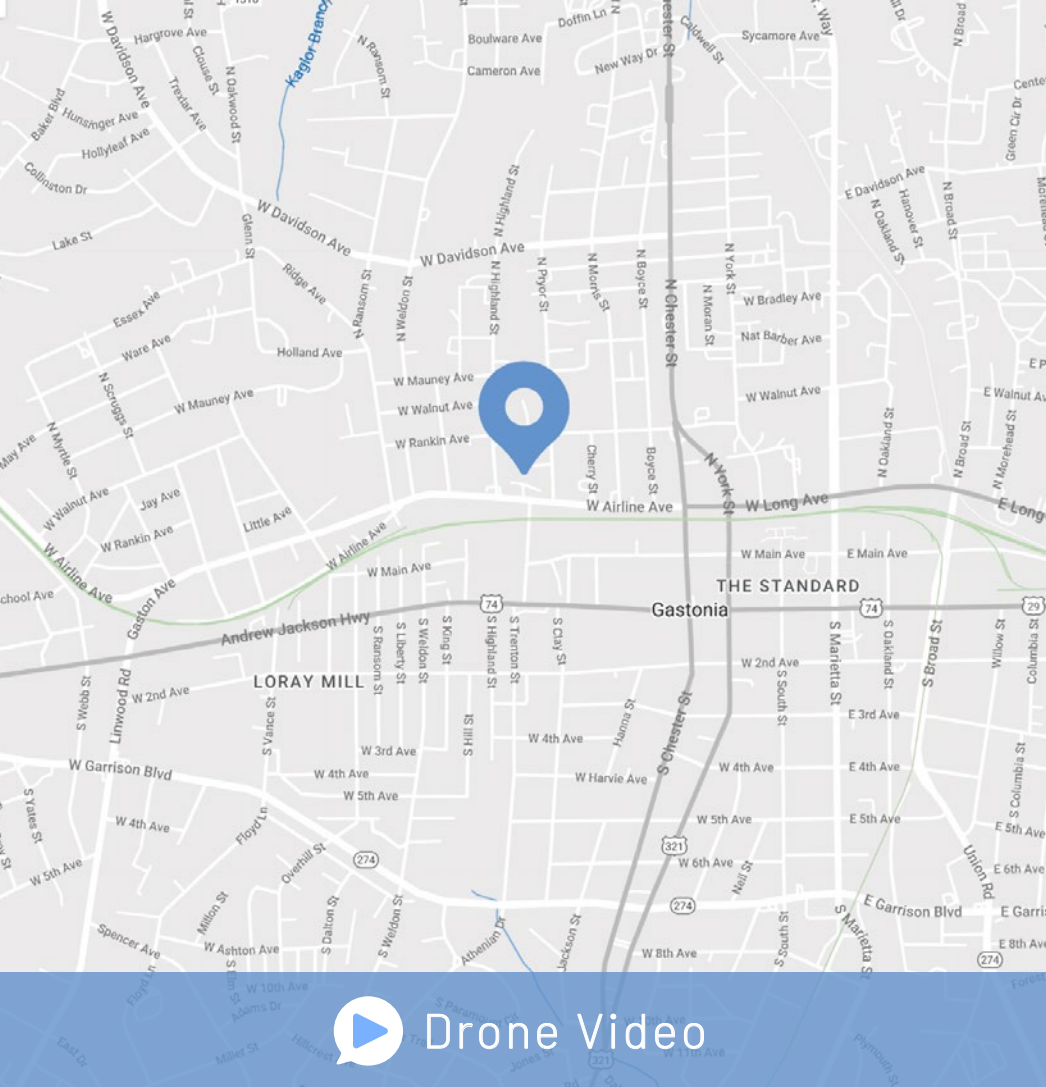
712 W. Airline Ave.

Available for Lease

Opportunity to lease in downtown Gastonia on W. Airline Ave. With +/- 5,000 SF on +/- 2.21 AC, the site is walkable to Gastonia's FUSE District, including popular local restaurants, retail, new food hall, and the new minor league baseball stadium, CaroMont Health Park. One building has two dock high doors and the other building has two garage rollup doors. Great opportunity for mixed use, residential, and retail uses in a desirable, central location.

Property Details

Address	712 W. Airline Ave. Gastonia, NC 28052
Availability	+/- 5,000 SF Available for Lease
Acreage	+/- 2.21 AC
Use	Mixed Use, Residential, Retail
Parcel ID	103641, 103642
Zoning	CBD (Central Business District)
Parking	153 parking spaces
Doors	Building 1 - Two Dock High Doors Building 2 - Two Garage Rollup Doors
Traffic Counts	W. Airline Ave. 13,500 VPD
Lease Rate	Call for Leasing Details

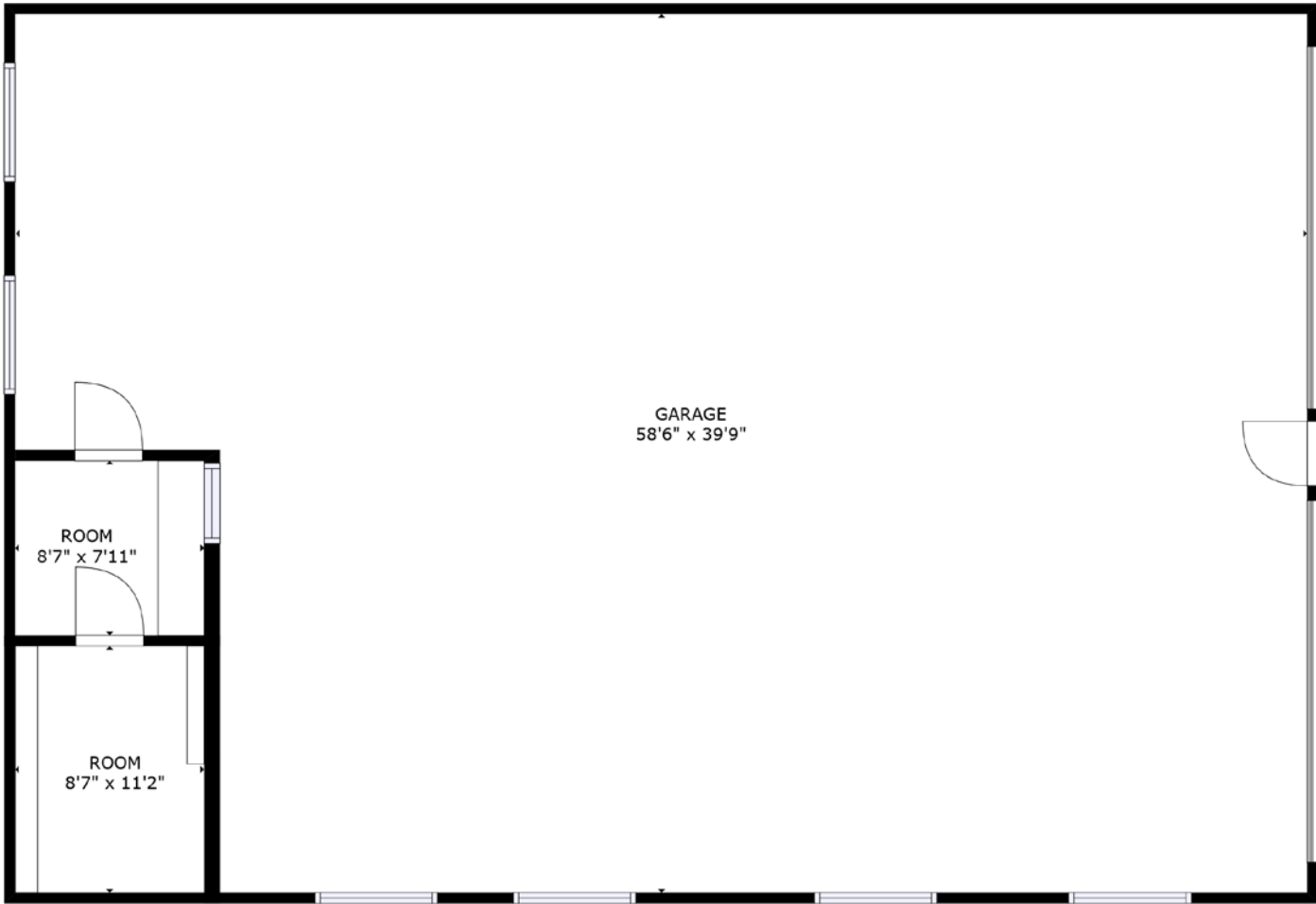


Demographics

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](#)

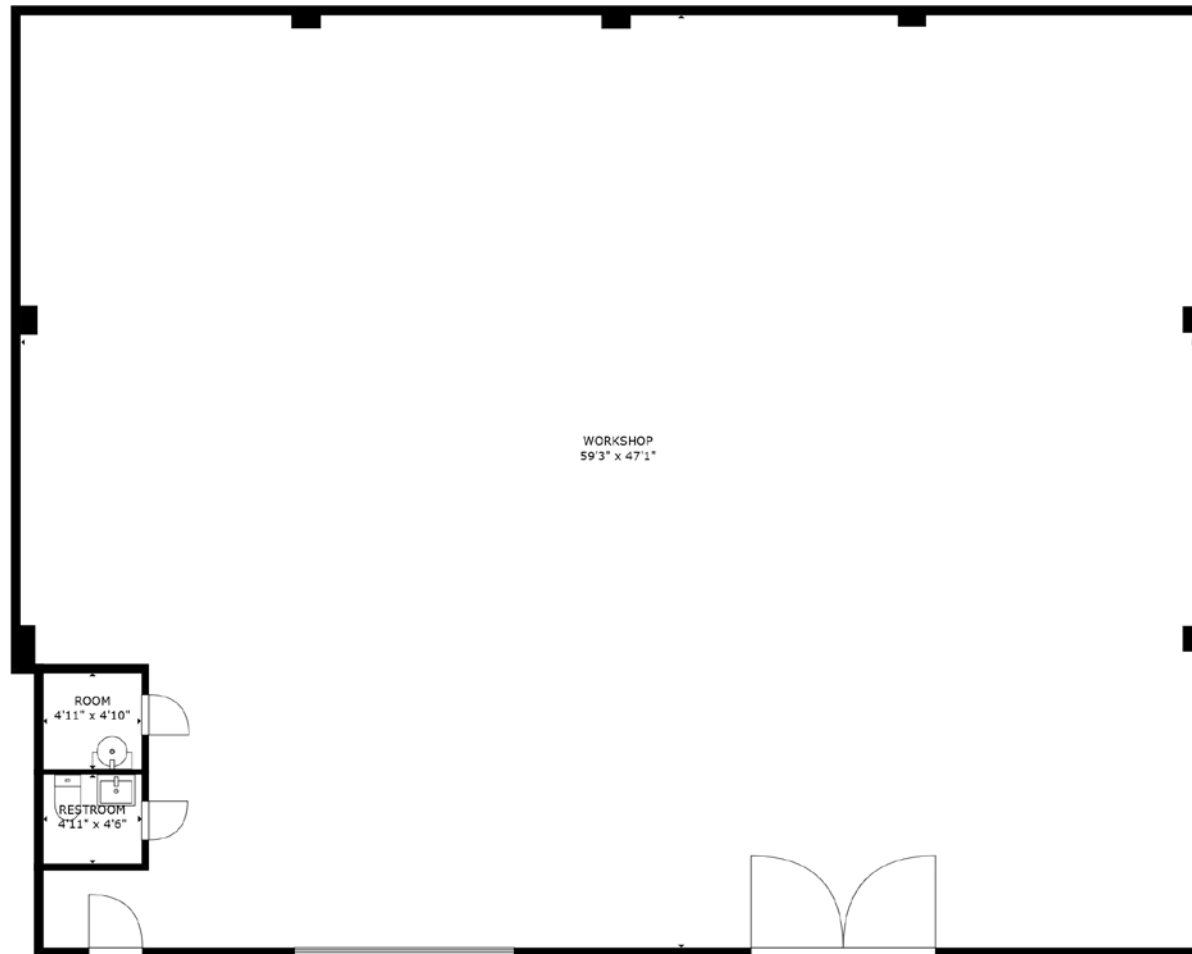


FLOOR 1

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.



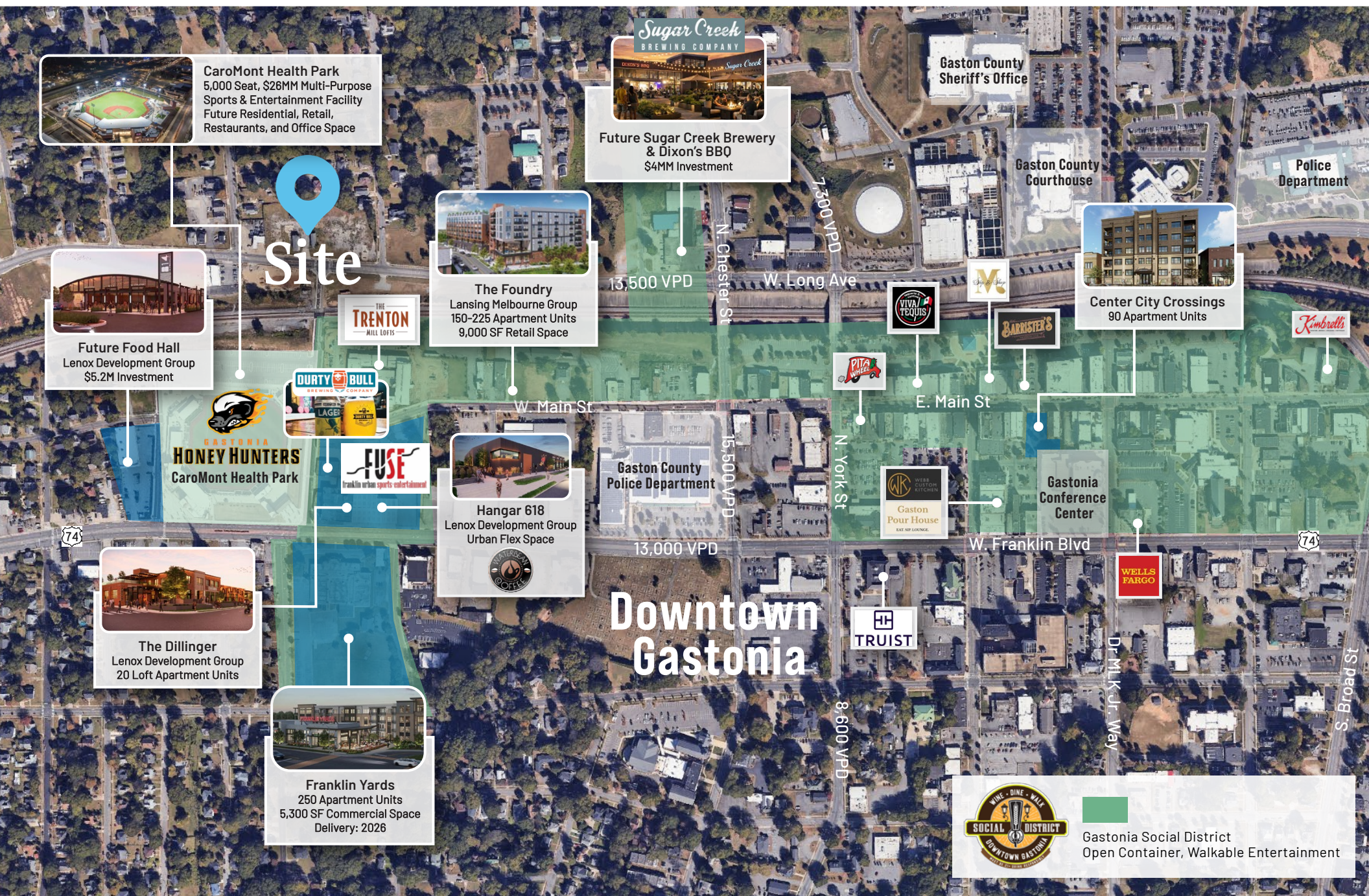
[Click to View Virtual Tour](#)



FLOOR 1

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

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

**\$38 Million
Investment**



0.6 mi from Site

The Dillinger
20 Loft Apartments

\$15 Million



0.4 mi from Site

Sugar Creek Brewing
Company & Dixon's BBQ

\$4 Million



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.