



# 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

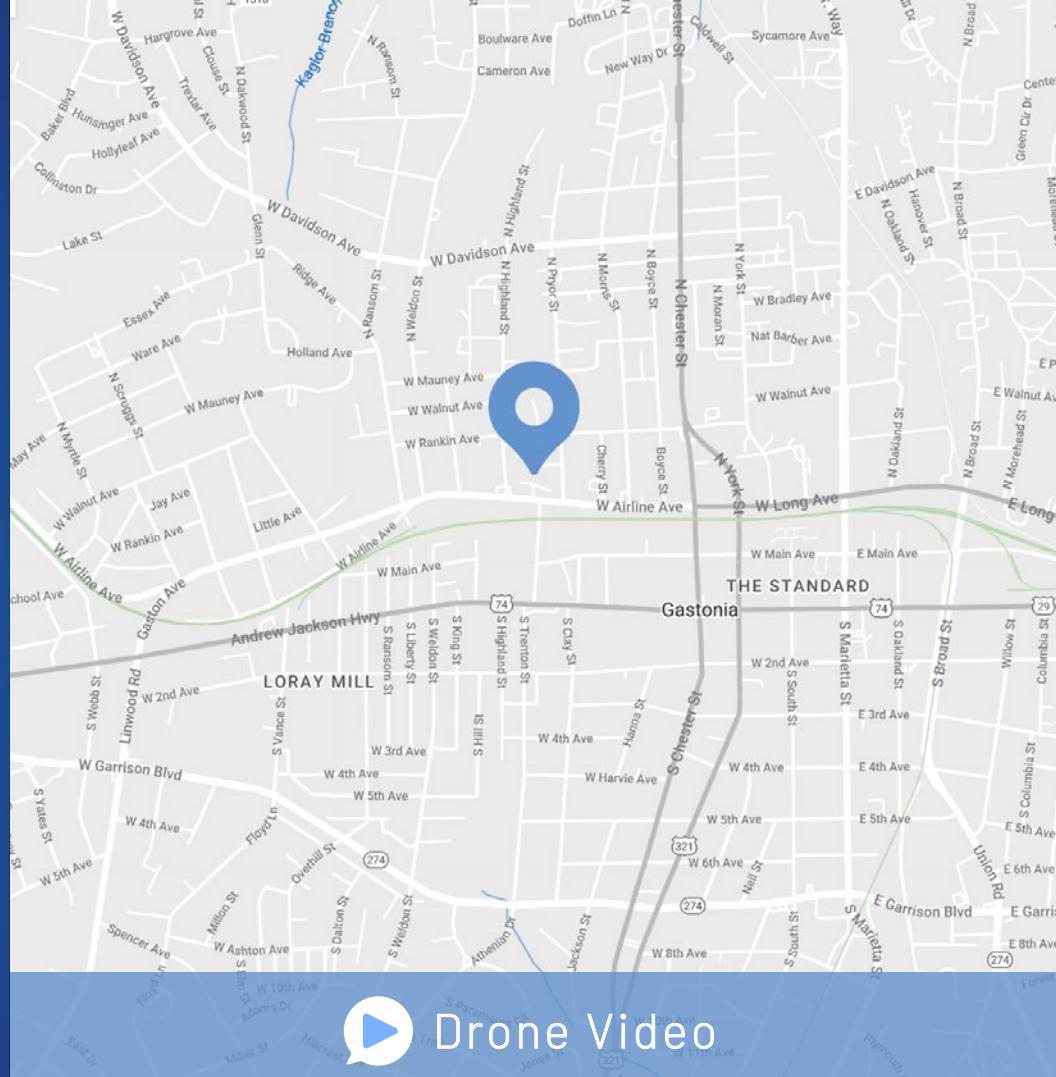
**Zoning** CBD (Central Business District)

**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



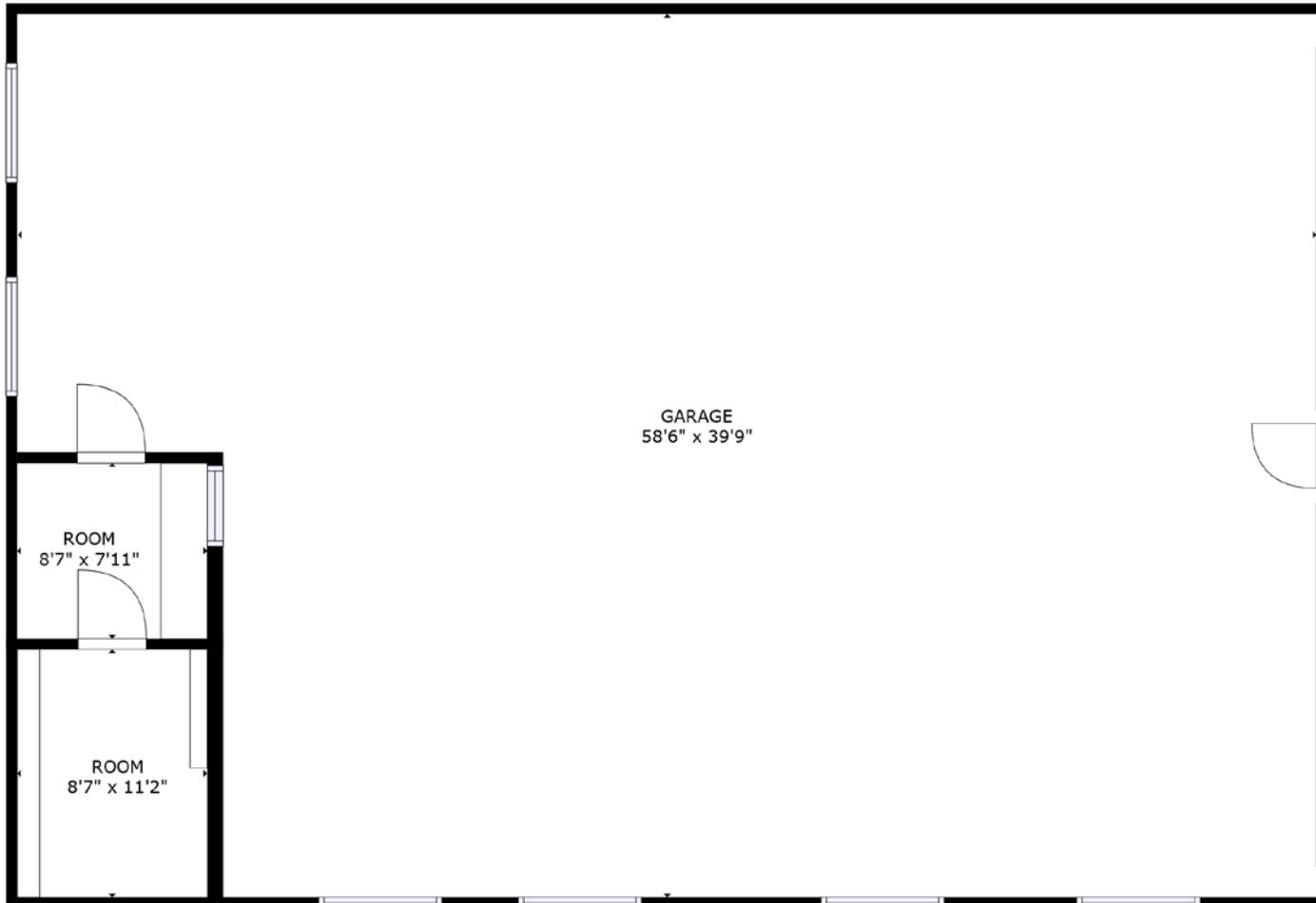
 **Drone Video**

## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2024 Population</b>	15,620	117,730	299,297
<b>Avg. Household Income</b>	\$114,270	\$94,120	\$94,240
<b>Median Household Income</b>	\$85,623	\$65,331	\$63,906
<b>Households</b>	7,853	56,144	131,269
<b>Daytime Employees</b>	7,005	30,890	48,922



Click to View Virtual Tour



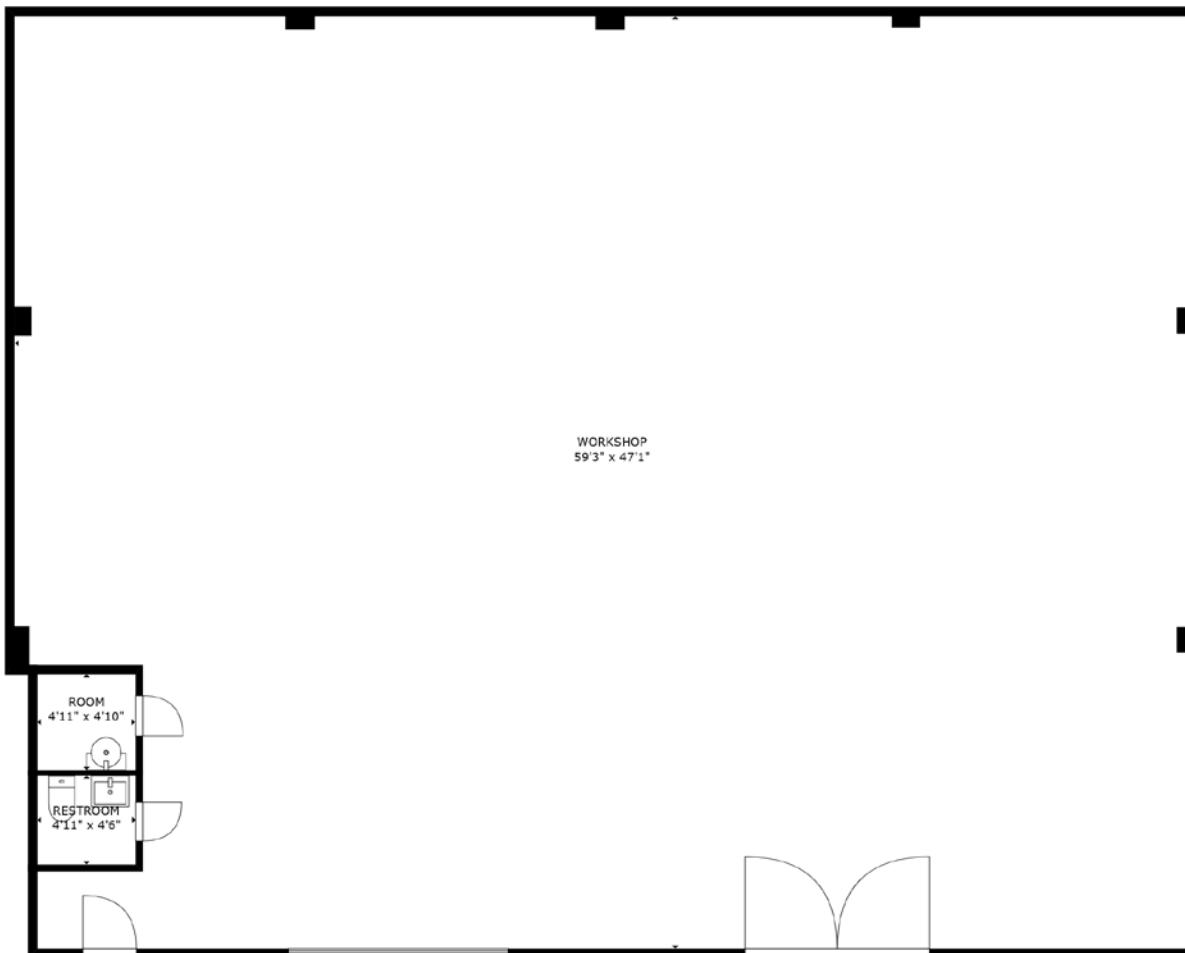
FLOOR 1

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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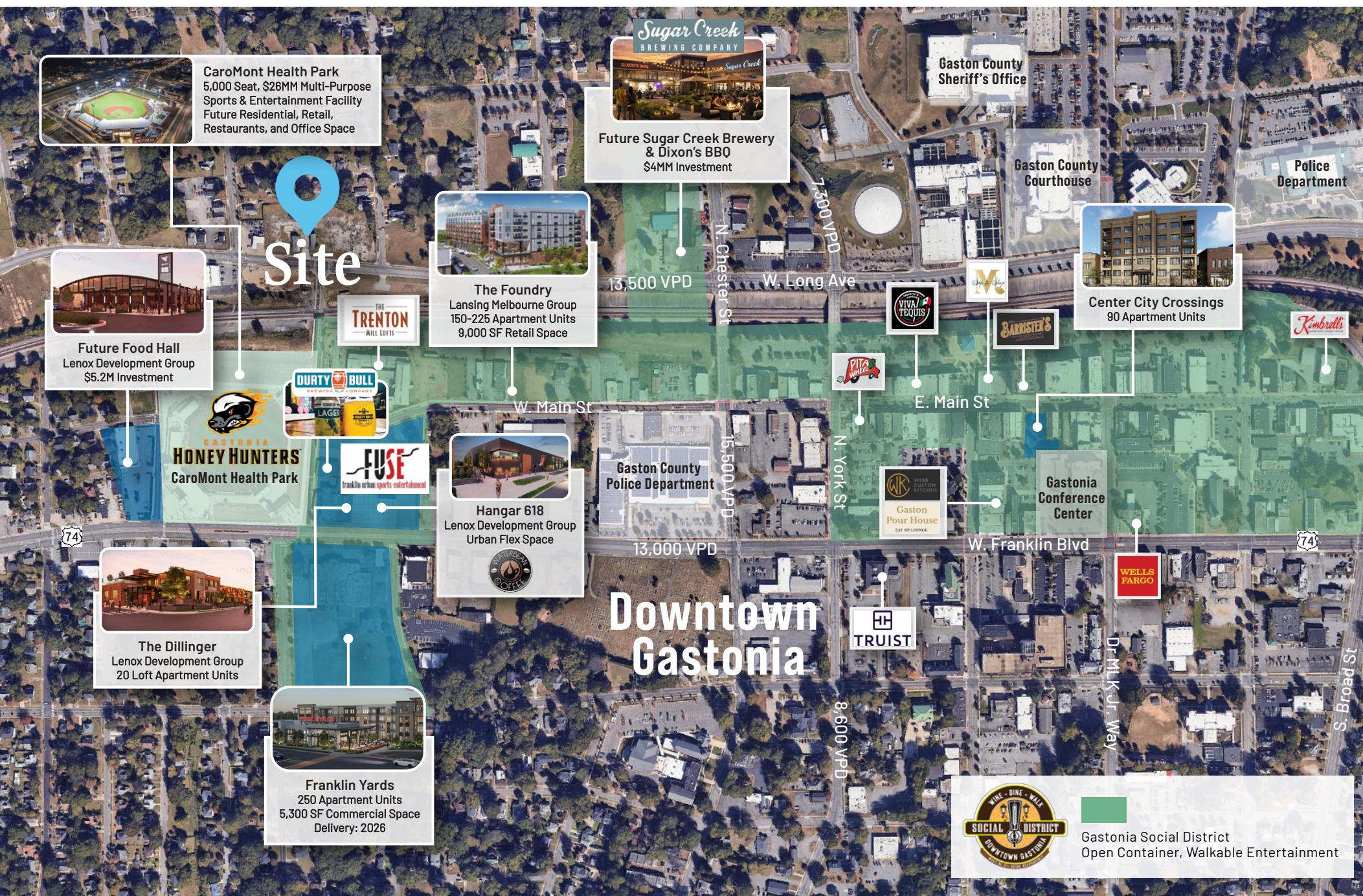


FLOOR 1

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

 Matterport

# Join Gastonia's **FUSE** District



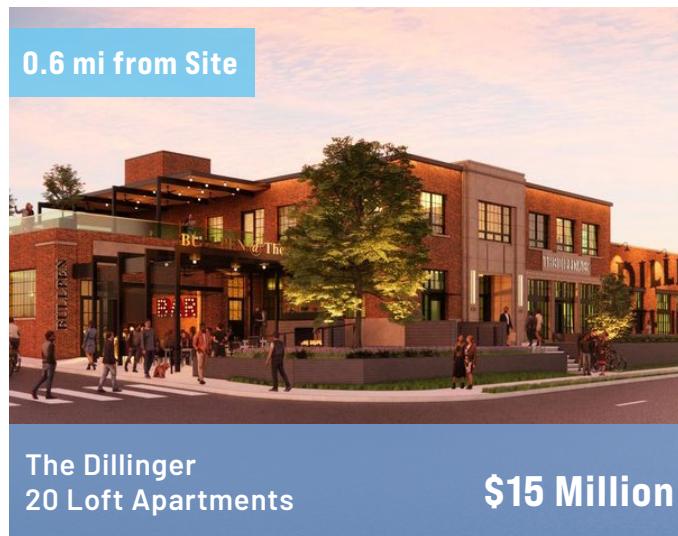
# Downtown Gastonia

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.