



GALLIMORE & ASSOCIATES  
REAL ESTATE

# FOR SALE

## 860SF FREESTANDING RETAIL SPACE



## 412 Arthur Ave, Gastonia, NC 28052

860 SF freestanding retail/office building located at the intersection of S York Rd and Arthur Ave. Site is within close proximity to I-85 and downtown Gastonia. The property is next to many retail and residential properties. Potential opportunity to be sold as an assemblage with adjacent lot.

### Demographics

(Esri 2023)	2 Miles	5 Miles	10 Miles
Total Population	29,403	98,591	217,026
Total Households	11,608	38,510	84,580
Avg. Household Income	\$55,049	\$65,951	\$72,802



**Elena Ji Broker**  
(919)588-3240 (O)  
(319)558-6909 (C)  
[elenaj@gallimoreassociates.com](mailto:elenaj@gallimoreassociates.com)  
[www.gallimoreassociates.com](http://www.gallimoreassociates.com)

Information contained herein was obtained from sources believed reliable; however, Gallimore & Associates makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.