



ASCENT
REAL ESTATE PARTNERS



1250 DALLAS CHERRYVILLE HWY

OUTPARCEL DALLAS, NC

0.7 ACRES AVAILABLE FOR GROUND LEASE



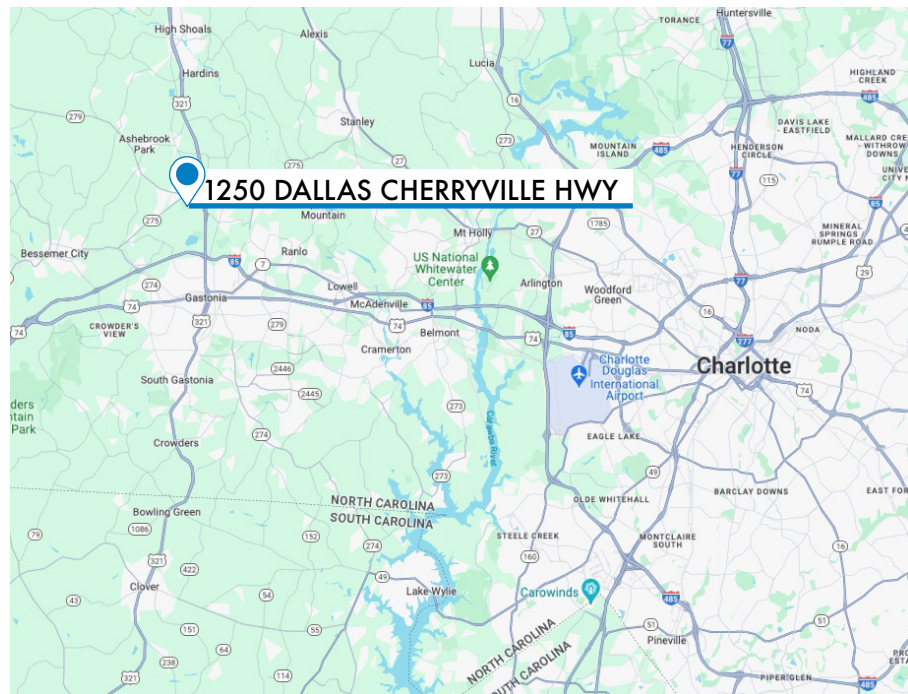
1250 DALLAS CHERRYVILLE HWY

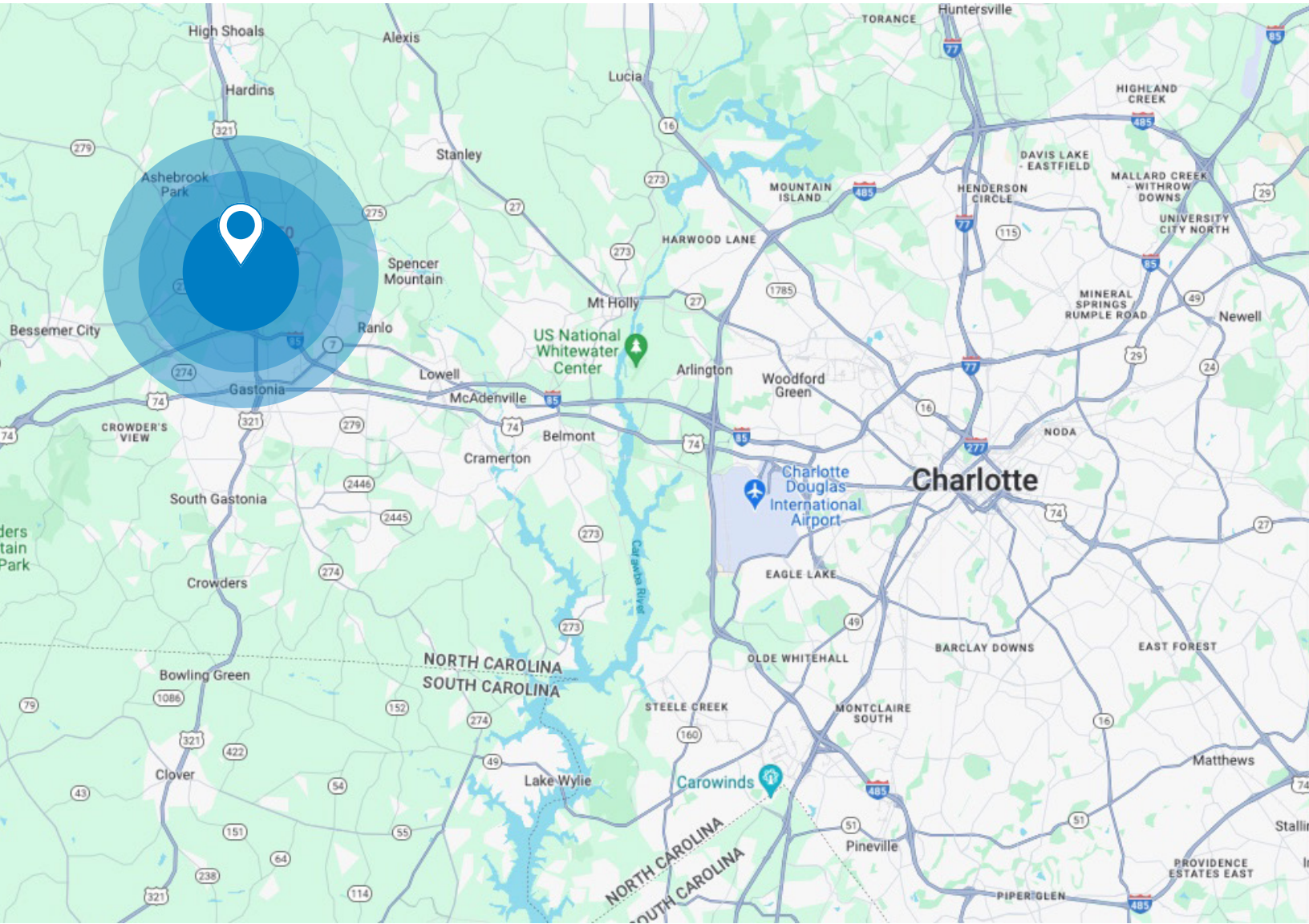
0.7 ACRES FOR GROUND LEASE

DALLAS, NC

PROPERTY INFORMATION

- 0.7 Acre ground lease available now
- Ideal use for QSR or drive-thru coffee
- Located on heavily trafficked Dallas Cherryville Hwy (21,500 vpd) and less than .3 mi to HWY-321
- Shadow anchored by Walmart Neighborhood Market
- Within minutes to the Apple Creek Corporate Center
- Less than 30mi from Uptown Charlotte and less than 5mi from Gastonia, NC
- Lease rate: contact broker





DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,865	19,213	63,116
Population Growth (2028)	2,962	19,965	65,195
Median Age	39.6	38.3	39.1
Avg Household Income	\$84,356	\$62,247	\$58,178

DRIVE TIME

7 Minutes

To Downtown Gastonia

22 Minutes

To Charlotte Douglas International Airport

30 Minutes

To Uptown Charlotte



DAYTIME EMPLOYMENT	1 MILE	3 MILES	5 MILES
Employees	1,586	7,693	36,644
Businesses	162	638	4,060

TRAFFIC COUNTS	VPD
Dallas Cherryville Hwy	21,500
Dallas High Shoals Hwy	9,973
Hwy - 321	49,500