

Atlas Realty Group presents

# NEW HOPE PLAZA

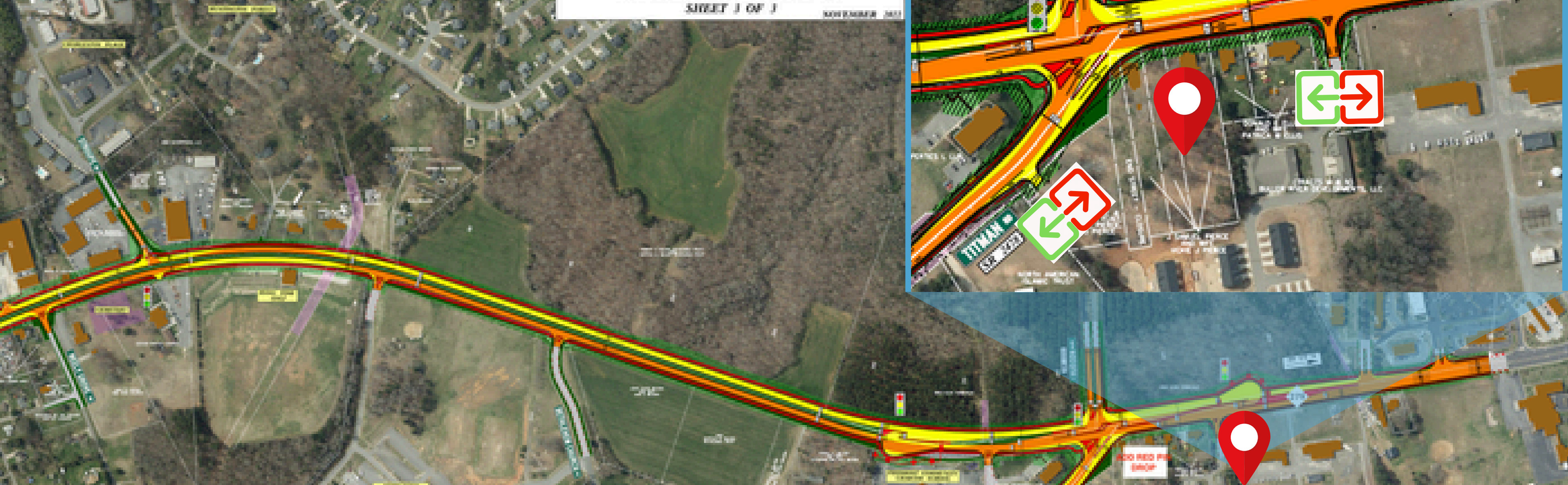
4004-4010 Titman Road  
Gastonia, NC

FOR LEASE

Medical or retail  
+/- 24,880 sf

Cold dark shell available now





# HIGHLIGHTS

Discover prime inline and endcap retail leasing opportunities in Gastonia! Spanning across two buildings, this project enjoys a strategic location near Hwy 321 and I-85. This site is a versatile canvas for your business. The surrounding submarket benefits from robust traffic generators, including the close proximity of Food Lion and Walmart Neighborhood Market, both within a mile's reach. Additionally, the immediate area is enveloped by residential communities. Don't miss out on this exceptional retail opportunity.

	POPULATION	AVG. HH INCOME	DAYTIME POP
<b>1 mile</b>	7,690	\$85,250	1,149
<b>3 mile</b>	47,742	\$93,761	23,536
<b>5 mile</b>	103,578	\$85,661	46,823

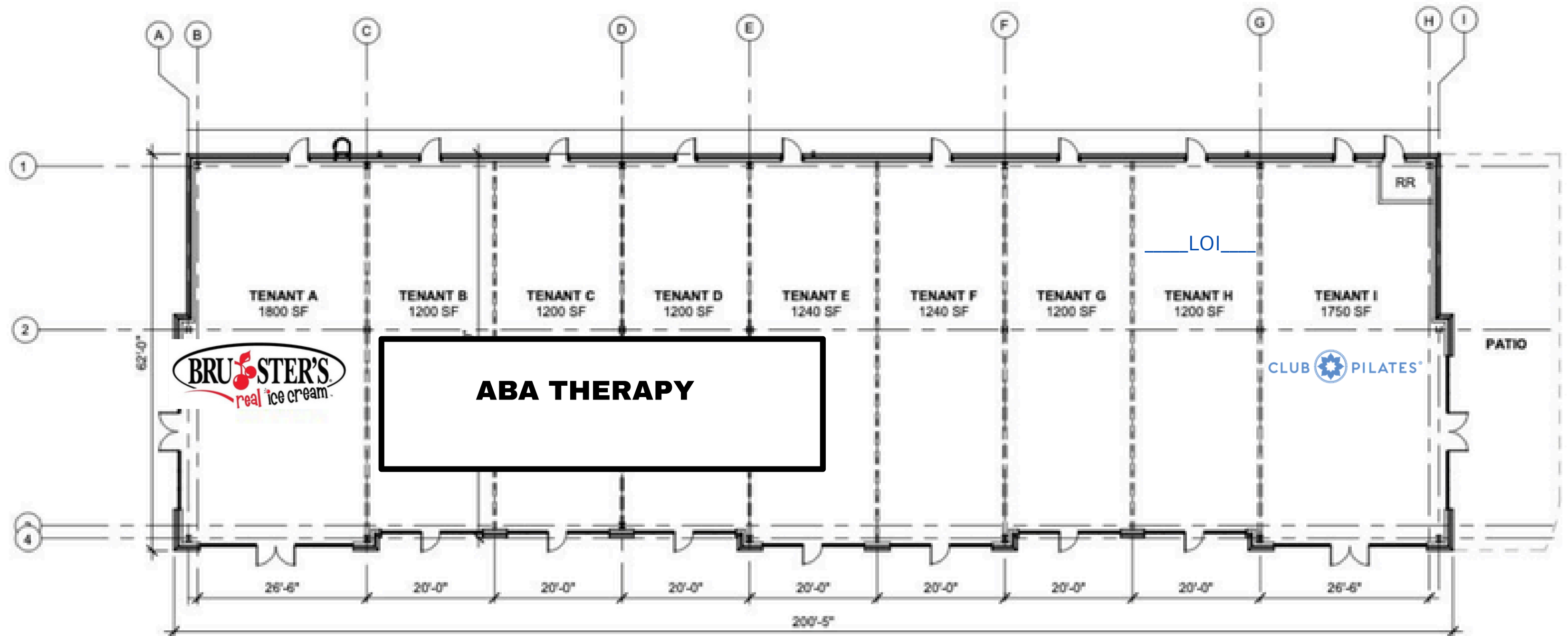


# PROPERTY OVERVIEW

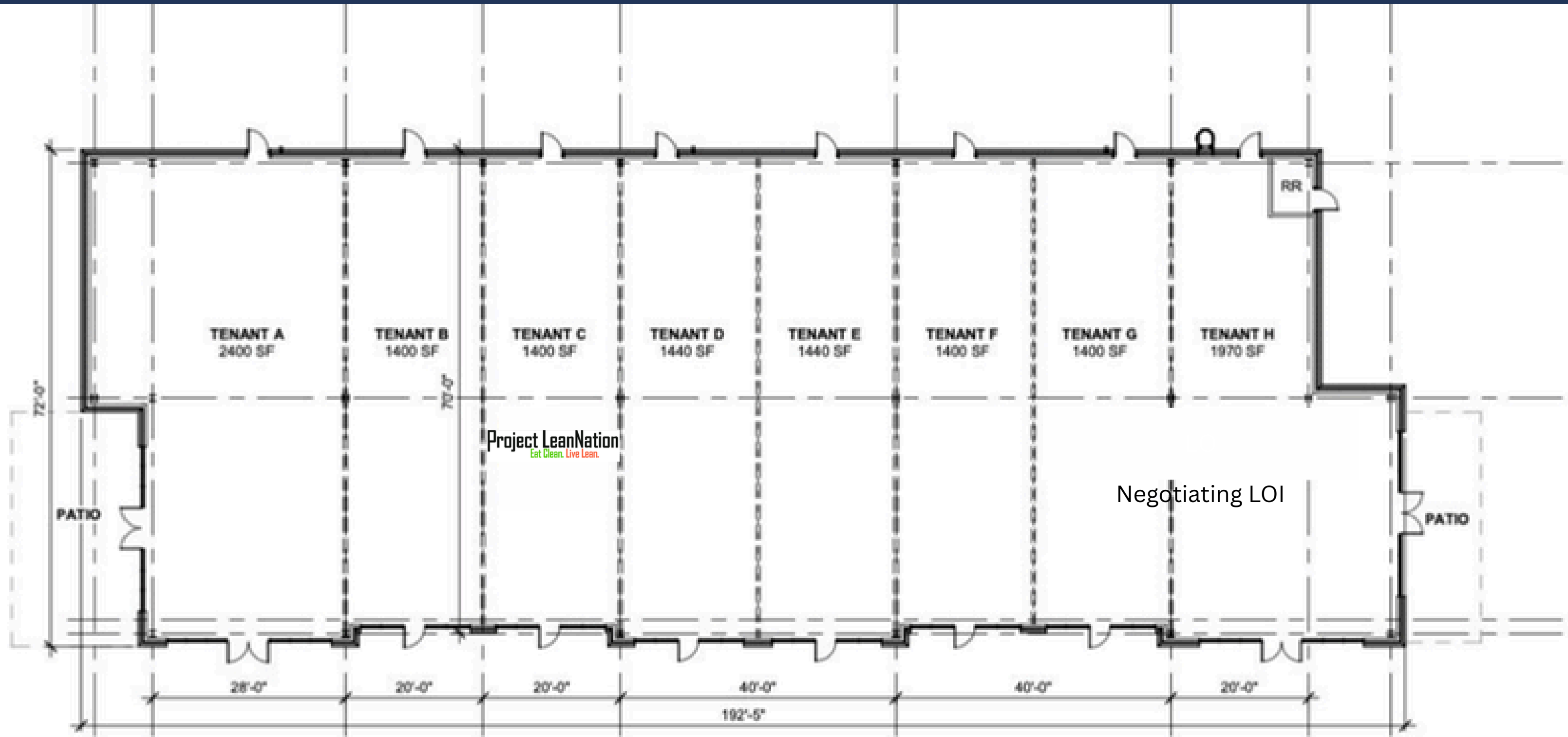


<b>Availability</b>	Building A: 10,230 SF Building B: 6,680 SF
<b>Use</b>	Retail, Restaurant, Dental, and Medical
<b>Parking</b>	110 spaces
<b>Delivery</b>	Cold Dark Shell available now!
<b>Zoning</b>	C-2 CD
<b>Traffic Counts</b>	South New Hope Road 16,000 VPD
<b>Lease Rates</b>	Call for leasing detail

# BUILDING A



# BUILDING B



# ***NEIGHBORHOOD HIGHLIGHTS***

Gastonia, NC is a vibrant city located in Gaston County, just west of Charlotte. It is known for its rich history, thriving community, and diverse economy. With a population of around 77,000 people, it offers a mix of small-town charm and urban amenities. The city's strategic location provides easy access to major highways, making it convenient for residents and businesses alike.

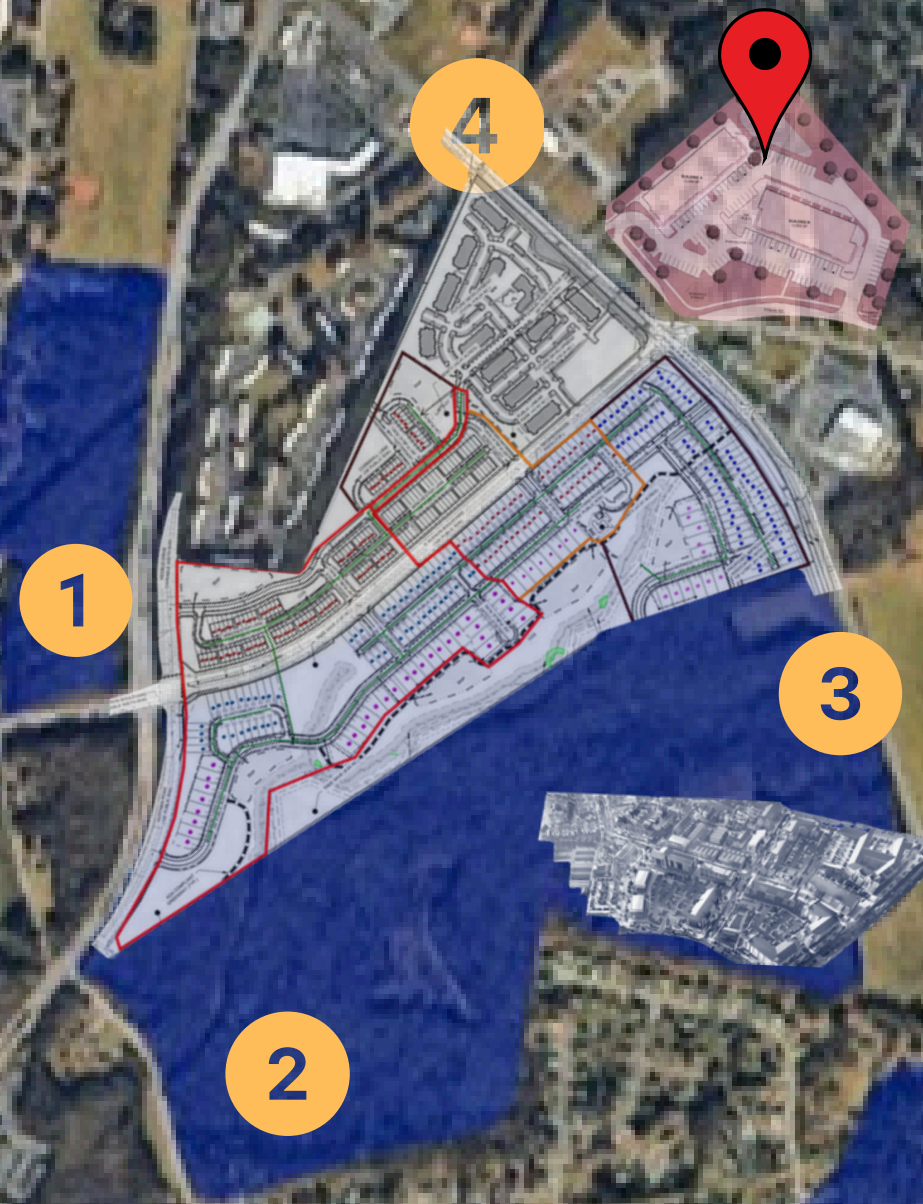
Gastonia boasts several excellent healthcare options. CaroMont Regional Medical Center is the largest hospital in the area, offering a comprehensive range of medical services. It is home to state-of-the-art facilities and highly skilled healthcare professionals. When it comes to retail, Gastonia has a variety of shopping destinations to cater to different tastes and preferences. Overall, Gastonia offers a blend of quality medical facilities and diverse retail options, catering to the needs and interests of its residents. Whether you're seeking medical care or looking to indulge in some retail therapy, Gastonia has a lot to offer.



# Area Map

**New Development**  
less than 1 mile  
from site.

New Hope Plaza



1

**South Wood Realty**  
17 AC  
300 multi-family units

2

**DR Horton**  
102 AC  
340 single family homes  
348 Apartments

3

**Aria Communities**  
250 multi-family units

4

**DR Horton**  
150 single family homes  
160-250 townhomes  
362 multi-family units



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# CONTACT US

*We look forward to working  
with you*



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Atlasrealty.group



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