

# GASTOINA FREE STANDING RETAIL BUILDING / PARCEL AVAILABLE

2001 N CHESTER STREET (HWY 321) | GASTONIA, NC 28052

## FOR SALE OR LEASE

### CONTACT

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## LEASE / INFORMATION OVERVIEW

- LEASE RATE - PLEASE CALL
- SALE PRICE - PLEASE CALL
- TAXES AND INSURANCE - PLEASE CALL
- PARCEL SIZE - 0.73 AC.
- BUILDING SIZE - 2,671 SF
- GASTON CO. PIN - 3546760325
- CITY OF GASTONIA ZONING - C-3
- FRONTAGE - APPROX. 370' +/- CHESTER STREET (HWY 321)

## PROPERTY HIGHLIGHTS

- Excellent visibility and frontage on Highway 321
- At I-85 and Highway 321 Exit - Exit 17
- Excellent for retail, automotive, sit-down restaurant, gas
- Former convenience store



DEMOGRAPHICS (2022)	1 MILE	3 MILE	5 MILE
POPULATION	2,359	38,602	85,503
AVERAGE HH INCOME	\$30,697	\$58,621	\$64,825
MEDIAN HH INCOME	\$27,494	\$44,207	\$49,766
BUSINESS ESTABLISHMENTS	181	2,153	3,501
DAYTIME EMPLOYMENT	3,639	31,245	50,910



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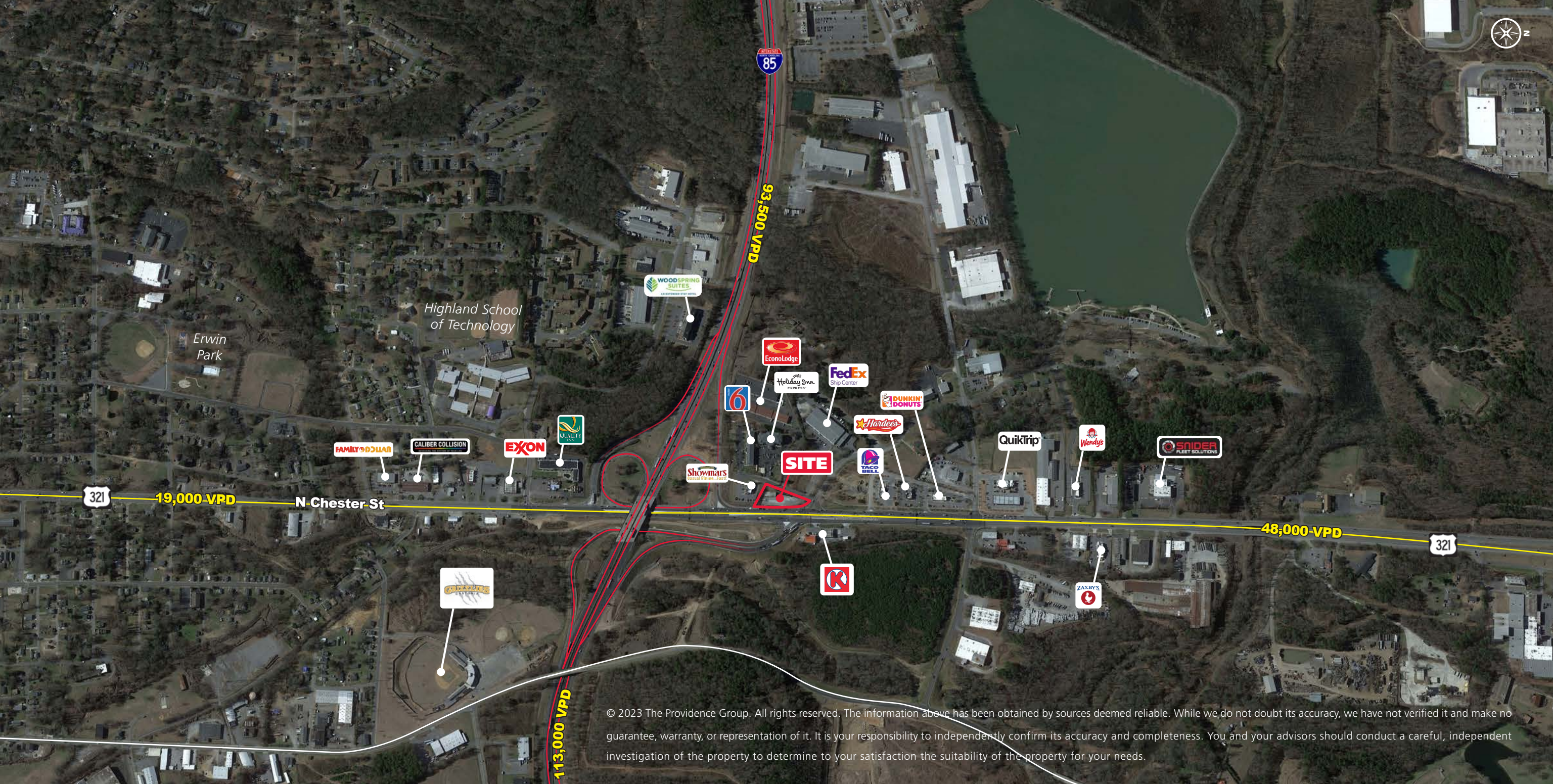
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