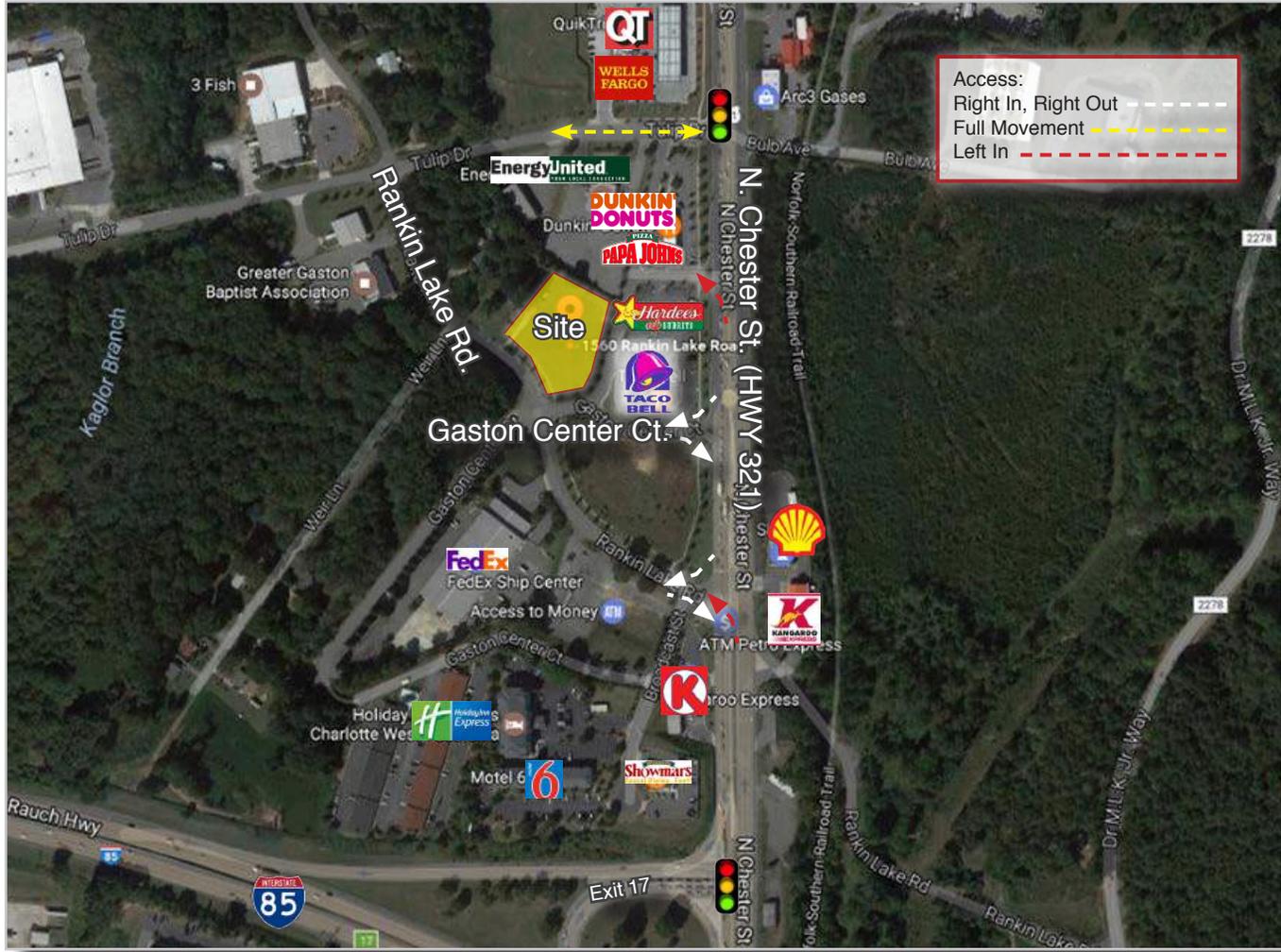




# Rankin Lake Rd



## ABOUT

This +/- 1.12 acre ready to build retail pad is available in Gaston Crossing shopping center in Gastonia, NC. Current tenants include Hardees/Red Burrito, Papa John's, Dunkin' Donuts and Taco Bell. The site is just off of Hwy 321 and I-85 via exit 17. It is within close proximity to numerous other retail businesses.

## SITE ATTRIBUTES

- +/- 1.12 Acres
- Pad will accommodate up to 9,000 SF Building
- Zoning: C-3 CD (General Business Conditional District)
- Pin Number: 3546-67-7523
- Monument signage available facing Hwy 321
- List Price: \$249,000



## DEMOGRAPHICS

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	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	1,486	36,603	82,275
Average Household Income	\$30,017	\$41,787	\$48,382

### Traffic Counts:

N. Chester St (Hwy 321) - Est. 47,000 VPD

I-85 - Est. 98,000 VPD

## GASTONIA

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Gastonia is approximately 20 minutes west of Charlotte and offers convenient access to the city as well as Charlotte Douglas International Airport via I-85 and US Hwy 321. Nearby attractions include Stowe Botanical Gardens, Belmont Abbey College, Lake Wylie/Catawba River, The Chronicle Mill, Seven Oaks Nature Preserve, and the US National Whitewater Center.



For more information please contact:

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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.

