

# 2105 N. CHESTER STREET

FOR SALE/LEASE | GASTONIA, NC 28052

Linville | Team Partners

COMMERCIAL REAL ESTATE

## GROUND LEASE/LEASE/BUILD-TO-SUIT



### PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land - Retail, Multi-Tenant, Gas, C-Store, Automotive
ACRES ±	2.25
SALE PRICE	\$1,750,000
LEASE RATE	Contact Broker For Details

### DESCRIPTION

Stellar development opportunity adjacent/across from the on and off ramp for I-85. Frontage to 51,000 VPD; this site has been previously planned/approved for a car wash use, but can also be easily reconfigured for retail, gas station, automotive, or multi-tenant configuration of these uses due to it's large 2.25 acres. Gastonia, NC is in the Charlotte MSA- one of the nation's fastest-growing cities. QSR not permitted.



RETAIL CONCEPT PLAN

NICK GONZALEZ

E Nick@LTPcommercial.com

P 336.724.1715

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# 2105 N. CHESTER STREET

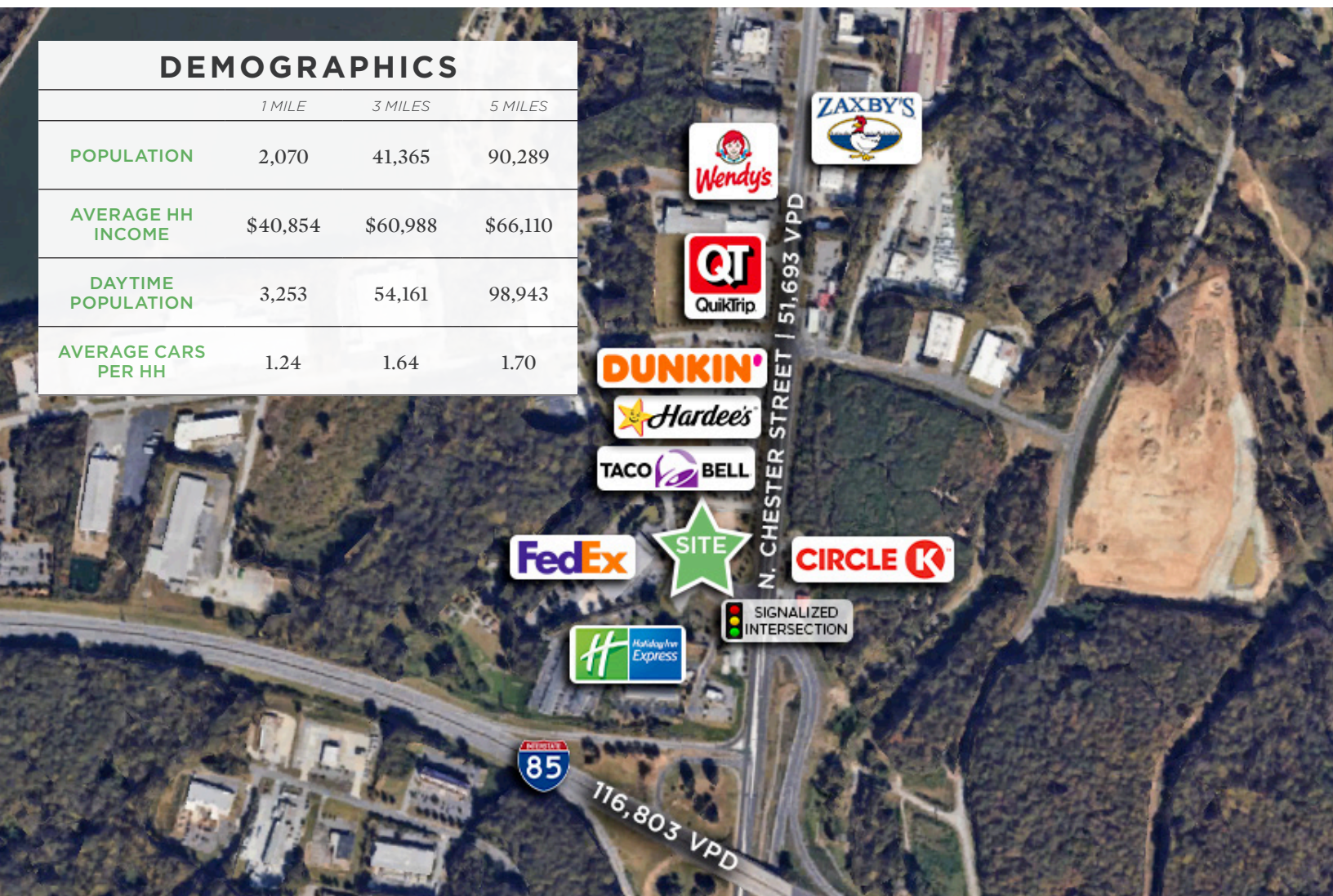
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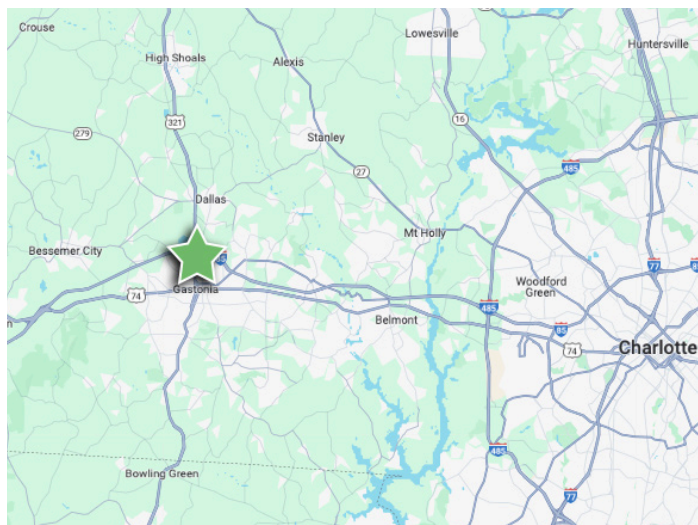
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	2,070	41,365	90,289
AVERAGE HH INCOME	\$40,854	\$60,988	\$66,110
DAYTIME POPULATION	3,253	54,161	98,943
AVERAGE CARS PER HH	1.24	1.64	1.70



## KEY FEATURES

- Conveniently located off Interstate 85
- Approved for car wash use
- Strong visibility and traffic counts
- Permit/design drawings available for review
- Large site- ideal for a two tenants (ex: quick lube and car wash combo)



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## RETAIL CONCEPT PLAN



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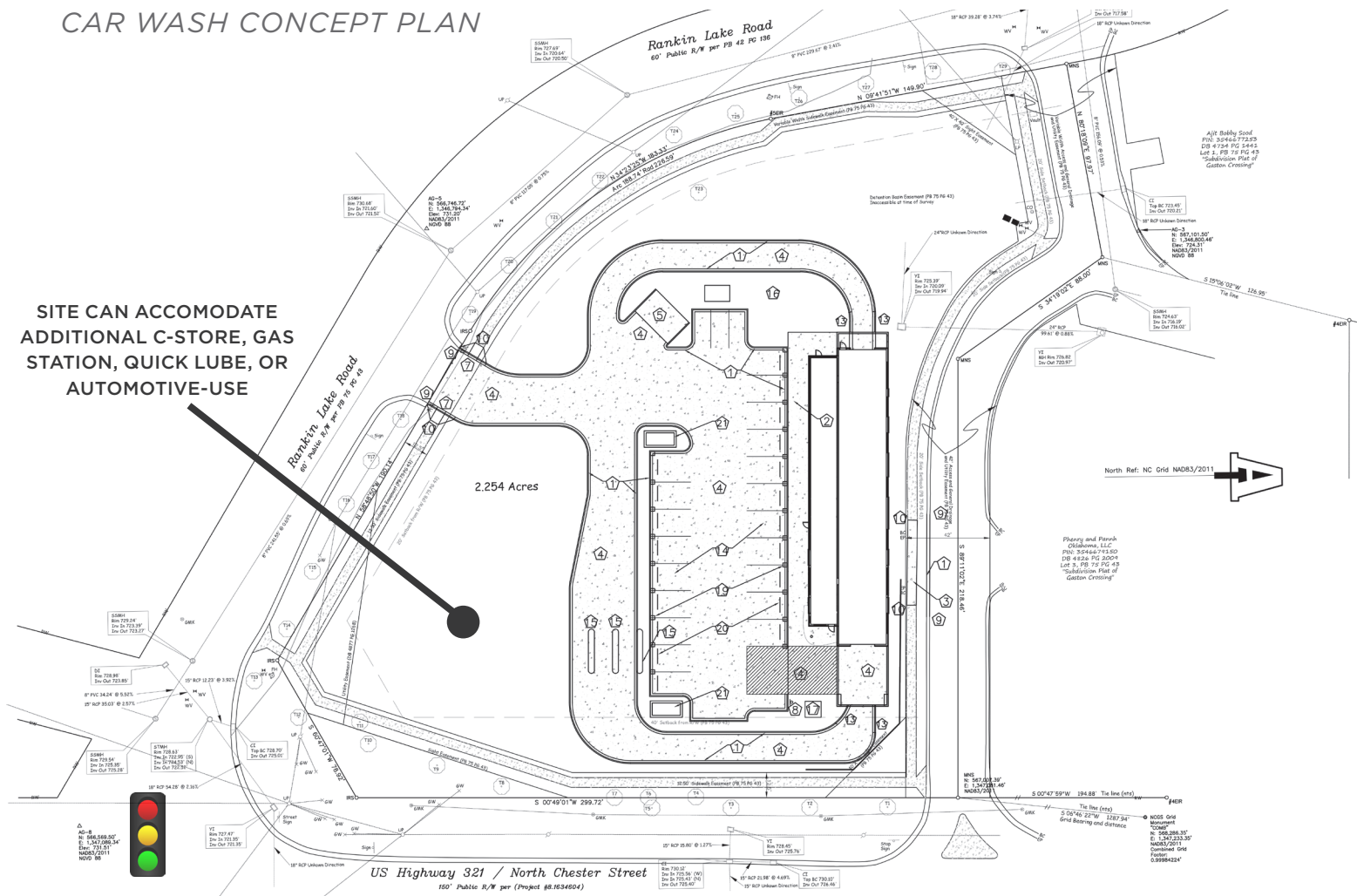
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## CAR WASH CONCEPT PLAN



## PROPERTY INFORMATION

PROPERTY TYPE	Land, Development	COUNTY	Gaston
ACRES ±	2.25	TAX PIN	3546669818

## PRICING & TERMS

SALE PRICE	\$1,750,000	LEASE RATE	Contact Broker For Details
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## DESCRIPTION

**Ground Lease/Lease/Build-to-Suit!** Stellar development opportunity adjacent/across from the on and off ramp for I-85. Frontage to 51,000 VPD; this site has been previously planned/approved for a car wash use, but can also be easily reconfigured for retail, gas station, automotive, or multi-tenant configuration of these uses due to it's large 2.25 acres. Gastonia, NC is in the Charlotte MSA- one of the nation's fastest-growing cities. QSR not permitted.

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