

205

N. Myrtle School Rd
Gastonia, NC 28052

Ground Lease
Opportunity

Walmart



TRUIST

GameStop LIBERTY TAX
POWER TO THE PLAYERS
Great Clips ENZO'S PIZZA

0.41
ACRES

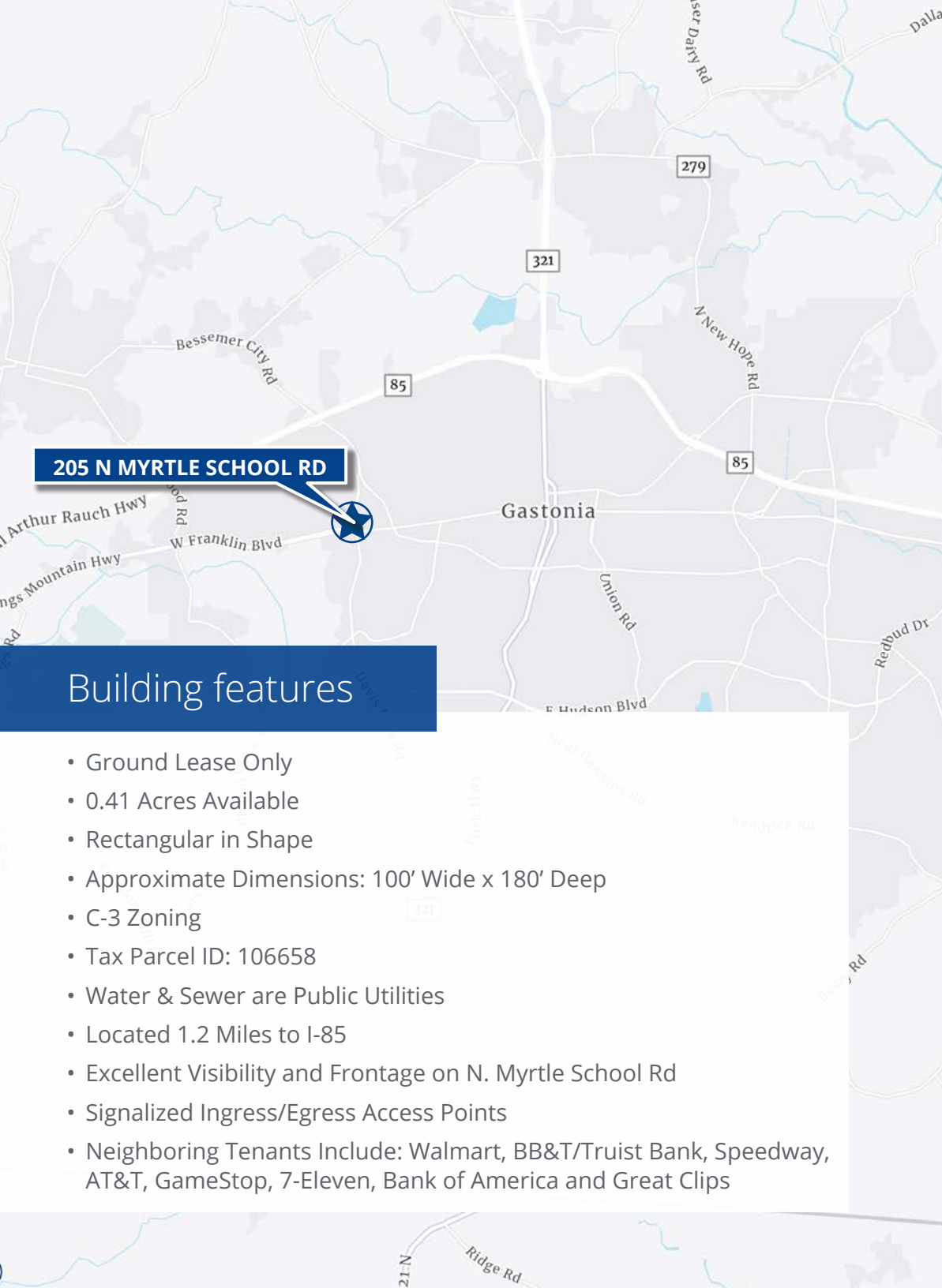
17,000 VPD
W FRANKLIN BLVD

10,000 VPD

N MYRTLE SCHOOL RD

Steve Rich, CCIM
Senior Vice President
+1 704 409 2375
steve.rich@colliers.com

Colliers



205 N MYRTLE SCHOOL RD

Building features

- Ground Lease Only
- 0.41 Acres Available
- Rectangular in Shape
- Approximate Dimensions: 100' Wide x 180' Deep
- C-3 Zoning
- Tax Parcel ID: 106658
- Water & Sewer are Public Utilities
- Located 1.2 Miles to I-85
- Excellent Visibility and Frontage on N. Myrtle School Rd
- Signalized Ingress/Egress Access Points
- Neighboring Tenants Include: Walmart, BB&T/Truist Bank, Speedway, AT&T, GameStop, 7-Eleven, Bank of America and Great Clips

Demographics

	1 Mile	3 Mile	5 Mile
Population	6,230	34,550	83,485
Total Households	2,316	12,850	32,371
Average Household Income	\$40,943	\$47,162	\$54,441
Daytime Population	6,120	20,172	48,165
Total Businesses	220	1,519	3,318
Total Employees	2,390	18,727	40,069

Rentable Areas (APPROX)

Parcel 106658

0.41 AC

Basic Lease Rate

[Contact listing agent.](#)

Location



The Colliers logo, featuring the word "Colliers" in a white serif font inside a blue rounded rectangle with a yellow and red horizontal bar at the bottom.

300 W. Summit Avenue
Suite 200
Charlotte, NC 28203
P: +1 704 409 9933
F: +1 704 409 9934
colliers.com/charlotte

Steve Rich, ccim

Senior Vice President
+1 704 409 2375
steve.rich@colliers.com



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