

205 N. Myrtle School Rd Gastonia, NC 28052

Ground Lease Opportunity

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Walmart



TRUIST



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

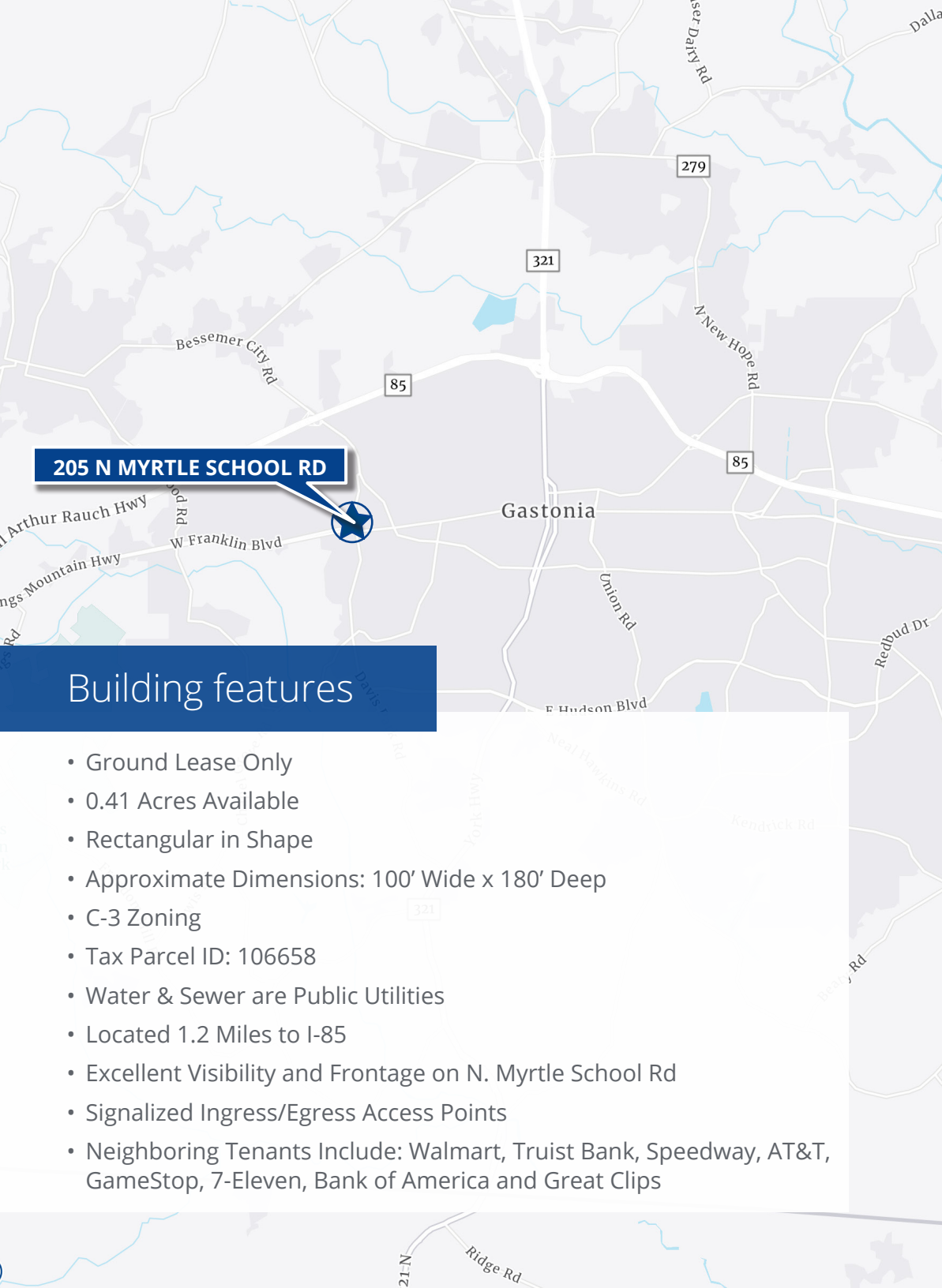
0.41
ACRES

10,000 VPD

W FRANKLIN BLVD
17,000 VPD

N MYRTLE SCHOOL RD

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, Truist Bank, Speedway, AT&T, GameStop, 7-Eleven, Bank of America and Great Clips

Demographics

	1 Mile	3 Mile	5 Mile
Population	5,701	34,607	85,543
Total Households	2,257	13,834	35,252
Average Household Income	\$56,674	\$63,043	\$74,389
Daytime Population	6,120	20,172	48,165
Total Businesses	187	1,508	3,233
Total Employees	2,376	20,639	40,005

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.

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