



Conceptual rendering for marketing purposes only; actual property appearance, signage, improvements, and site conditions may vary.

3335 UNION ROAD | GASTONIA, NC

**FOR
LEASE**

Rare Drive-thru Opportunity on Busy Union Road!

POSITION YOUR BUSINESS FOR SUCCESS IN ONE OF GASTONIA'S MOST ESTABLISHED COMMERCIAL CORRIDORS.

EDY BERGSTROM

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Don't wait until next summer. Put your business in front of thousands of passing vehicles every day and capitalize on the busiest season of the year.



PROPERTY INFORMATION

AVAILABLE SPACE*

300 SF

ZONING

C-2

HIGHLIGHTS

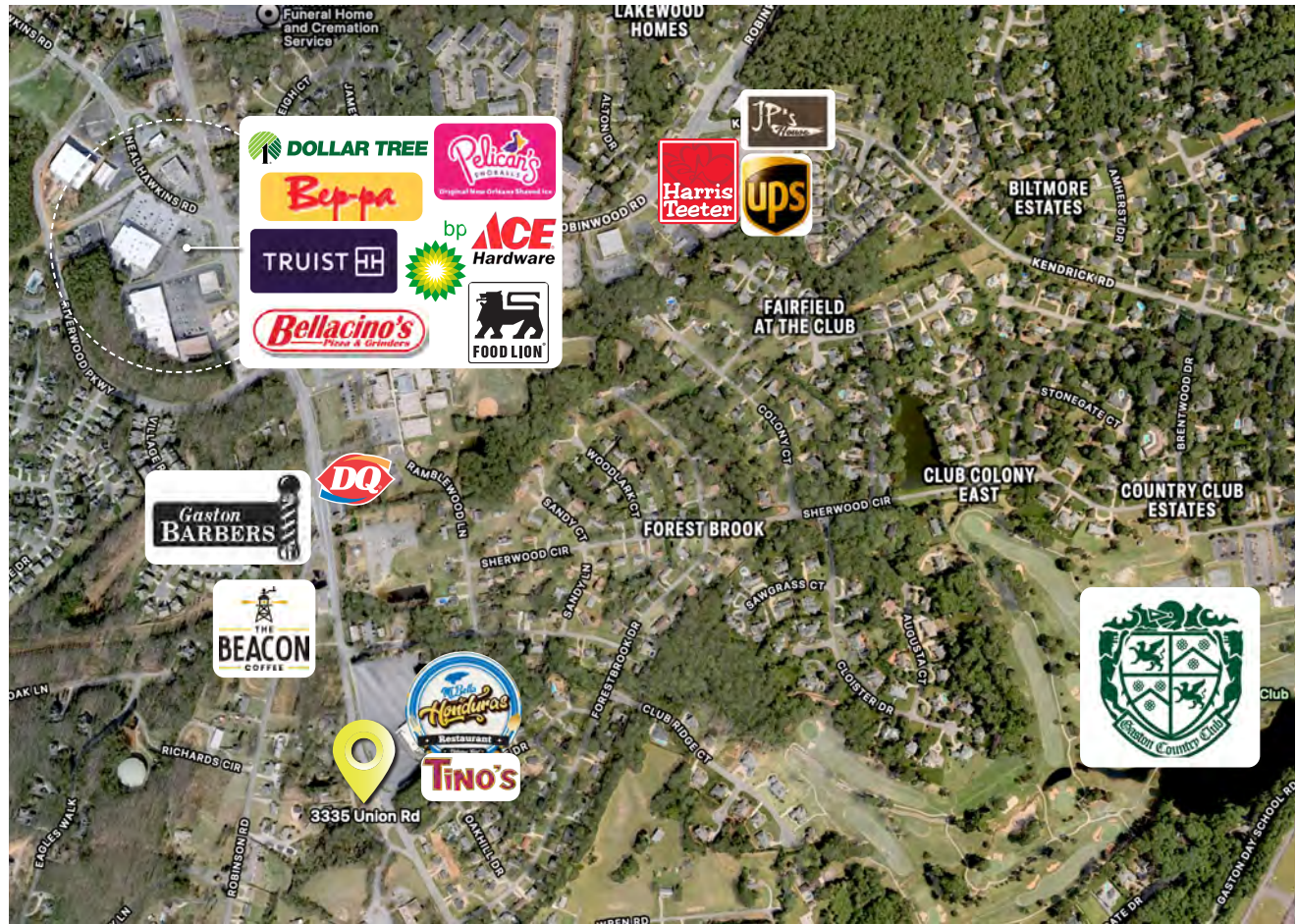
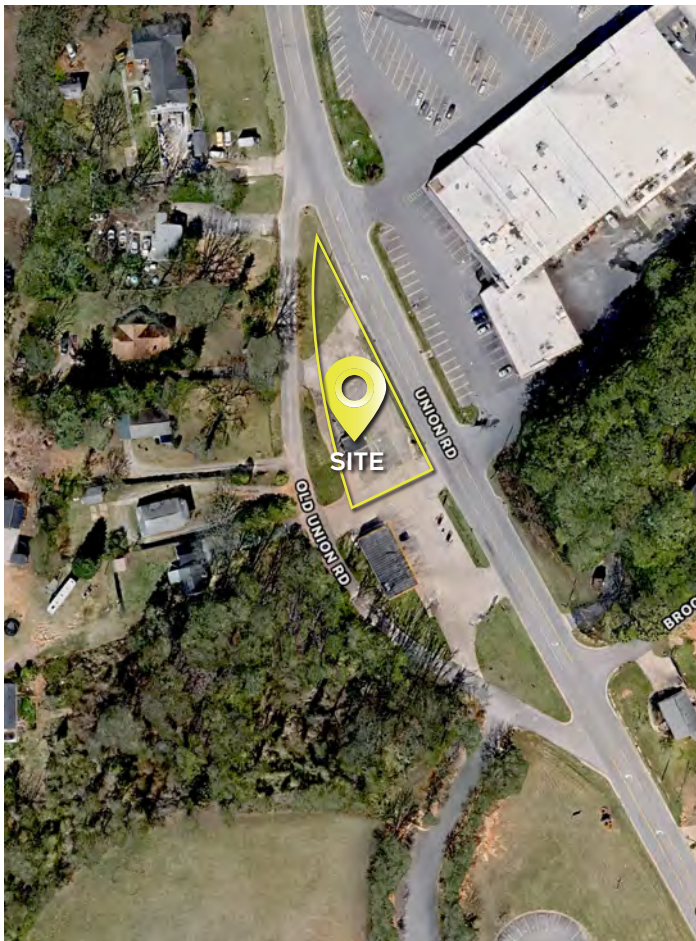
- Freestanding Building with Drive-Thru
- Excellent Visibility on Union Road
- Traffic Count: **13,000 Vehicles Per Day**
- Ideal for any of these business concepts:

Ice Cream
Smoothies
Sno Cones
Animal Grooming
Bail Bonds
Farmers Market
Garden Center
Car Wash
Produce Stand
Tire Sales

LEASE RATE

\$1,800/Month + NNN

No Vape shops permitted.



PERMITTED BY RIGHT:

- Amusement Sporting Facility, Arcade
- Animal Boarding and grooming
- Bail bond
- Brew-pub
- Check cashing establishment
- Convenience store
- Craft studio
- Exterminator service
- Farm supply store, with or without outdoor storage
- Farmers Market

- Financial institution
- Food catering facility
- Food pantry
- Grocery store
- Laundromat
- Lawn & garden center
- Medical office
- Office
- Pawn shop
- Small engine repair
- Upholstery shop

**PERMITTED BY RIGHT W/
SUPPLEMENTAL REGULATIONS:**

- ATM
- Automobile body shop, detail shop, repair shop
- Breweries
- Car wash
- Communication tower
- Fuel mart
- Garden events facility
- Nursery (garden)
- Produce stand
- Restaurant
- Retail
- Tire sales
- Truck and utility trailer rental facility



3RD

LARGEST CITY IN
THE CHARLOTTE-
CONCORD-GASTONIA
NC-SC MSA

30+

INTERNATIONAL
COMPANIES

3X

ALL-AMERICAN CITY
& RECIPIENT OF THE
U.S. CONFERENCE
OF MAYORS TOP
LIVABILITY AWARD

22

MILES WEST
OF CHARLOTTE

25

MILE VIEWS
FROM CROWDERS
MOUNTAIN

GASTONIA, NC

Gastonia is recognized as one of the area's best places to live and work with an ideal combination of location, size, and quality of life. Those factors, combined with the City's strategic location, just minutes west of Charlotte and midway between Atlanta and North Carolina's Research Triangle, attracts business and industry looking for an ideal site to locate, re-locate, or expand.

With major highways, interstates, railroads, and airports all within a 15-minute drive, Gastonia understands the importance in ease of transportation for its local businesses and residents. They continue to stay proactive by pushing plans for light rail and commuter trains.

Additionally, the city is investing in the FUSE District, Franklin Urban Sports and Entertainment District, between Loray Mills and our revitalized Historic Downtown. The FUSE District is the heart of a growing commercial district that features the best of urban living: residential choices, sports and entertainment options, offices, restaurants, retail shops, services, green spaces and more. The FUSE sports and entertainment complex will be home to a variety of venues and events, accommodating an array of sports as well as concerts, fairs, and more.



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MECA Commercial Real Estate is a full-service commercial real estate company with expertise in brokerage, development, management and corporate services. With roots dating back over 70 years, today MECA Commercial Real Estate has multiple offices in the Carolinas, transacts brokerage and development across the Southeast and has a national presence in asset management and facilities management.

Founded on knowledge, service and integrity, MECA Commercial Real Estate and its staff are committed to meeting the expectations and needs of every client and customer - helping companies and individuals to find the right environment in which to conduct business. We are committed to the highest standards of integrity and professionalism within the commercial real estate industry.

MECA COMMERCIAL REAL ESTATE

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