



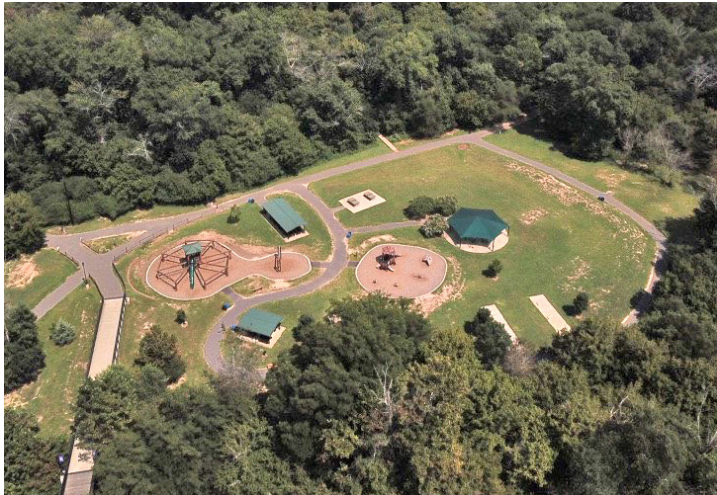
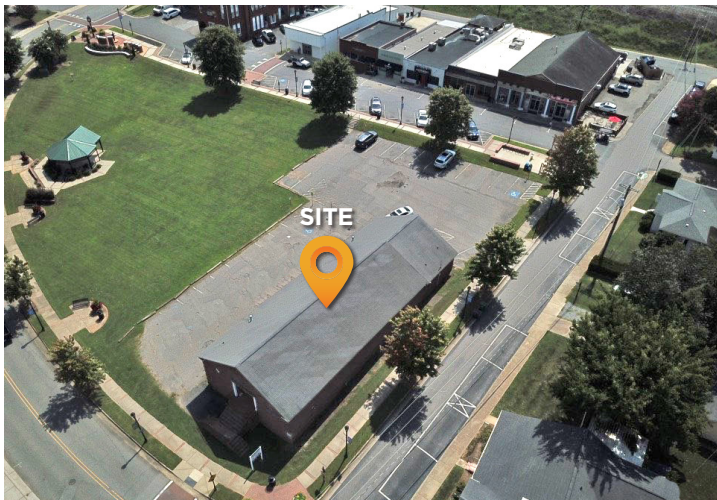
**RESTAURANT, RETAIL
OR SMALL OFFICE CONCEPT** **FOR LEASE**

142 Eighth Avenue | Cramerton

This is a rare opportunity to capitalize on a vibrant downtown market area in Gaston County.

SAM KLINE, CCIM
o 704 266 5039 c 704 777 6003
sam.kline@cbcmecca.com

 **COLDWELL
BANKER
COMMERCIAL**
MECA



PROPERTY INFORMATION

SF*
1,000 - 4,400 SF

FEATURES

- Great opportunity for a restaurant, retail or small office concept
- Owner will subdivide if necessary
- Large deck for outdoor dining
- Centrally located in Downtown Cramerton
- Beautiful view of the South Fork River and Goat Island Park
- Adjacent parking improvements

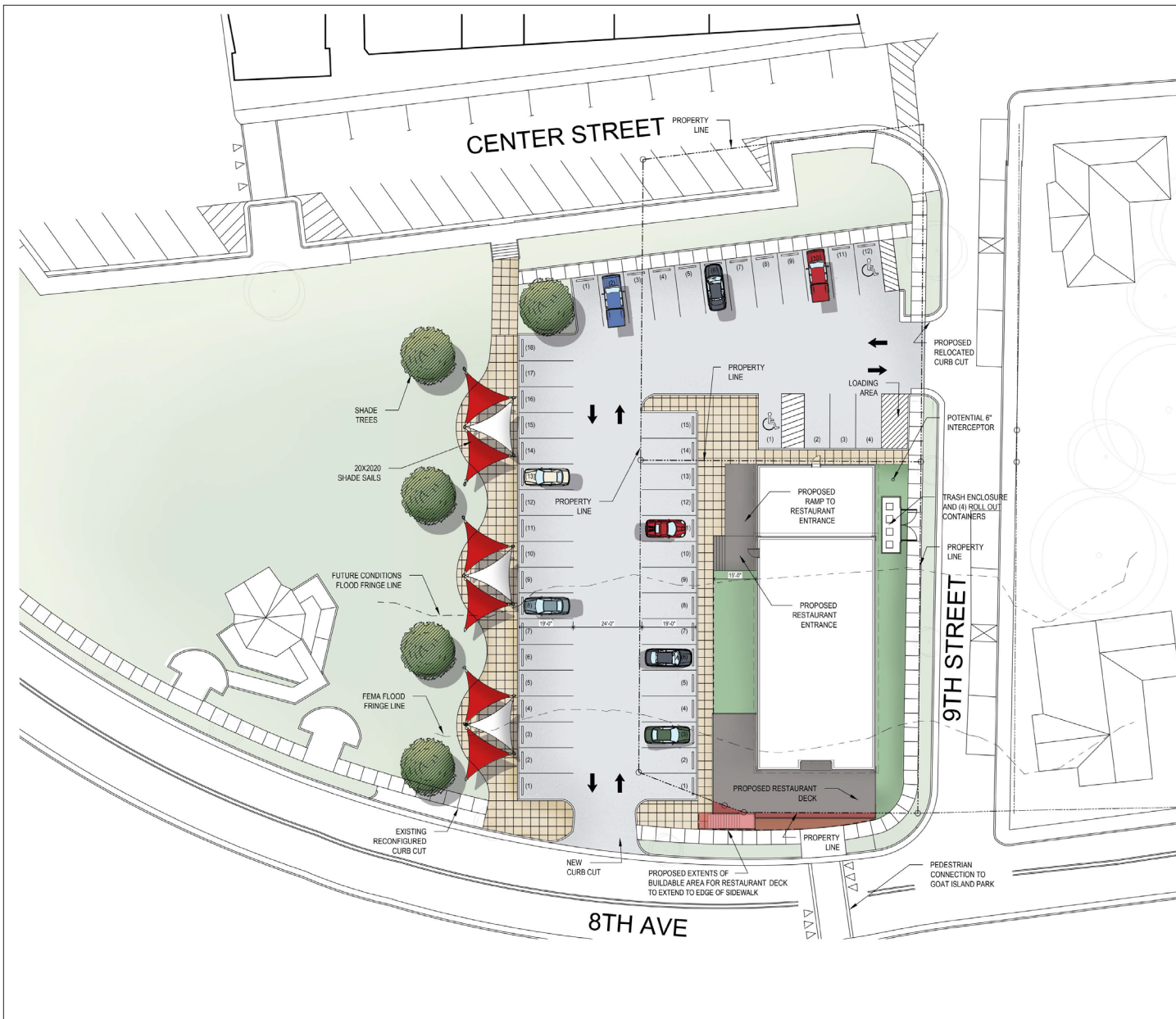
LEASE RATE
\$20/SF NNN

SAM KLINE, CCIM
o 704 266 5039 c 704 777 6003
sam.kline@cbcmeca.com

Coldwell Banker Commercial
MECA
100 N. Main St.
Belmont, NC 28012

 **COLDWELL
BANKER
COMMERCIAL**
MECA

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.



CONCEPTUAL SITE PLAN

SAM KLINE, CCIM

o 704 266 5039 c 704 777 6003

sam.kline@cbcmeca.com

Coldwell Banker Commercial

MECA

100 N. Main St.

Belmont, NC 28012



**COLDWELL
BANKER
COMMERCIAL**

MECA

CBCMECA.COM

©2021 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

POPULATION

2021 Population	2,969
2026 Projected Population	2,939
Total Daytime Population	2,519

INCOME

Per Capita Income	\$36,429
Average Household Income	\$83,903
Median Household Income	\$73,654

HOUSEHOLDS

2021 Households	1,289
2026 Projected Households	1,271
Median Home Value	\$266,689
Average Home Value	\$233,766



SAM KLINE, CCIM
 o 704 266 5039 c 704 777 6003
 sam.kline@cbcmecca.com
 Coldwell Banker Commercial
 MECA
 100 N. Main St.
 Belmont, NC 28012

