

For Lease: 5,448 SF Fully-Equipped & Renovated Restaurant

1825 South New Hope Road, Gastonia, NC 28054



BVBELK
PROPERTIES

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 www.bvbproperties.com

Property Overview

Located just 2 miles from Eastridge Mall and I-85, this is an established restaurant site situated in Gastonia's main area for growth.

Strong demographics and a variety of new retail + residential developments highlight this rapidly-growing part of S Gastonia.

The building was built in 2006 and was fully remodeled in 2018 as Wassabi, including new lighting and a fully rebuilt sushi bar area. The property features a large, fully-equipped kitchen as well as a full bar. Additional flexibility and versatility comes from a drive-thru window as well as two parking lots (85 spaces total).

This restaurant touts fantastic landscaping with an outdoor waterfall, pond, and a rock garden that could be converted to patio seating.

Property Summary

Gross Leasable Area: 5,448 SF

Lot Size: 1.94 AC

Location: At the corner of Armstrong Ford Road & S. New Hope Road

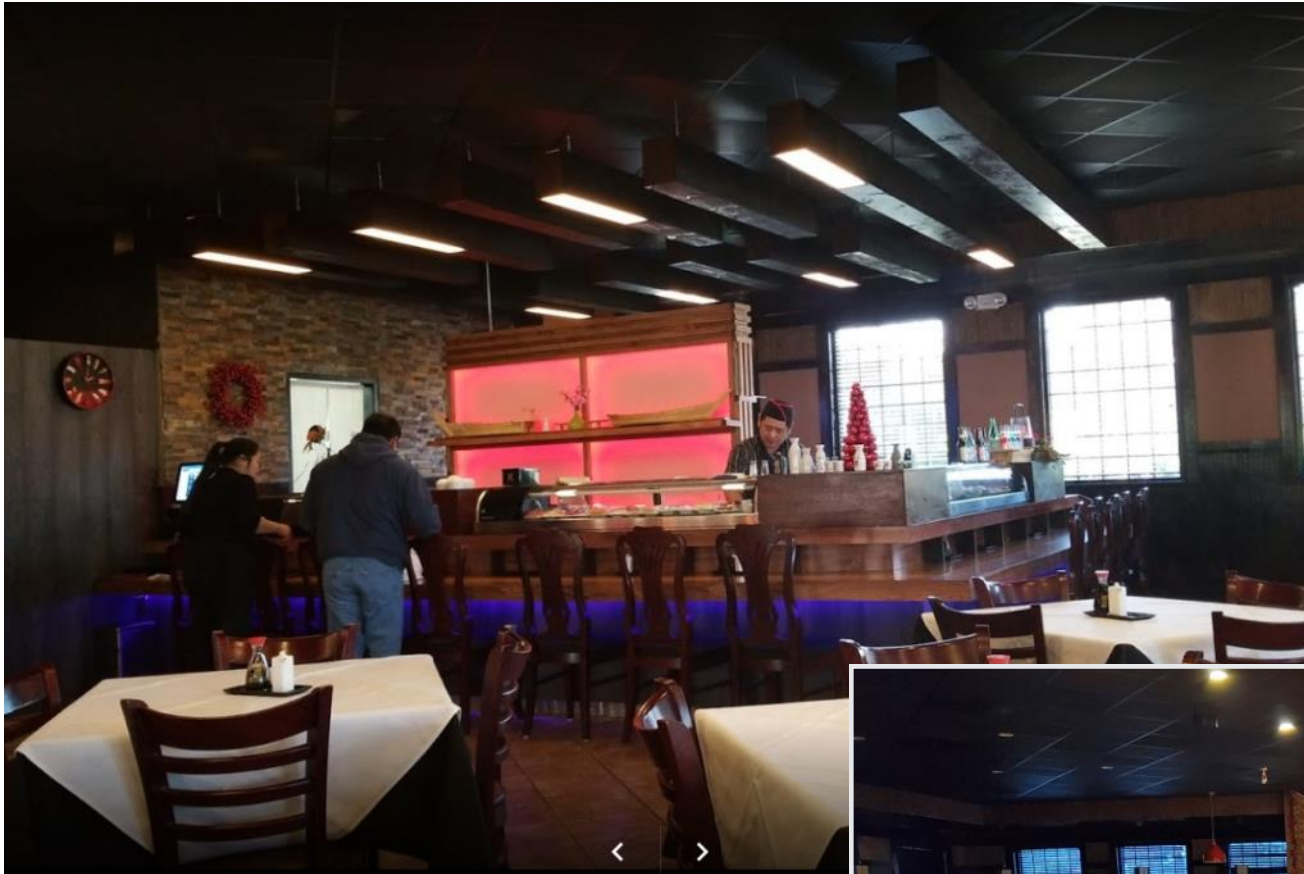
Year Built: 2006

of parking spaces: 85

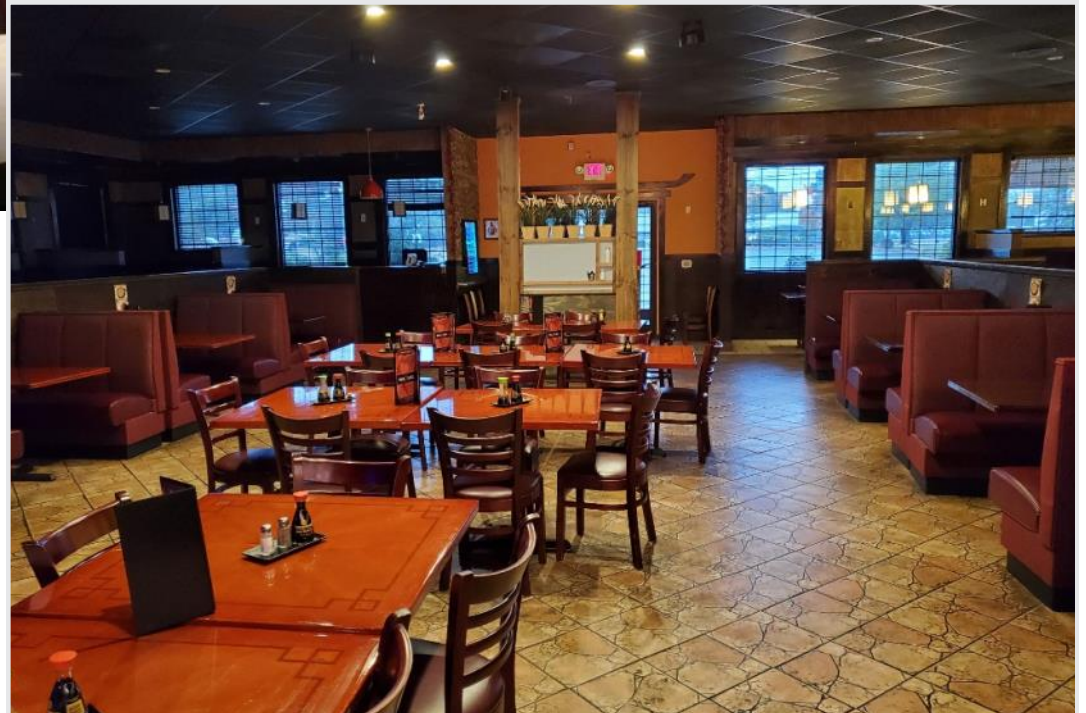
Seating Capacity: Approx. 158

Large amount of furniture, fixtures & equipment included





Property Photos



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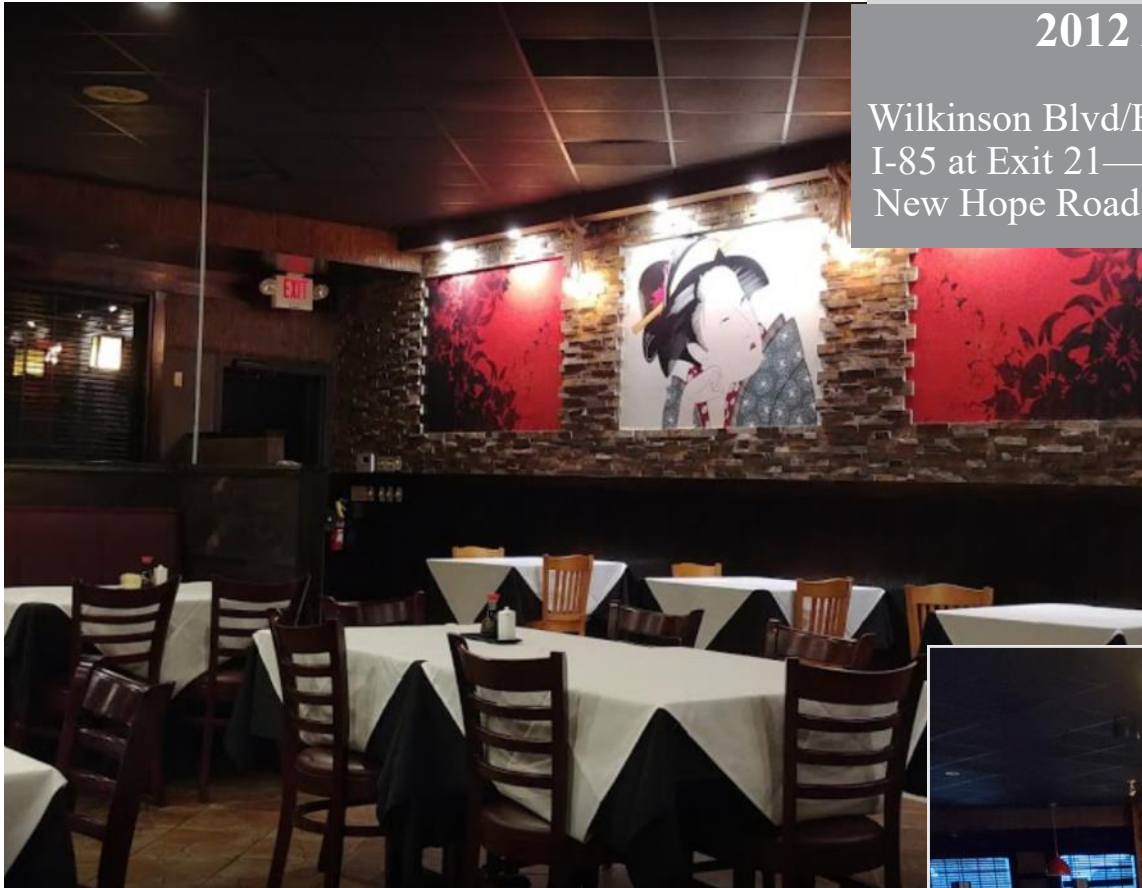
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New tile flooring, stone, and lighting recently installed



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2012 Average Daily Traffic Counts

Wilkinson Blvd/Hwy 74 at New Hope Rd—21,000 vehicles/day
 I-85 at Exit 21—120,000 vehicles/day
 New Hope Road at Armstrong Park Rd—21,000 vehicles/day



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Newly-rebuilt bar with serving area

Drive-thru & to-go prep area



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**Most kitchen equipment
included.**



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View of main entrance
and pond/waterfall
at front of property





Gastonia Market Overview

This superb restaurant site is located in Gastonia just minutes from I-85. Eastridge Mall and the Franklin Square retail and dining corridor are located less than 2 miles to the west while Gaston Country Club and Gastonia Airport are 3.5 miles to the east. The neighboring towns of Lowell, McAdenville, Cramerton, and Belmont are a mere 5-minute drive away, yet, it is only 20 minutes to Charlotte Douglas Airport and 25 minutes to downtown Charlotte.

The New Hope Road area of Gastonia combines convenience with premiere living and strong demographics. New Hope Road offers direct and immediate access to the Daniel Stowe Botanical Gardens, the Schiele Museum, and Lake Wylie as well as the nearby Gaston Country Club. All are major attractions for the area.

Wal-Mart Neighborhood Market is located less than 1 mile away, The Bi-Lo grocery store, less than 1 mile from our site, received a top to bottom renovation in 2016. A new Harris Teeter-anchored upscale retail development opened in 2016 less than 2 miles away close to Gastonia Country Club. A new 2016 Publix-anchored center opened 1.5 miles away from our site on Hoffman Road and a new Lidl store opened in 2018 on Hudson Road, near this restaurant site. A Harris Teeter location opened Belmont in 2018.

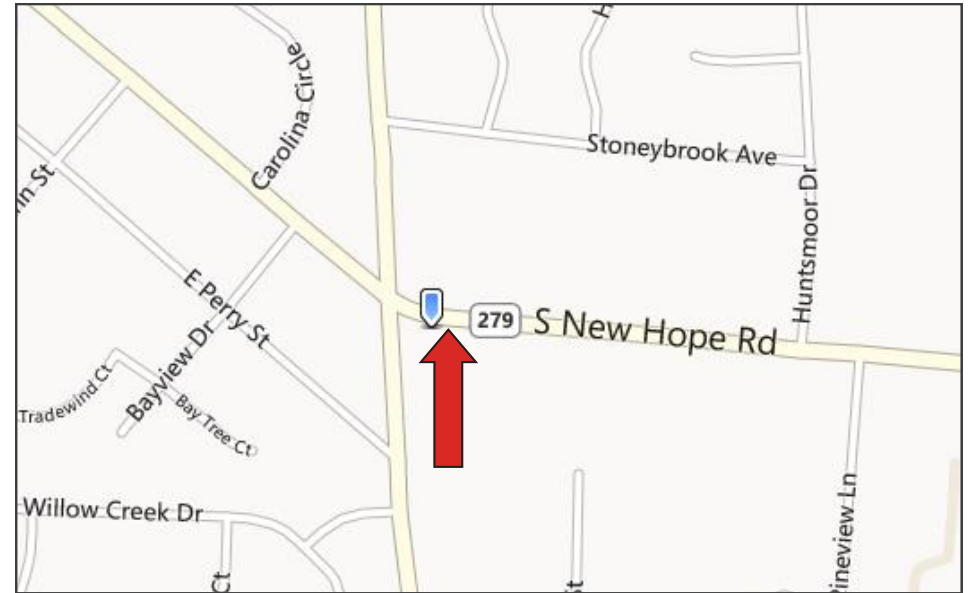
Restaurant competition, in the area, is minimal, due to a lack of full-service dining offerings in south Gaston county relative to the growing population base.

This restaurant should receive strong weekday lunch traffic from area business workers. Dine-in dinner traffic will come from local residents, especially during high school events. The location has done a very strong takeout business on weeknights & dine-in business on weekends.

Sunday lunch is particularly popular with area residents due to the large number of homes and churches in the area combined with a lack of quality local (non-chain) operators open on Sundays.

Demographic Snapshot

Population	1 Miles	3 Miles	5 Miles
2016	9,392	48,688	100,130
Households			
2016	4,047	19,706	39,100
Household Income			
2016	\$57,774	\$64,708	\$57,840



For a showing of this property or for additional information, please contact:

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