



RESTAURANT | FOR LEASE

125 N. Main Street | Lowell

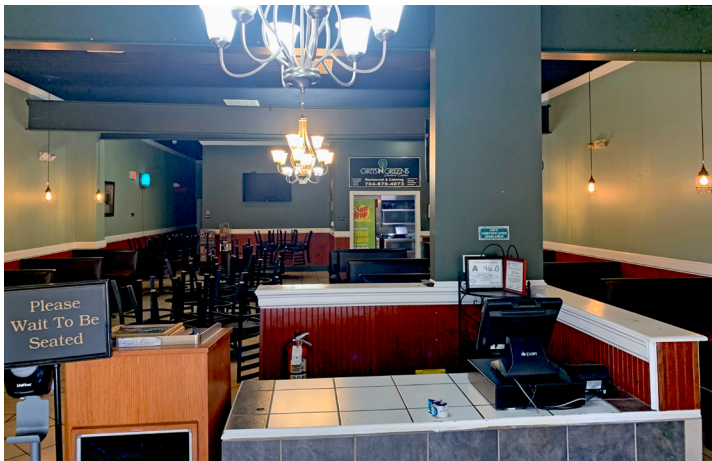
Located in Lowell's Historic Downtown District, this is a great opportunity for a Main Street Restaurant concept.

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PROPERTY INFORMATION

SF*

4,100 SF

FEATURES

- Plug and play opportunity
- Fully equipped kitchen with hood system and walk-in freezer
- Tables, chairs and hostess stand included
- Great opportunity for a Main Street Restaurant concept
- Abundant street parking
- Located in Lowell's Historic Downtown on a corner

LEASE RATE

\$18 per SF NNN

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*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.

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2022 Population	3,112	35,387	104,922
2027 Projected Population	3,043	36,295	109,005
Daytime Population	4,348	35,563	102,307
% of Population, Female	52.5%	51.9%	51.8%
% of Population, Male	47.5%	48.1%	48.2%

AGE

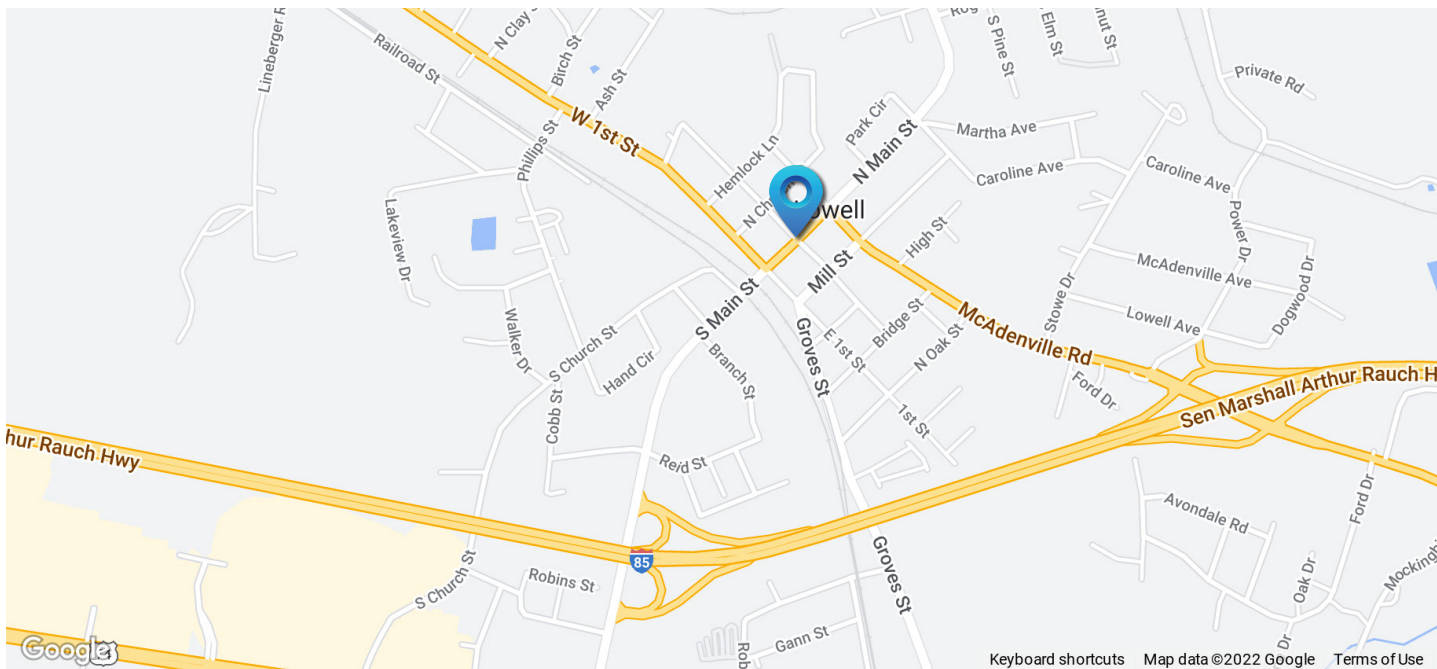
Average Age (2022)	39.9	40.8	40.6
Average Age, Male	38.8	39.3	39.1
Average Age, Female	40.8	42.1	42

HOUSING

Median Home Value	\$239,141	\$251,244	\$283,430
Average Home Value	\$218,572	\$238,394	\$260,748

INCOME

Per Capita Income (2022)	\$24,441	\$29,649	\$31,104
Average Household Income	\$60,045	\$74,660	\$78,492
Median Household Income	\$44,796	\$62,249	\$63,132



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GATEWAY85

Hundreds of acres of land in Gastonia and Lowell are turning into what should be one of Gaston's hottest industrial sites.

Missouri-based NorthPoint Development closed late last month on more than 300-acres just east of Cox Road, bounded to the north by N.C. 7 and Interstate 85 to the south. It's also just north of the Franklin Square area.

NorthPoint aims to transform the vacant land, long owned by the Lineberger family, into millions of square feet of warehouse space that will in turn be leased to end users, according to Gaston County Economic Development Director Donny Hicks.

In total the project, dubbed Gateway85, will ultimately produce 10 or 11 industrial warehouse buildings containing some 3.6 million square feet.

The projects could ultimately bring thousands of jobs to Gaston County. Hicks said estimates for Gateway85 could see as many as 3,000-jobs supported by end users of those facilities. Those projects will ultimately bolster county tax coffers as well, with the initial two buildings valued around \$50 million, Hicks said.

Source: <https://www.gastongazette.com/story/news/2021/01/21/gateway-85-project-moving-forward/4238282001/>



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