

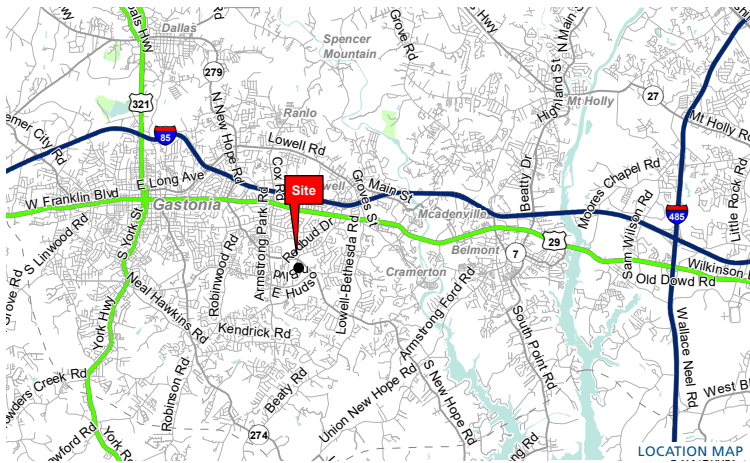


**THE PROVIDENCE GROUP**  
EXCELLENCE IN RETAIL REAL ESTATE



**RESTAURANT ENDCAP AVAILABLE FOR LEASE**  
**- REDBUD COMMONS -**

2609 SOUTH NEW HOPE ROAD | GASTONIA, NC 28056



**PROPERTY INFORMATION**

AVAILABLE: 2,000 SF; 4,028 SF Endcap - 2nd Gen Restaurant  
LEASE RATE: Please Call  
TOTAL S/C GLA: 63,937 SF  
TICAM: \$3.60 / SF

**PROPERTY HIGHLIGHTS**

- Endcap opportunity
- Bi-Lo anchored center
- Across the street from Ashbrook High School

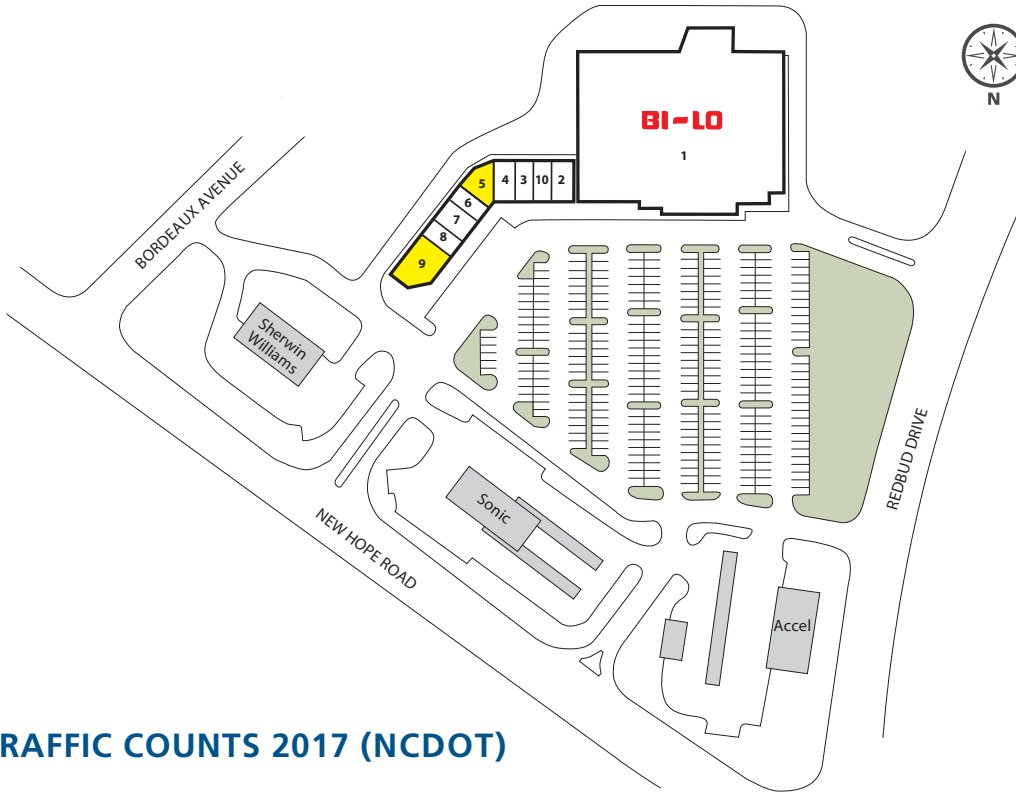
**DEMOGRAPHICS (2018)**

|                         | 1 MILE   | 3 MILE   | 5 MILE   |
|-------------------------|----------|----------|----------|
| POPULATION              | 7,473    | 46,489   | 101,631  |
| AVERAGE HH INCOME       | \$66,732 | \$76,515 | \$68,924 |
| MEDIAN HH INCOME        | \$59,532 | \$59,966 | \$54,398 |
| BUSINESS ESTABLISHMENTS | 154      | 2,459    | 4,421    |
| DAYTIME EMPLOYMENT      | 1,303    | 26,071   | 44,425   |

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# RESTAURANT ENDCAP AVAILABLE FOR LEASE - REDBUD COMMONS -

2609 SOUTH NEW HOPE ROAD | GASTONIA, NC 28056



| SUITE         | TENANT                  | SQ. FT.      |
|---------------|-------------------------|--------------|
| 1             | Bi-Lo                   | 47,980       |
| 2             | Subway                  | 1,500        |
| 3             | Day's Nails & Skin Care | 1,200        |
| 4             | Onemain Financial       | 2,276        |
| 5             | <b>AVAILABLE</b>        | <b>2,000</b> |
| 6             | 9Round                  | 1,265        |
| 7             | China II                | 1,492        |
| 8             | Untouchable Wireless    | 963          |
| 9             | <b>AVAILABLE</b>        | <b>4,028</b> |
| 10            | Pizza Hut               | 1,233        |
| TOTAL SQ. FT. |                         | 63,937       |

## TRAFFIC COUNTS 2017 (NCDOT)

- 15,000 VPD on Redbud Dr.
- 16,000 VPD on S New Hope Rd.

= Available



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