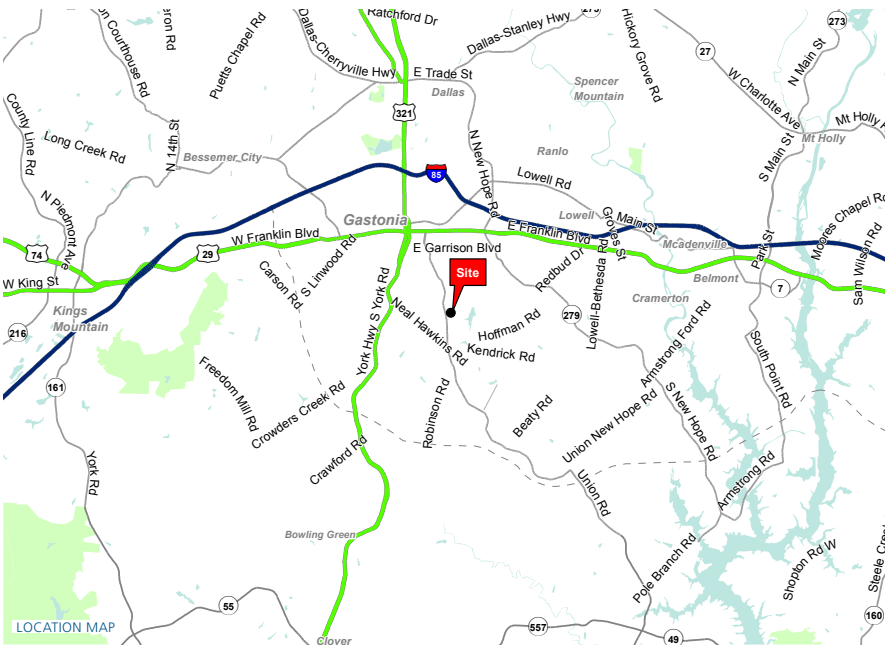




UNION HUDSON CROSSING
2204 UNION ROAD | GASTONIA, NORTH CAROLINA



PROPERTY PHOTO



PROPERTY INFORMATION

GLA:	Approx. 62,230 SF
ANCHOR SPACE:	42,680 SF Available
RATES:	Please Call
TICAM:	\$3.00 / SF
ACRES:	±8.65

PROPERTY HIGHLIGHTS

- ± 42,680 SF Bi-Lo Box Available (will divide)
- Neighborhood center located at the signalized intersection of Union Rd & E Hudson Blvd.
- Close to 40,000 cars pass the center per day.
- The center has three points of ingress/egress, and a parking ratio of 4.9/1,000 SF.

DEMOGRAPHICS (2018)

	1 MILE	2 MILE	3 MILE	5 MILE
Population	6,669	26,023	53,978	102,113
Average HH Income	\$87,844	\$74,524	\$66,853	\$64,214
Median HH Income	\$45,560	\$52,293	\$50,437	\$51,104
Business Establishments	234	1,170	2,572	4,390
Daytime Employment	2,120	11,118	24,850	47,618

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1 Available	42,680 SF
2 Family Dollar	8,450 SF
3 Dream Nails	1,500 SF
4 Tequileros	2,400 SF
5 Cricket Wireless	1,200 SF
6 Papa Johns	1,200 SF
7 Great Clips	1,200 SF
8 Game Alley	1,800 SF
9 China Cafe	1,800 SF

TRAFFIC COUNTS 2016 (NCDOT)

- 20,000 VPD on Union Road.
- 17,000 VPD on East Hudson Blvd.

CO-TENANTS



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