

# Publix #1521 - Hoffman Village

1949 Hoffman Road  
Gastonia, NC 28054  
Lat 35.225, Long -81.133

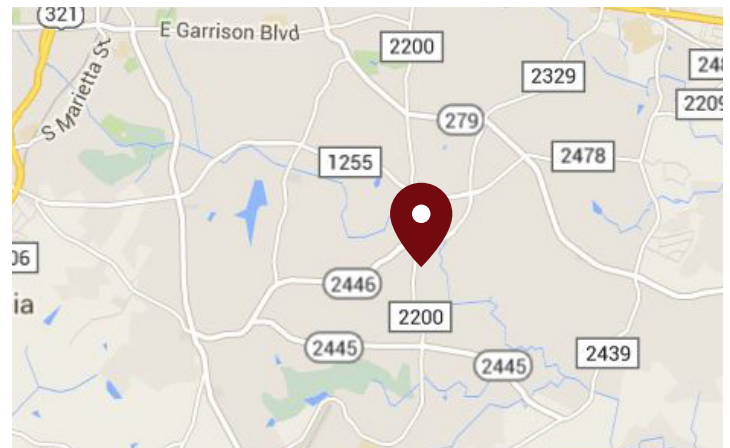
FOR LEASE



1,099 - 1,216 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- Publix-Anchored
- Popular Gaston County Center
- Located at the Intersection of Hoffman Road and Gaston Day School Road in Gastonia, NC
- Rapidly Growing Area of Charlotte MSA
- Combined Traffic Count: 19,400



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	8,354	46,333	104,268
Daytime Population	6,374	45,038	102,831
Total Households	3,215	18,624	40,430
Avg. HH Income	\$85,735	\$83,382	\$72,566

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

## Jill Ecuyer

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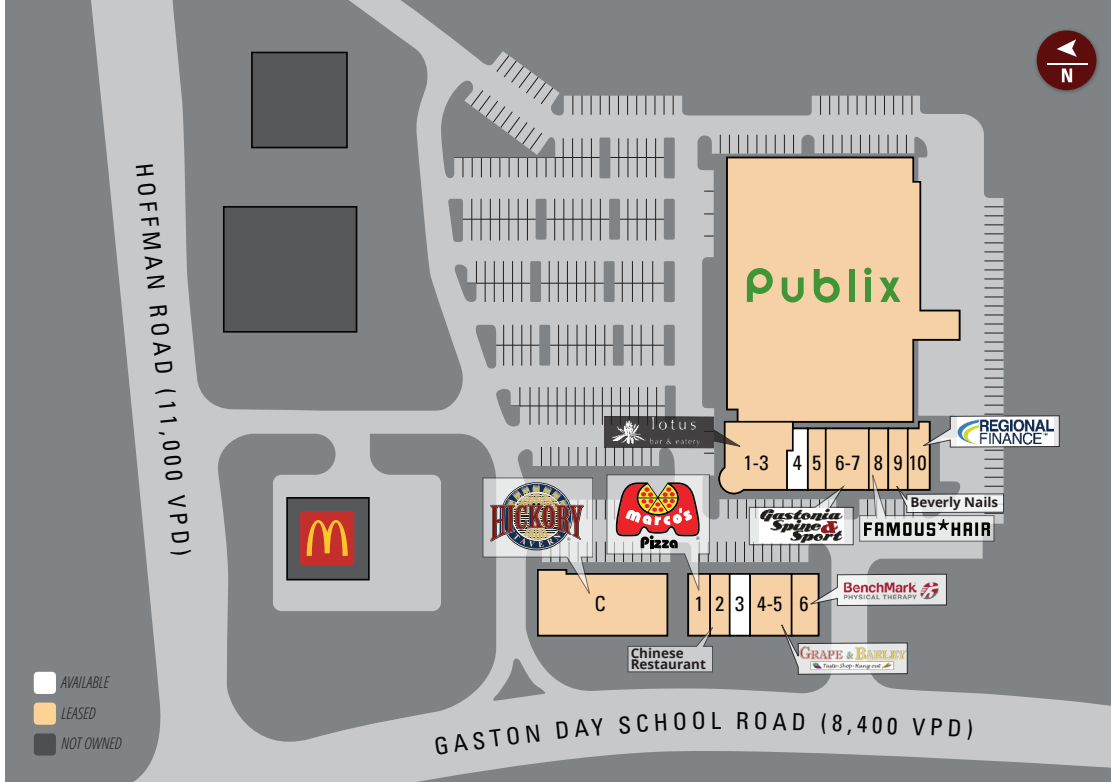


www.crossmanco.com

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## SITE PLAN



Suite	Tenant	Size
B6	Benchmark Physical Therapy	1,535
ANC	Publix	51,871
A1-3	Lotus Bar & Eatery	4,289
A4	AVAILABLE	1,099
A5	Neighborhood Cigars	1,203
A6-7	Gastonia Spine & Sports	2,410
A8	Famous Hair	1,200
A9	Beverly Nails	1,200
A10	Regional Finance	1,300
B1	Marco's Pizza	1,316
B2	Chinese Restaurant	1,216
B3	AVAILABLE	1,216
B4-5	Grape & Barley	2,428
OP	Hickory Tavern	6,500

TOTAL 78,783



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Crossman & Company

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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Saturday	146,649
Sunday	124,849
Friday	122,702

# OF VISITS

TOP 3 HOURS

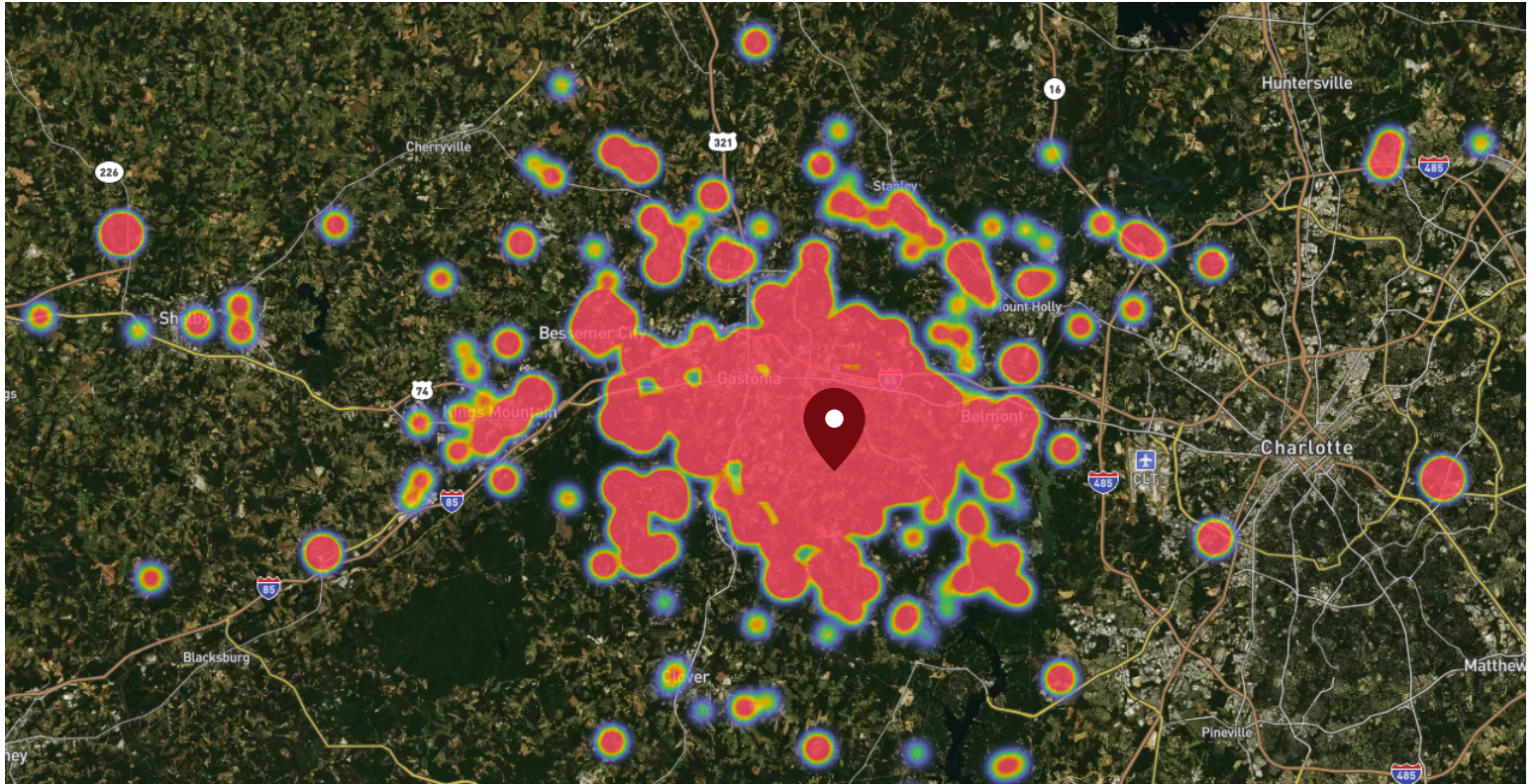


6-7 PM	175,385
5-6 PM	164,854
7-8 PM	156,416

# OF VISITS

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai)) October 1, 2019 - September 30, 2020

## SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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