

VIEW ONLINE 

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**SITE**  
**±1.55 ACRES**

**N MAIN STREET**



Asking Price:

**\$295,000**

**FOR SALE** | 1.55 Acres, Highway 321, Gaston, SC 29053

## Land for Sale in Gaston's Retail Corridor

This 1.55-acre site is located on the east side of Highway 321/N Main Street in Gaston, South Carolina across from Gaston Marketplace, a grocery-anchored strip center, in the middle of Gaston's retail corridor. The site is rectangular in shape and has flat topography. The land is ideally suited for a retail user.

- Zoning: GC (General Commercial - Lexington County)
- All utilities available
- Traffic count: 13,600 VPD (Highway 321/N Main Street)
- Great visibility from both directions
- Growing community with additional retail to support population

Contact us:

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**Colliers International**

1301 Gervais Street, Suite 600  
Columbia, SC  
P: 803 254 2300



Accelerating success.

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## Nearby Retailers Map



### AREA DEMOGRAPHICS (2019)



#### Current Population

1 mile: 1,527  
3 miles: 8,470  
5 miles: 21,170



#### Households

1 mile: 597  
3 miles: 2,967  
5 miles: 7,485



#### Average Household Income

1 mile: \$50,297  
3 miles: \$48,763  
5 miles: \$52,734



#### Daytime Population

1 mile: 1,241  
3 miles: 5,683  
5 miles: 14,001



#### Traffic Count

Highway 321/Main Street:  
13,600 VPD

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