

# New Hope Village

3825 S NEW HOPE RD, GASTONIA, NC 28056



Retail/Medical

FOR

Lease

SIZE

1,500 - 6,000 SF

PRICE

Call for Pricing



## Overview

1,500 SF - 6,000 SF Available

Delivering Q2 2024

Outparcel to The Courtyards on New Hope Road, a luxury 55+ Active Adults Community

Convenient Cramerton location with close proximity to New Hope Elementary, Cramerton Middle, Stuart W Cramer High School, and a 5 minute drive to Cramer Mountain Country Club

Building and monument signage available

Cotenants: New Style Communities & Ignited Minds

## Retail/Medical/Office Space Available for Lease



**Robbie Adams**  
Director of Retail

(704) 248 2108  
radams@mpvre.com

**Josh Suggs**  
Broker

(704) 248 2140  
jsuggs@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

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## Property Overview

### Demographics

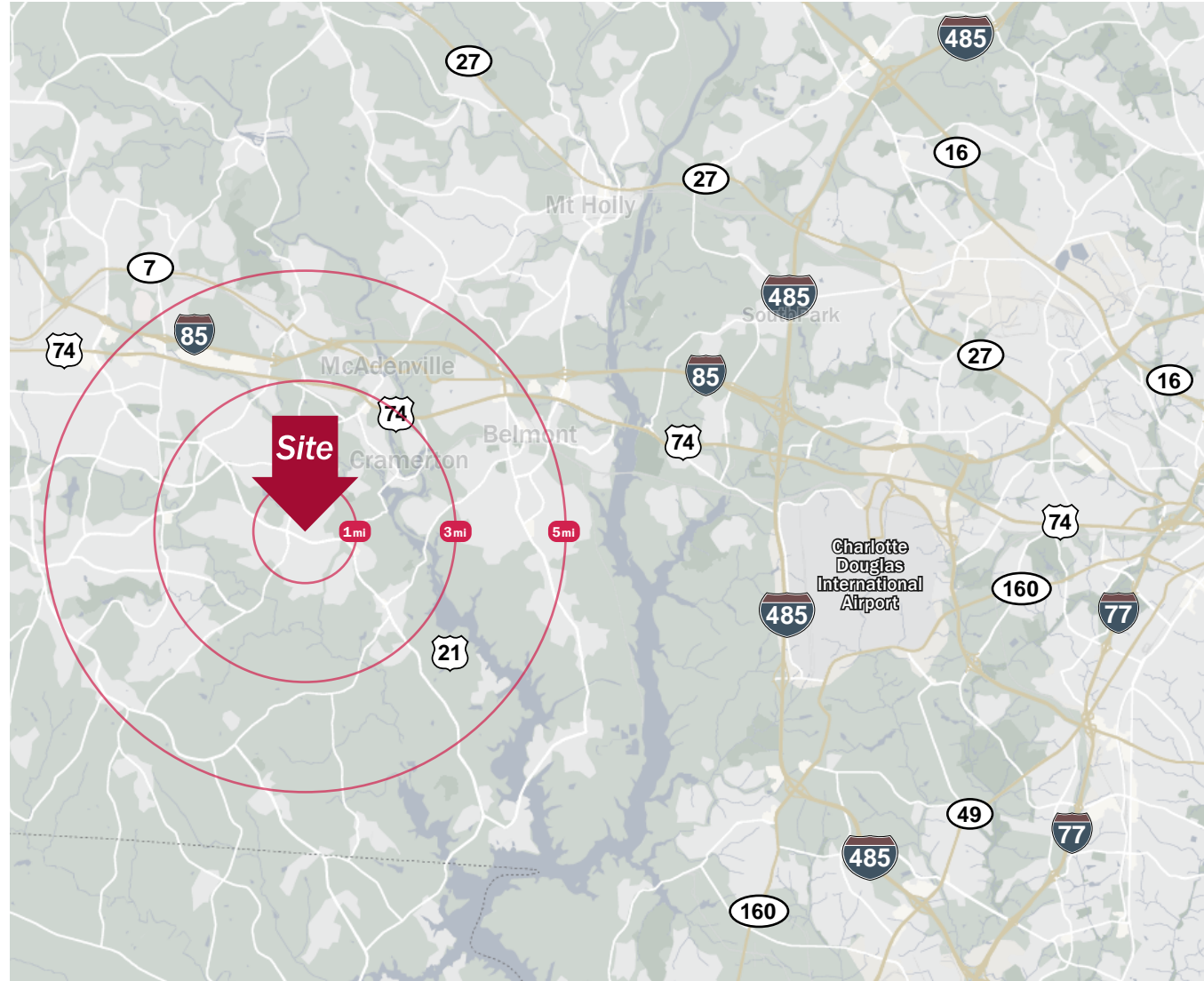
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	5,212	38,594	93,753
Growth Rate	3.18%	2.26%	1.43%
Avg. HH Income	\$130,634	\$108,151	\$96,509

### Traffic Count

Source: NCDOT

	AADT
S New Hope Rd	14,500 (2021)



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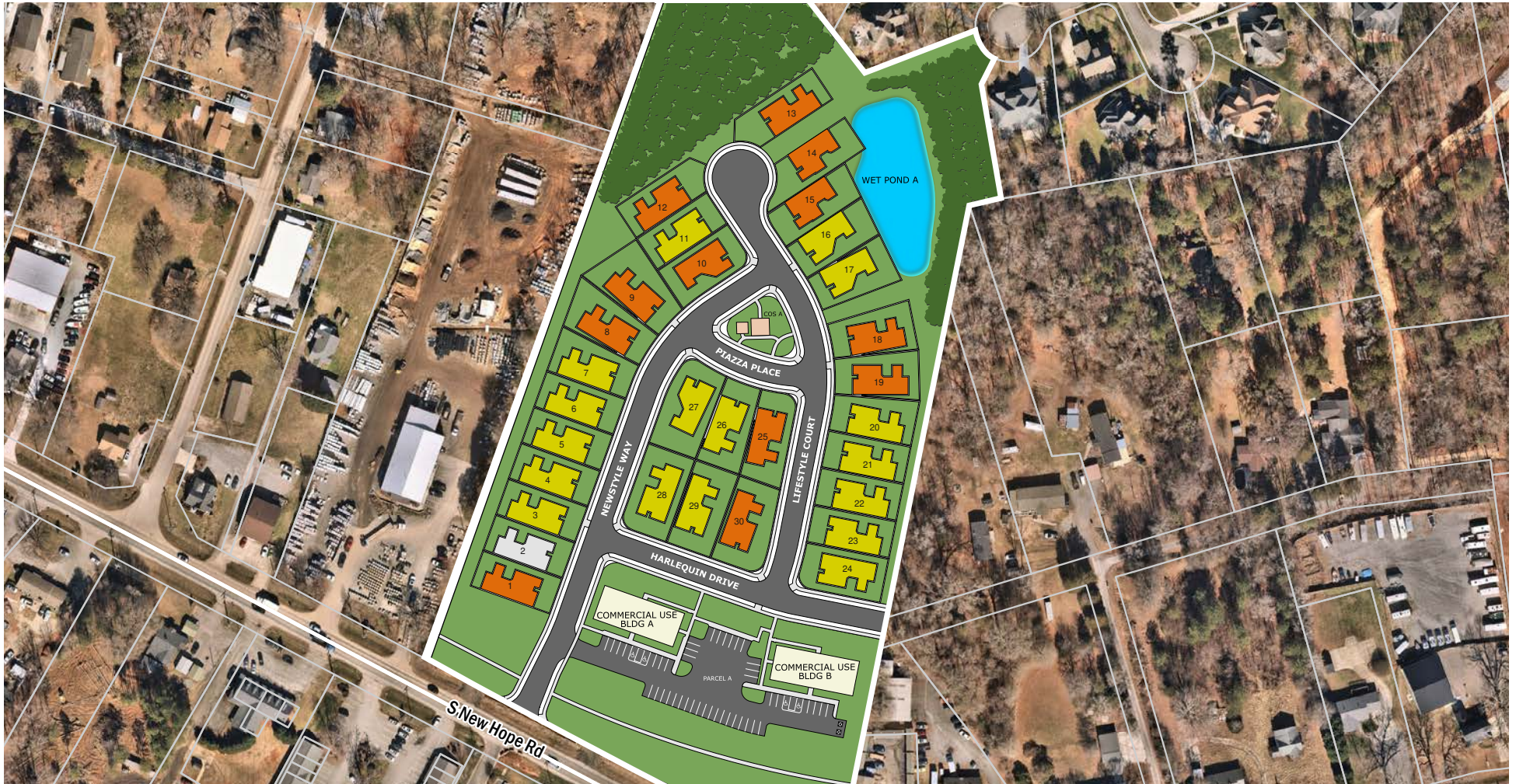
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## Site Plan



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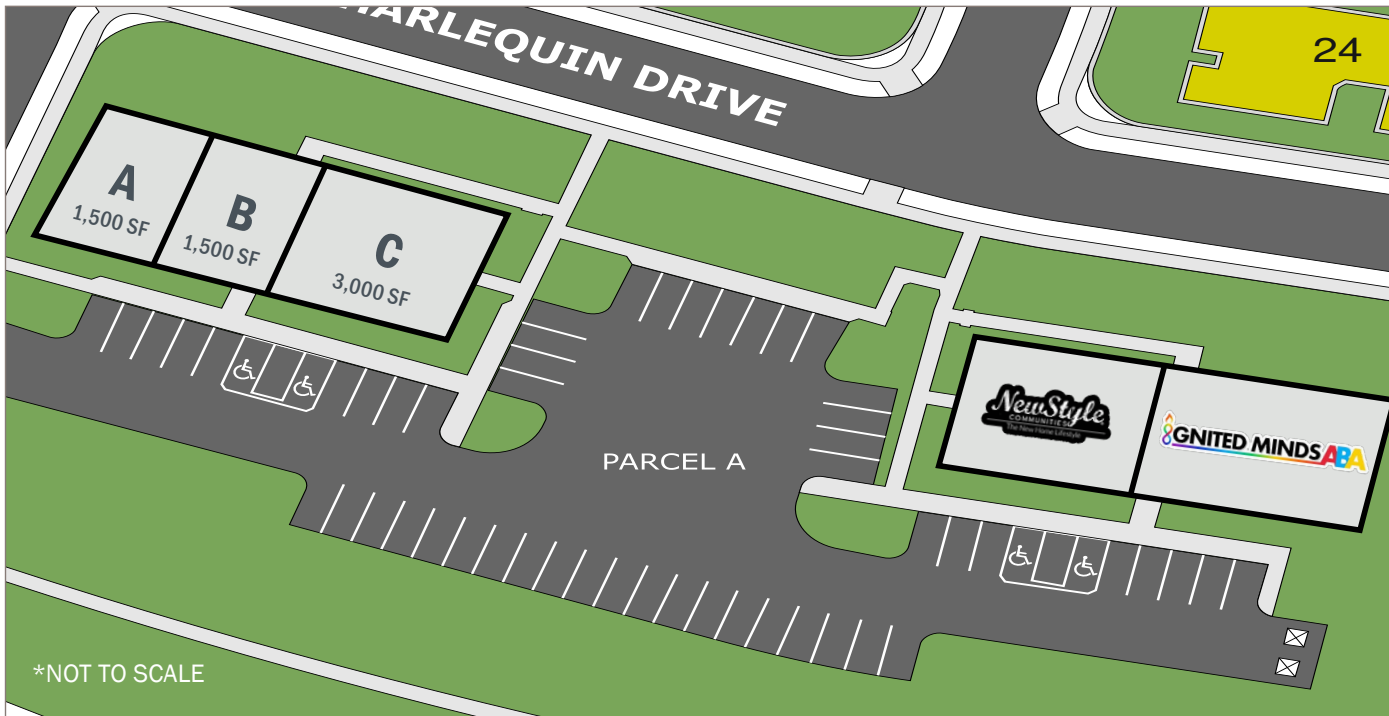
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## Leasing Plan



\*Parking Ratio 5.42/1000 ( 65 Spaces )

### BUILDING 1

SUITE	TENANT	SF
A	AVAILABLE	1,500
B	AVAILABLE	1,500
C	AVAILABLE	3,000

### BUILDING 2

SUITE	TENANT	SF
D	NEW STYLE COMMUNITIES	1,500
E	IGNITED MINDS	4,500

\*Suites available from 1,500 SF up to 6,000 SF



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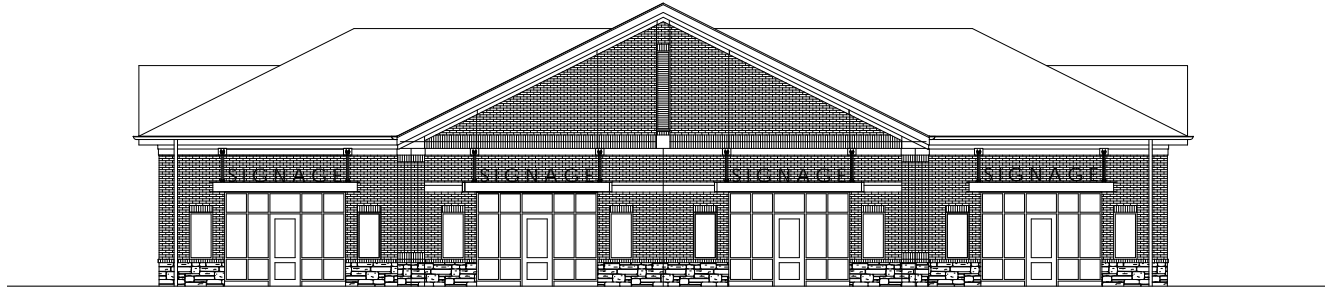
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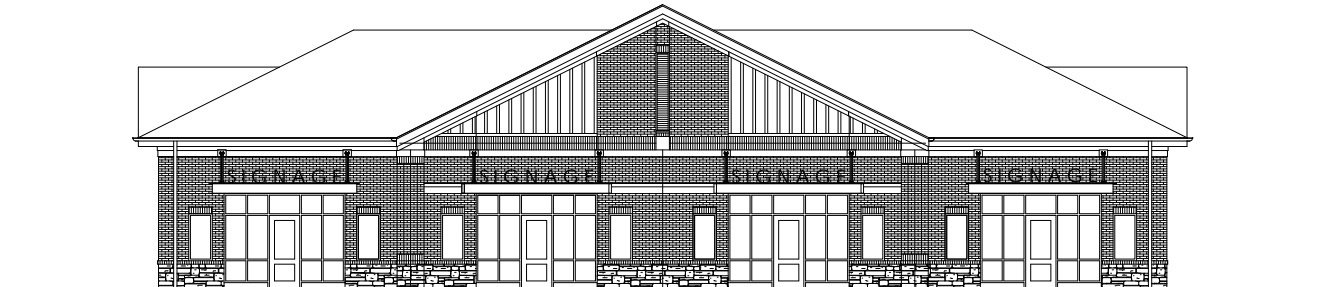
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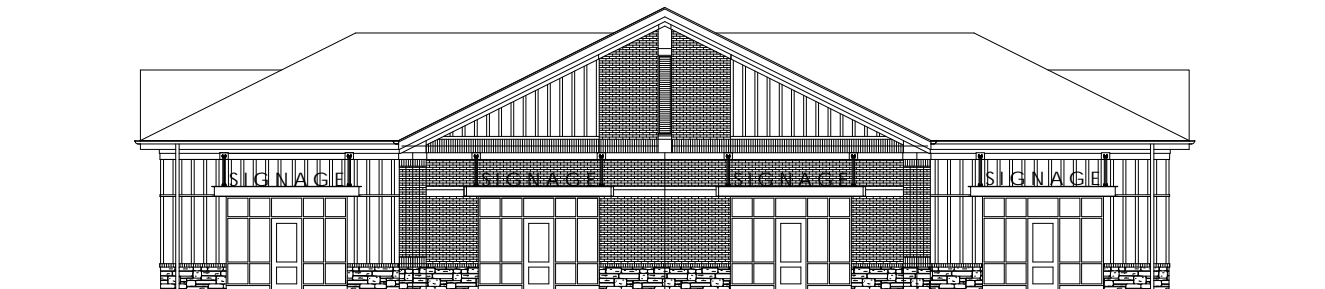
## Conceptual Renderings



OPTION - 4



OPTION - 5



OPTION - 6



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## Conceptual Renderings



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## Market Aerial



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



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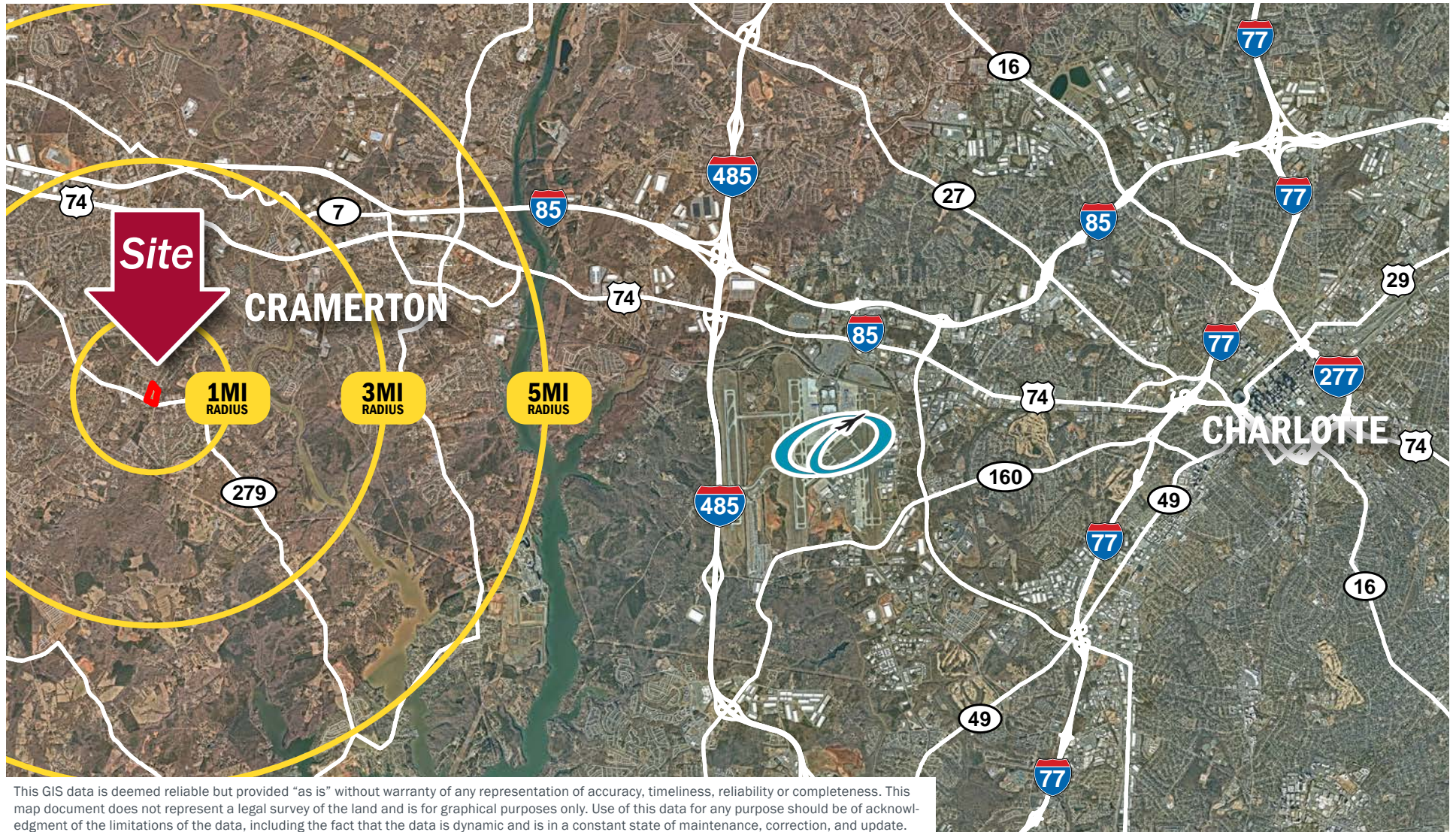
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Market Aerial



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# New Hope Village

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# Road Widening Plan

## PUBLIC MEETING MAP

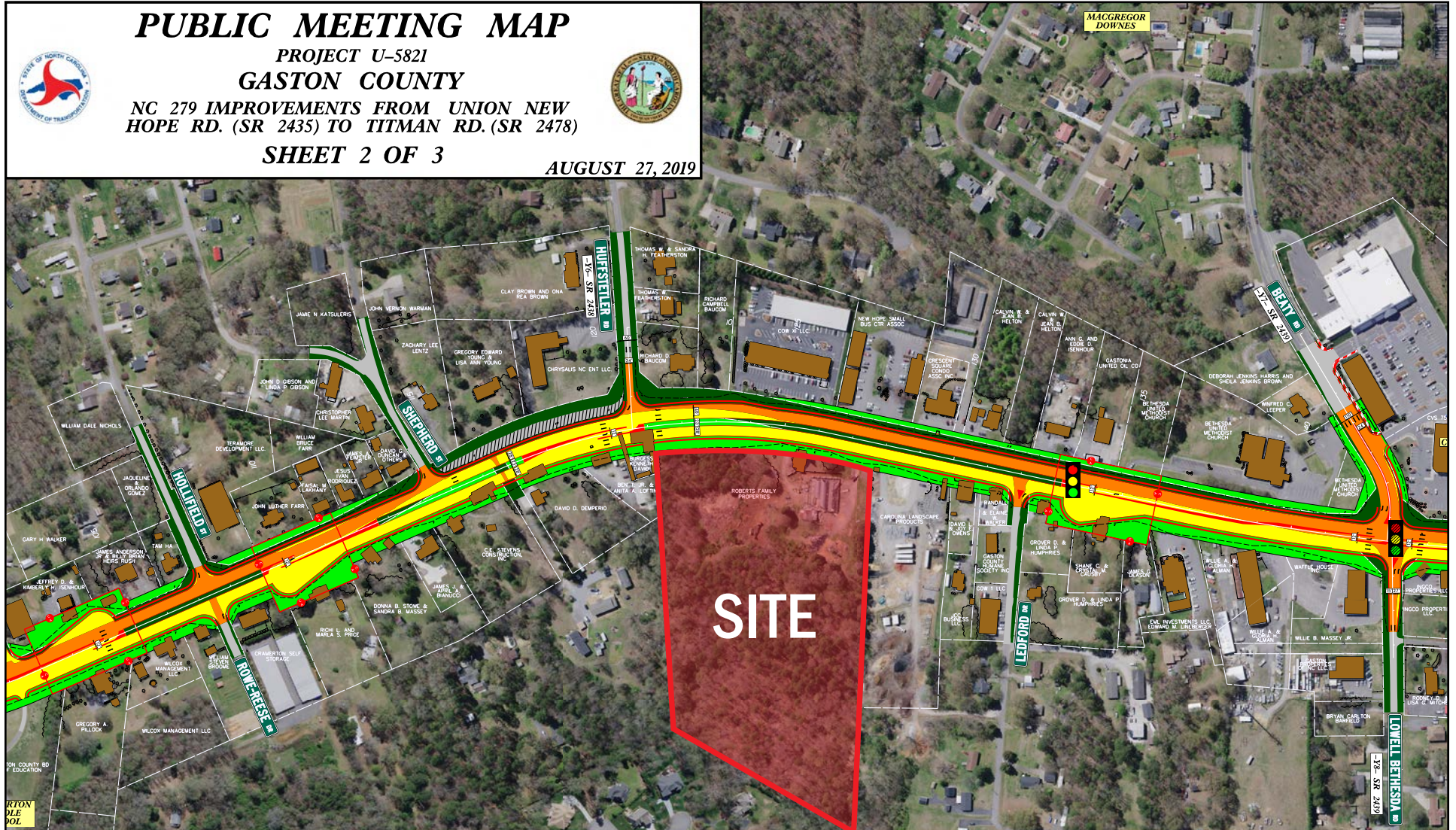
PROJECT U-5821

GASTON COUNTY

NC 279 IMPROVEMENTS FROM UNION NEW HOPE RD. (SR 2435) TO TITMAN RD. (SR 2478)

SHEET 2 OF 3

AUGUST 27, 2019



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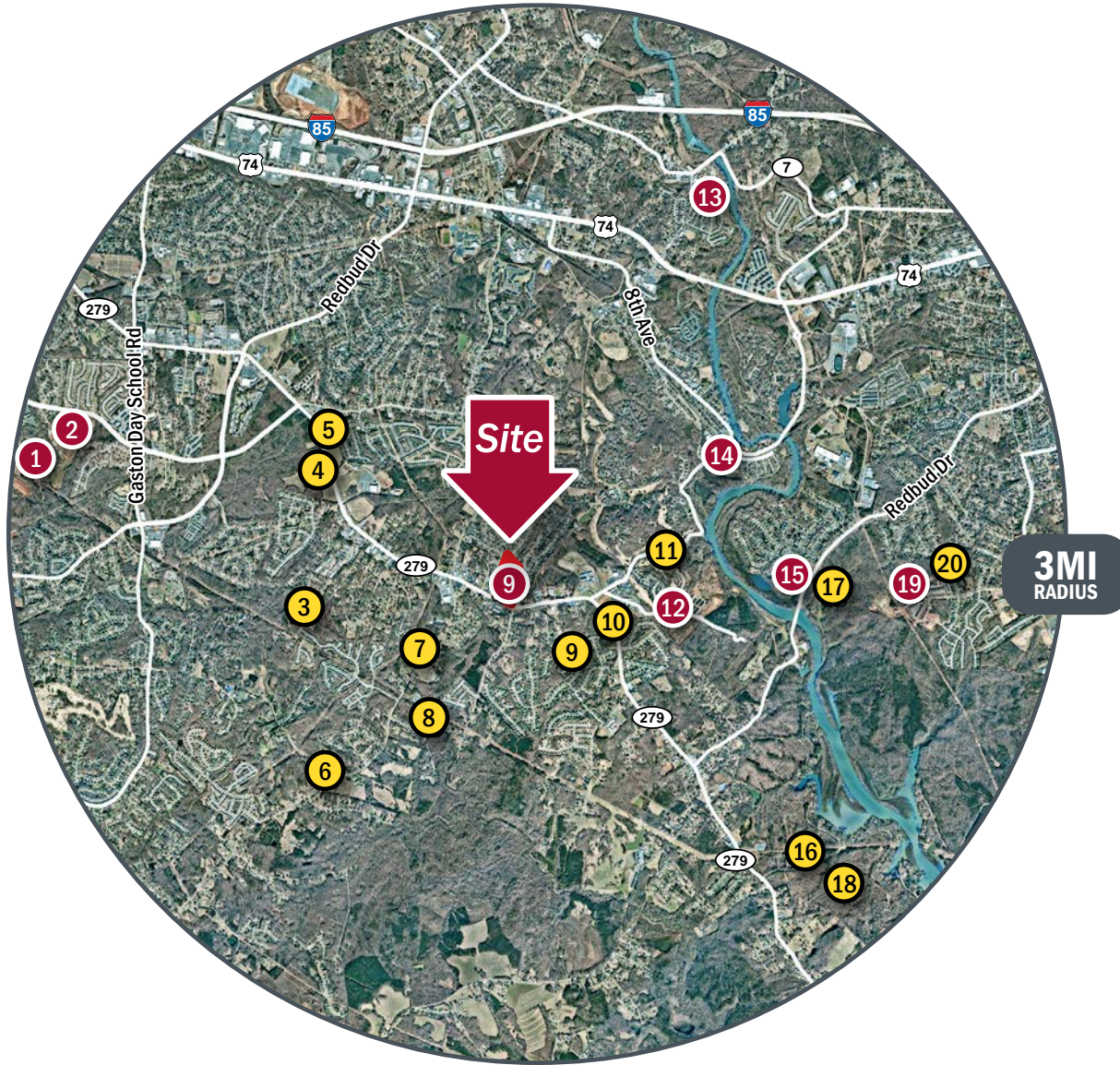
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## Residential Aerial

### Subdivision Status

- Active Developments
- Future Developments

### Future/Active Residential Activity (3 Miles)

Existing Units	527
Units Under Development	60
Proposed Units <i>(excluding New Hope Village)</i>	3,189
New Hope Village Units	30
<b>Total</b>	<b>3,878</b>

Total Housing Units  
(3 Miles)

# 16,104

Source: Zonda 2022. Homes built prior to 2000 not shown. Apartments not included.



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## Residential Aerial

Subdivision Status ● Active ● Future

No.	Subdivision	Status	Price Range	Existing	Developing	Proposed	Total Units
1	Grove at Robinson Oaks	Active 4Q21	\$619-\$665	3	11	2	16
2	Camber Woods	Active 2Q22	\$375-\$400	0	0	161	161
3	Cramer Estates	Future	-	0	0	90	90
4	Wilson Property	Future	-	0	0	366	366
5	S New Hope Rd (P)	Future	-	0	0	44	44
6	Kendrick Road	Future	-	0	0	86	86
7	Taylor Creek	Future	-	0	0	11	11
8	Spring Haven	Future	-	0	0	104	104
9	Courtyards on New Hope	Active	\$450-\$500	0	0	30	30
10	S New Hope Towns (RZ)	Future	-	0	0	102	102
11	Villages at Cramerton Mills/TH	Future	\$280-\$383	64	0	140	204
12	Villages at Cramerton Mills/SF	Active 3Q16	\$235-\$397	75	7	222	304
13	McAdenville Village	Active 4Q05	\$486-\$520	167	0	9	176
14	Riverside	Active 1Q20	\$250-\$275	9	1	0	10
15	Courtyards at Cramerton	Active 2Q19	\$360-\$428	71	1	0	72
16	Overlook at Riverside/TH (P)	Future	-	0	0	275	275
17	South Fork	Future	-	0	0	809	809
18	Overlook at Riverside/SF (P)	Future	-	0	0	795	795
19	Amberley	Active 3Q20	\$362-\$515	138	40	9	187
20	Nixon Rd Subdivision (P)	Future	-	0	0	36	36
<b>Total Units</b>				<b>527</b>	<b>60</b>	<b>3,291</b>	<b>3,878</b>

Source: Zonda 2022



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## Cramer Mountain Club

### CRAMER MOUNTAIN CLUB

Memberships here are unlike anywhere else. Our country club located just outside of Charlotte, NC is building a whole new type of membership experience. In essence, we have everything you want in a private club with none of the pretenses and old fashioned restrictions. The result is a progressive, laid-back, fun filled retreat right in your backyard! Too many old fashioned country clubs have enough rules and irritations, your club shouldn't! We guarantee that we are not one of them. It's time your family joined the fun!



\*Source: <https://www.cramermountainclub.org/about>

### HISTORY OF CRAMER MOUNTAIN

Stuart Warren Cramer was a high profile figure in the late 19th and early 20th centuries. He designed 150 mills and owned 11 mills under the business name Mays Mills Inc. in 1915. Two necessities for mills of the era were water and transportation. The South Fork River provided water, and the Southern Railroad ran directly through the Cramer property. Mill villages, built in close proximity to the mills, provided housing for its workers. At the turn of the century, Cramer was responsible for creating a 'model village' which today is known as the town of Cramerton



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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