



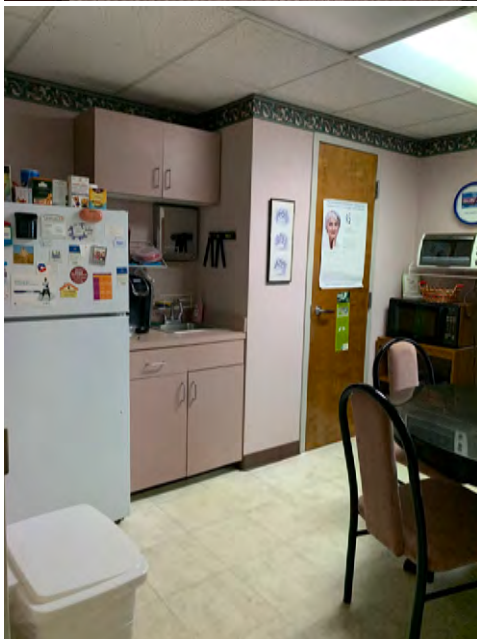
PROFESSIONAL OFFICE | FOR LEASE

1343 A East Garrison Boulevard | Gastonia

Strong location in the heart of Gastonia's Professional District.

SAM KLINE, CCIM
o 704 266 5039 c 704 777 6003
sam.kline@cbcmecca.com

 **COLDWELL
BANKER
COMMERCIAL**
MECA



PROPERTY INFORMATION

SF

4,784 SF*

FEATURES

- Tenant pays gas and electric
- Landlord pays all other expenses
- Landlord willing to make upgrades for qualified tenant
- Surface parking
- Other tenants include:
 - Caromont Health
 - Whiteside Insurance
 - Hanachi Orthodontics
 - Stover Family Dentistry
 - Sentry Mortgage
 - Marshall LaFar Attorney at Law

LEASE RATE

\$14 per SF

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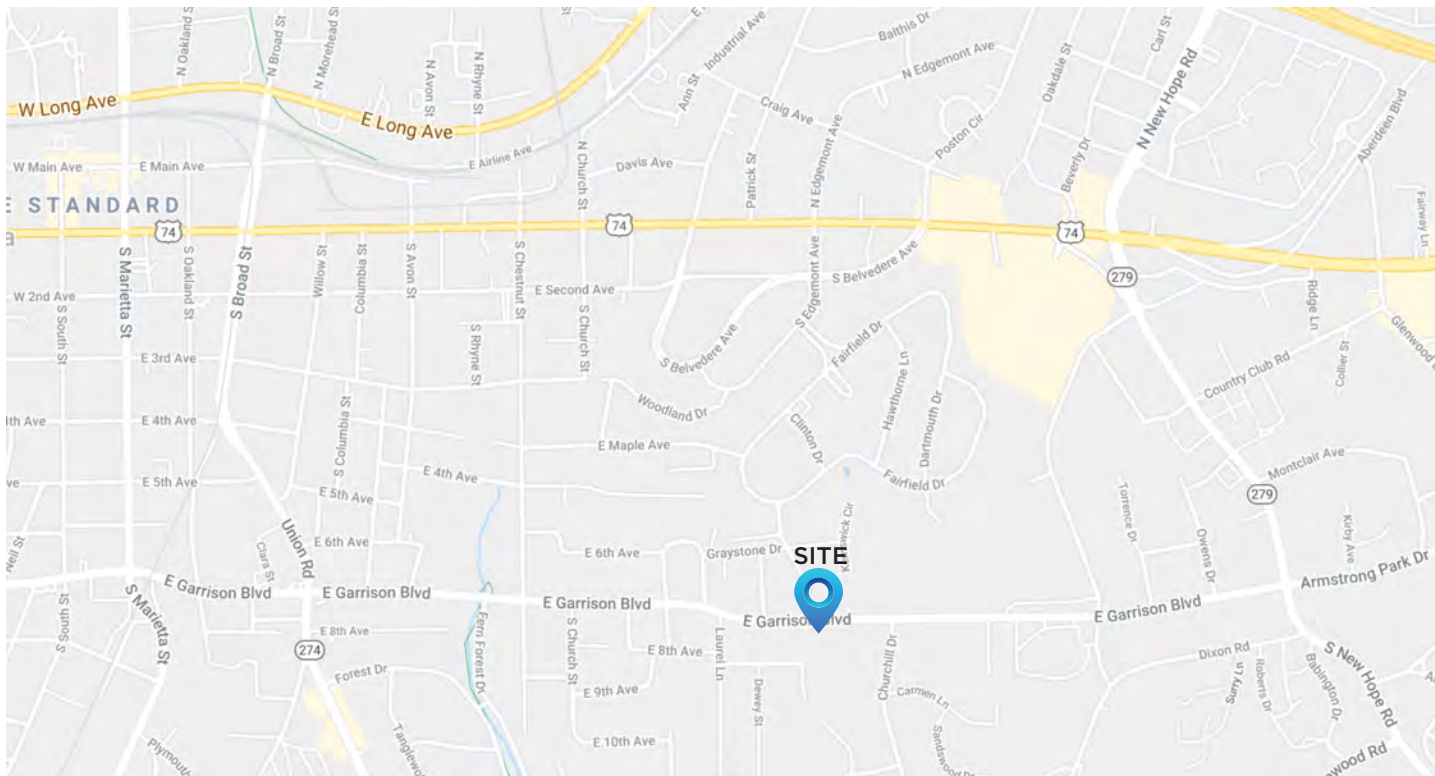
100 N. Main St.
Belmont, NC 28012



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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,490	58,123	107,775
Total Population (Five Year Projection)	8,621	59,501	111,675
Adult Population	6,678	44,621	82,622
Adult Population (Five Year Projection)	6,799	45,832	86,166
% Female Population	54.35%	53.23%	52.59%
% Male Population	45.65%	46.77%	47.41%
% Female Population (Five Year Projection)	53.94%	52.91%	52.36%
% Male Population (Five Year Projection)	46.06%	47.09%	47.64%
Total Daytime Population	9,867	63,370	105,525

INCOME

Per Capita Income	\$27,811	\$25,711	\$25,525
Average (Mean) Household Income	\$62,314	\$64,159	\$65,659
Median Household Income	\$49,781	\$47,130	\$49,775

HOUSING

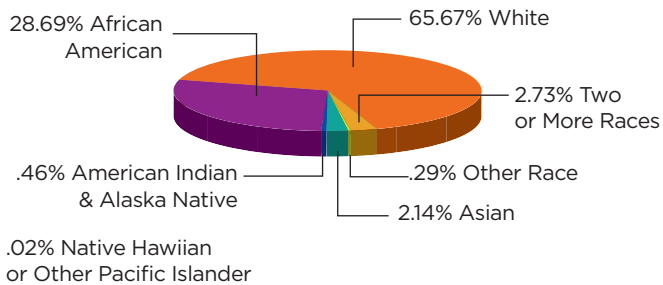
21
LAND AREA

17,315
TOTAL HOUSING UNITS

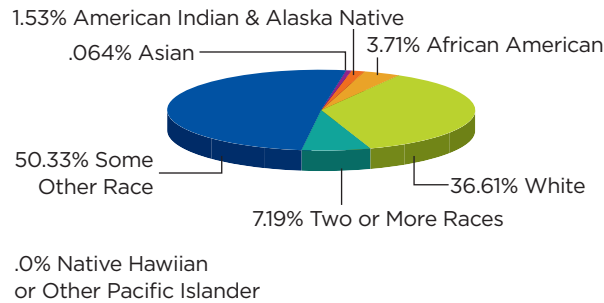
15,889
TOTAL HOUSEHOLDS

1,437
TOTAL HOUSEHOLDS
(5 YEAR PROJECTION)

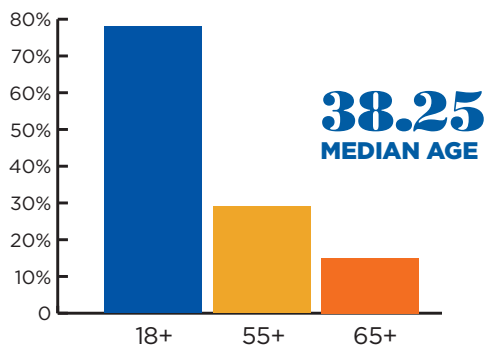
ETHNICITY (NOT HISPANIC/LATINO)



ETHNICITY (HISPANIC/LATINO)



AGE



EDUCATION

2,062
COLLEGE
UNDERGRADUATE

390
GRADUATE OR
PROF SCHOOL

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