

TURN-KEY OFFICE SPACE AVAILABLE FOR LEASE

110 & 116 Armstrong st. Gastonia, NC 28054



LOUIS-XAVIER BILODEAU

804-312-6435

louis@cityplat.com

KEITH BASHI

919-520-9634

keith@cityplat.com

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COMMERCIAL REAL ESTATE

TABLE OF CONTENT

3. Property Dashboard

8. Floor Plan

9. Location Map

10. Parcel Map

11. Market Overview

12. Demographics

PROPERTY DASHBOARD

4,910 SF

Total Available SF

\$14 | SF

Lease Rate

NNN

Lease Type

Industrial

Property Type

2000

Year Built

DEMOGRAPHICS

	2-MILE	5-MILE	10-MILE
2024 POPULATION	26,251	105,818	228,100
2024 AVERAGE HOUSEHOLD INCOME	\$58,435	\$66,923	\$75,235

KEY AMENITIES

- 33 Parking Space (Covered and Surface)
- Immediate Access to I-85 and Hwy 74
- 20,000 Vehicles Per Day (VPD)
- Ceiling Heights:
 - Office | 8-9 ft.
 - Warehouse | 14 ft.

PROPERTY HIGHLIGHTS

The space includes 6 spacious offices and 3 private smaller offices for team productivity. A modern conference room ideal for collaboration and client meetings. Four single-stall bathrooms for convenience. An eat-in kitchen for employee comfort and breaks.

Three storage rooms for organized operations. Situated on a 0.86-acre lot with flexible I-U zoning, the property offers seamless accessibility to I-85 and Highway 74, making it perfect for businesses requiring regional connectivity.

Additional highlights 33 dedicated parking spaces ensure ample tenant and visitor parking. 12-foot drive-in door provides easy access to warehouse space.





"SUCCESS
ALWAYS COMES WHEN
PREPARATION MEETS
OPPORTUNITY."
♣ HENRY HARTMAN

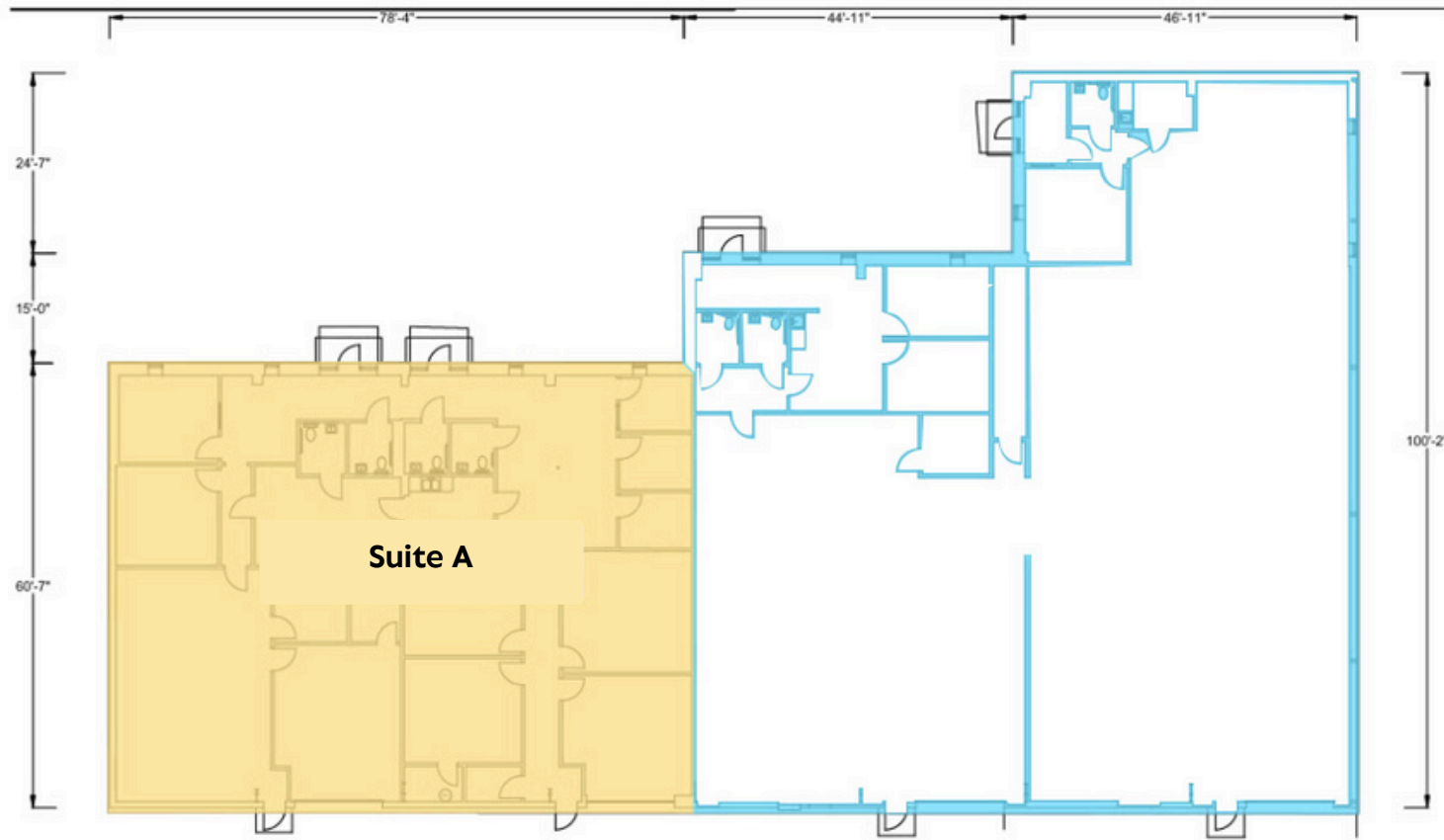






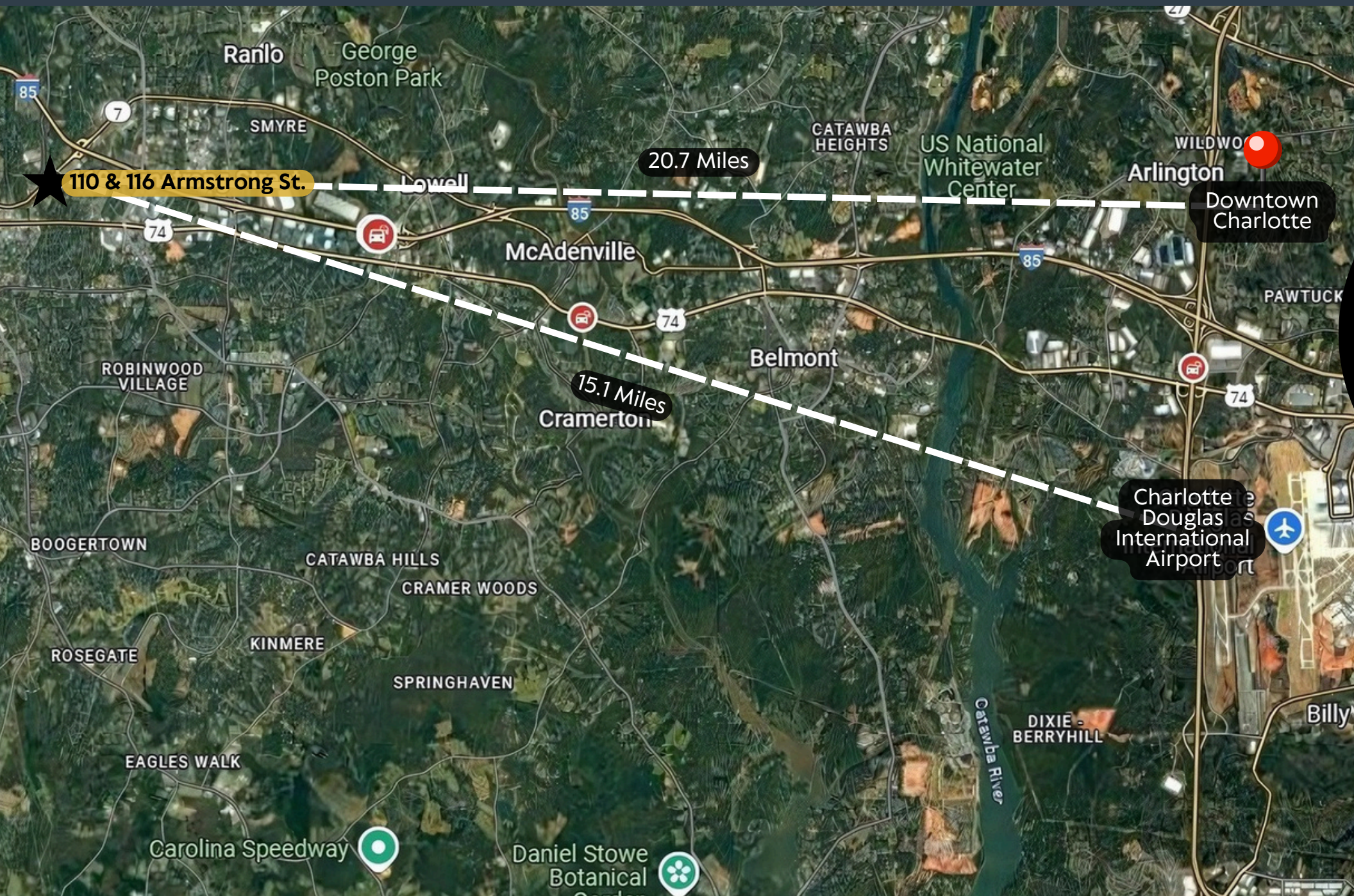
FLOOR PLAN

110 & 116 ARMSTRONG ST.



Suite A
RENTABLE AREA: 4,910.66 SF

LOCATION MAP



PARCEL MAP



- 0.32 Miles from I-85
- 0.6 Miles from Hwy-7

MARKET OVERVIEW

110 & 116 Armstrong St in Gaston County, North Carolina, offers a mix of recreational and business opportunities. Nearby Rankin Lake Park, just 3.6 miles away, has walking trails, a lake, and picnic areas. Crowders Mountain State Park, 11.8 miles away, offers hiking and outdoor activities. The Gaston Regional Chamber of Commerce, located 2.7 miles away, supports local businesses and networking.

The property is close to key business hubs like the Gastonia Technology Park, 3.6 miles away, and the Gaston Business Center, 3 miles away, which provide spaces for tech companies and offices. For industries like manufacturing and logistics, the West Gastonia Industrial Park, 6.5 miles away, is a great option. The area is well-connected by major highways such as I-85, I-485, and US-321, making it a prime location for both residents and businesses.

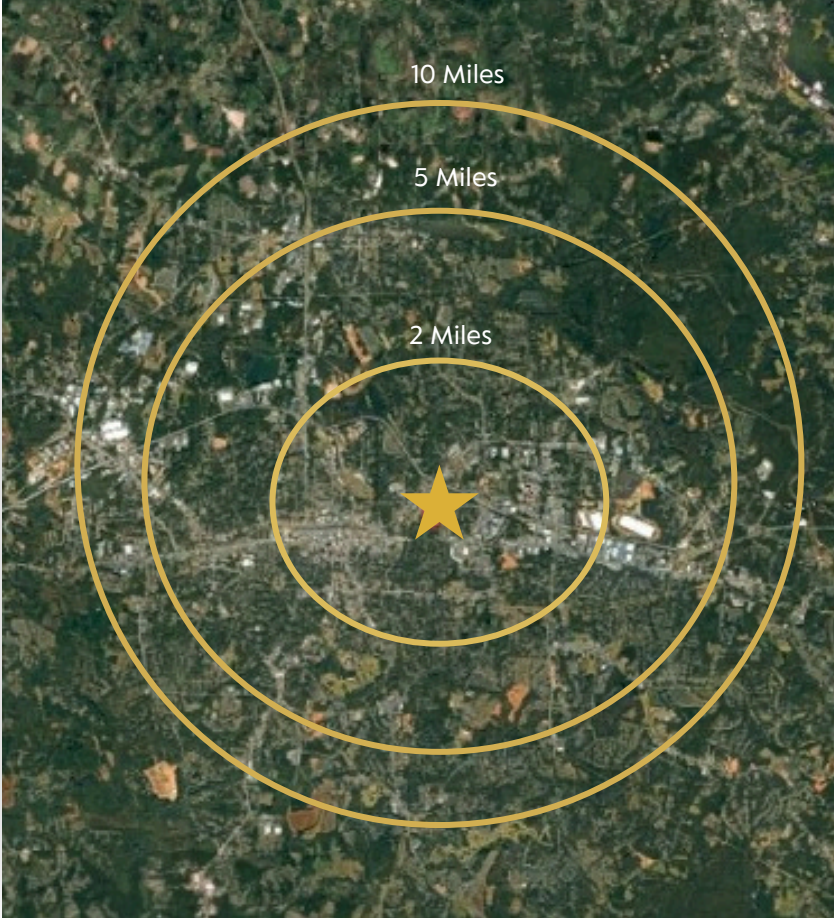


SURROUNDING DEMOGRAPHICS

POPULATION	2 Miles	5 Miles	10 Miles
2020 POPULATION	25,682	103,999	218,102
2024 POPULATION	26,251	105,818	228,100
ANNUAL GROWTH 2020-2024	0.6%	0.4%	1.1%
ANNUAL GROWTH 2024-2029	1.3%	1.3%	1.4%
MEDIAN AGE	39.7	38.8	40

HOUSEHOLDS	2 Miles	5 Miles	10 Miles
2020 HOUSEHOLDS	10,449	41,406	86,810
2024 HOUSEHOLDS	10,691	42,147	90,939
ANNUAL GROWTH 2020-2024	0.5%	0.7%	1.4%
ANNUAL GROWTH 2024-2029	1.4%	1.4%	1.5%
AVG HOUSEHOLD SIZE	2.2	2.4	2.4

INCOME	2 Miles	5 Miles	10 Miles
AVG HOUSEHOLD INCOME	\$58,435	\$66,923	\$75,235
MEDIAN HOUSEHOLD INCOME	\$42,153	\$49,469	\$56,096



HOUSING	2 Miles	5 Miles	10 Miles
MEDIAN HOME VALUE	\$168,084	\$194,773	\$211,090
MEDIAN YEAR BUILT	1967	1977	1982

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919-520-9634
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107 Fayetteville St, Suite 400, Raleigh NC 27601
919.650.2643
www.cityplat.com

