

TURN-KEY OFFICE SPACE AVAILABLE FOR LEASE

110 & 116 ARMSTRONG ST, GASTONIA, NC 28054



LOUIS-XAVIER BILODEAU
804-312-6435
louis@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

KEITH BASHI
919-520-9634
keith@cityplat.com

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PROPERTY DASHBOARD

4,758 SF

Total Available SF

\$14 | SF

Lease Rate

NNN

Lease Type

Industrial

Property Type

2000

Year Built

DEMOGRAPHICS

	2-MILE	5-MILE	10-MILE
<u>2024 POPULATION</u>	26,251	105,818	228,100
<u>2024 AVERAGE HOUSE HOLD INCOME</u>	\$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







Hunter

Roll-Up Door

HYSTER

HYSTER

FLOOR PLAN

110 & 116 ARMSTRONG ST.

UNIT 2 - 8103 SQ FT

UNIT 1 - 4759 SQ FT



LOCATION MAP

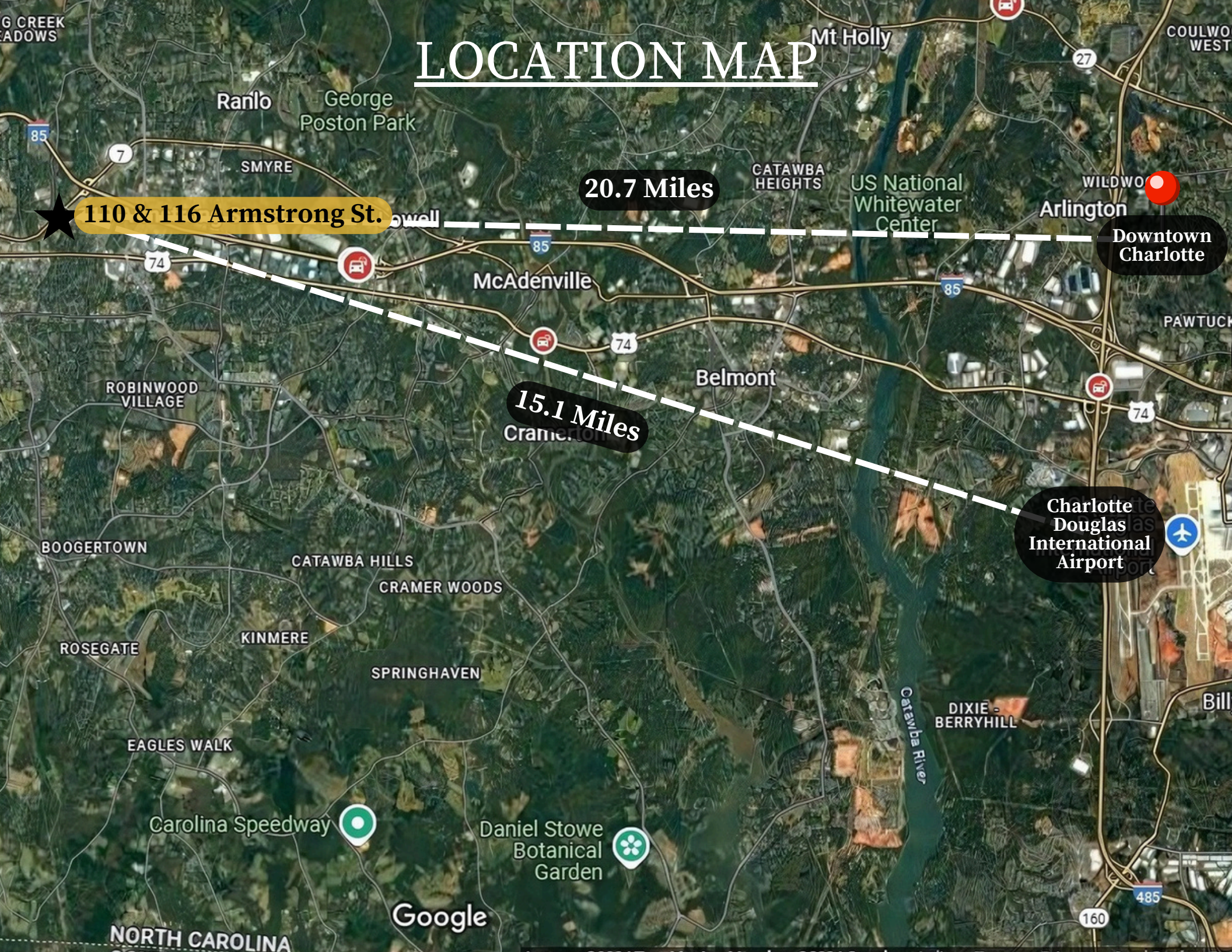
★ 110 & 116 Armstrong St.

20.7 Miles

15.1 Miles

Downtown Charlotte

Charlotte Douglas International Airport



PARCEL MAP



E OZARK AVE

E AIRLINE AVE

ARMSTRONG ST

HANCOCK ST

INDUSTRIAL AVE

E PARK AVE

- 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.



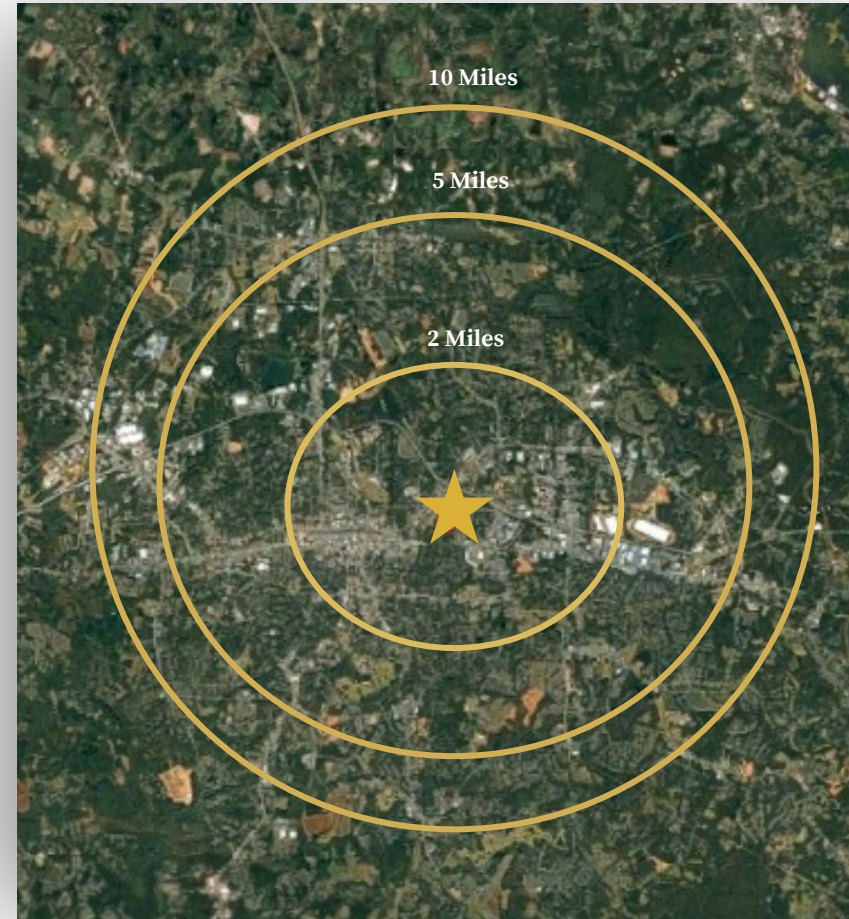
The property is close to key business hubs like the Gastonia Technology Park, 3.6 miles away, and the Gaston Business Center, 3 miles away, which provide spaces for tech companies and offices. For industries like manufacturing and logistics, the West Gastonia Industrial Park, 6.5 miles away, is a great 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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CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



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