

Flexible office space available, ranging from 725 to 6,412 square feet within the vibrant Loray Mill complex.

JAMES RICE c 859 953 1065 jrice@mecacommercial.com

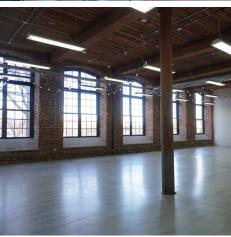
sam KLINE, CCIM c 704 777 6003 skline@mecacommercial.com MECA COMMERCIAL REAL ESTATE

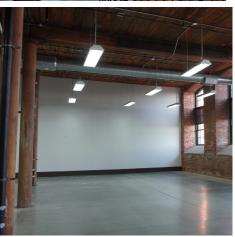












### PROPERTY INFORMATION

### PRIME LOCATION

- · Situated in the heart of the Loray Mill Historic District in downtown Gastonia, just a short stroll from the bustling Fuse District
- Only a 10-minute drive from I-85 and 20 minutes from Charlotte Douglas International Airport

## SF\*

1,000 to 5,212 SF Available

### **FEATURES**

- · Large, open spaces with exposed brick and an open ceiling
- An abundance of natural light from almost floor-to-ceiling windows
- Plenty of surface parking available

### **LEASE RATE**

Call Broker for Pricing

Contact us today for more details and to schedule a viewing!

# **JAMES RICE**

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## SAM KLINE, CCIM

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MECA Commercial Real Estate 102 Main Street, Suite 110 McAdenville, NC 28101 704 971 2000



#### 1 MILE 3 MILES 5 MILES 46,911 100,131 **Population** 9,442 DEMOGRAPHICS Households 4,030 18.870 40,141 25,286 2,226 Families 11,151 37.9 39.4 Median Age 38.5 2.31 Average HH Size 2.42 2.44 \$45,849 \$47,288 \$57,328 Median HH Income \$63,030 \$78,701 Average HH Income \$65,168 Per Capita Income \$26,496 \$26,719 \$31,837



# GASTONIA. NC

Gastonia is recognized as one of the area's best places to live and work with an ideal combination of location, size, and guality of life. Those factors, combined with the City's strategic location, just minutes west of Charlotte and midway between Atlanta and North Carolina's Research Triangle, attracts business and industry looking for an ideal site to locate, re-locate, or expand.

With major highways, interstates, railroads, and airports all within a 15-minute drive, Gastonia understands the importance in ease of transportation for its local businesses and residents. They continue to stay proactive by pushing plans for light rail and commuter trains.

Additionally, the city is investing in the FUSE District, Franklin Urban Sports and Entertainment District, between Loray Mills and our revitalized Historic Downtown. The FUSE District is the heart of a growing commercial district that features the best of urban living: residential choices, sports and entertainment options, offices, restaurants, retail shops, services, green spaces and more. The FUSE sports and entertainment complex will be home to a variety of venues and events, accommodating an array of sports as well as concerts, fairs, and more.



## **SECOND FLOOR**

# **JAMES RICE**

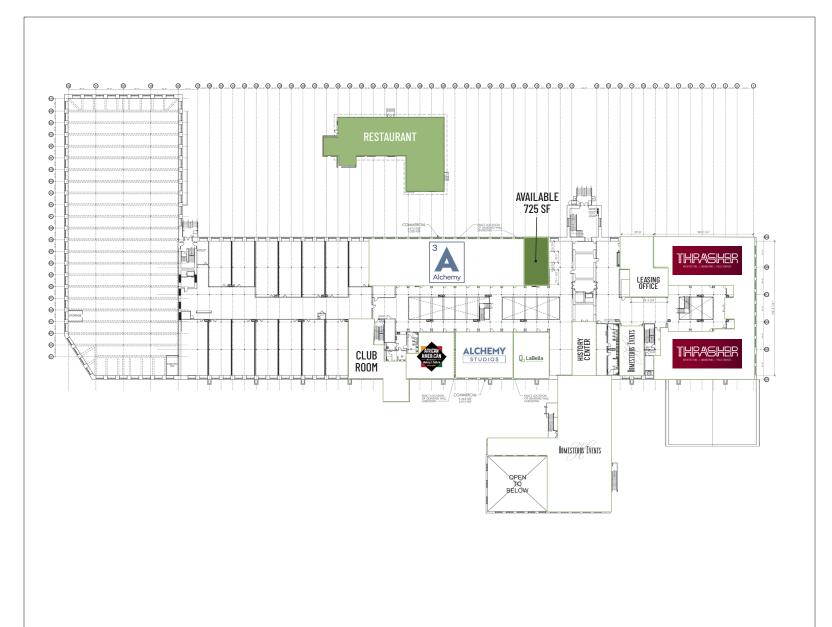
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## **GROUND LEVEL**

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