



OFFICE SPACE | **FOR LEASE**

258 EAST GARRISON BOULEVARD | GASTONIA

Centrally located in Gaston County in close proximity to downtown Gastonia, is 8,772 SF* of office space available.

SAM KLINE, CCIM
c 704 777 6003
skline@mecacommercial.com





PROPERTY INFORMATION

SF*

8,272 SF

FEATURES

- Centrally located in Gaston County in close proximity to downtown Gastonia
- Great property for a call center
- Permanent cubestations
- Multiple break rooms and conference rooms
- Reception area
- Abundant on site parking

LEASE RATE

\$10 per SF NNN

TICAM is \$3.95

SAM KLINE, CCIM

c 704 777 6003

skline@mecacommercial.com

MECA Commercial Real Estate

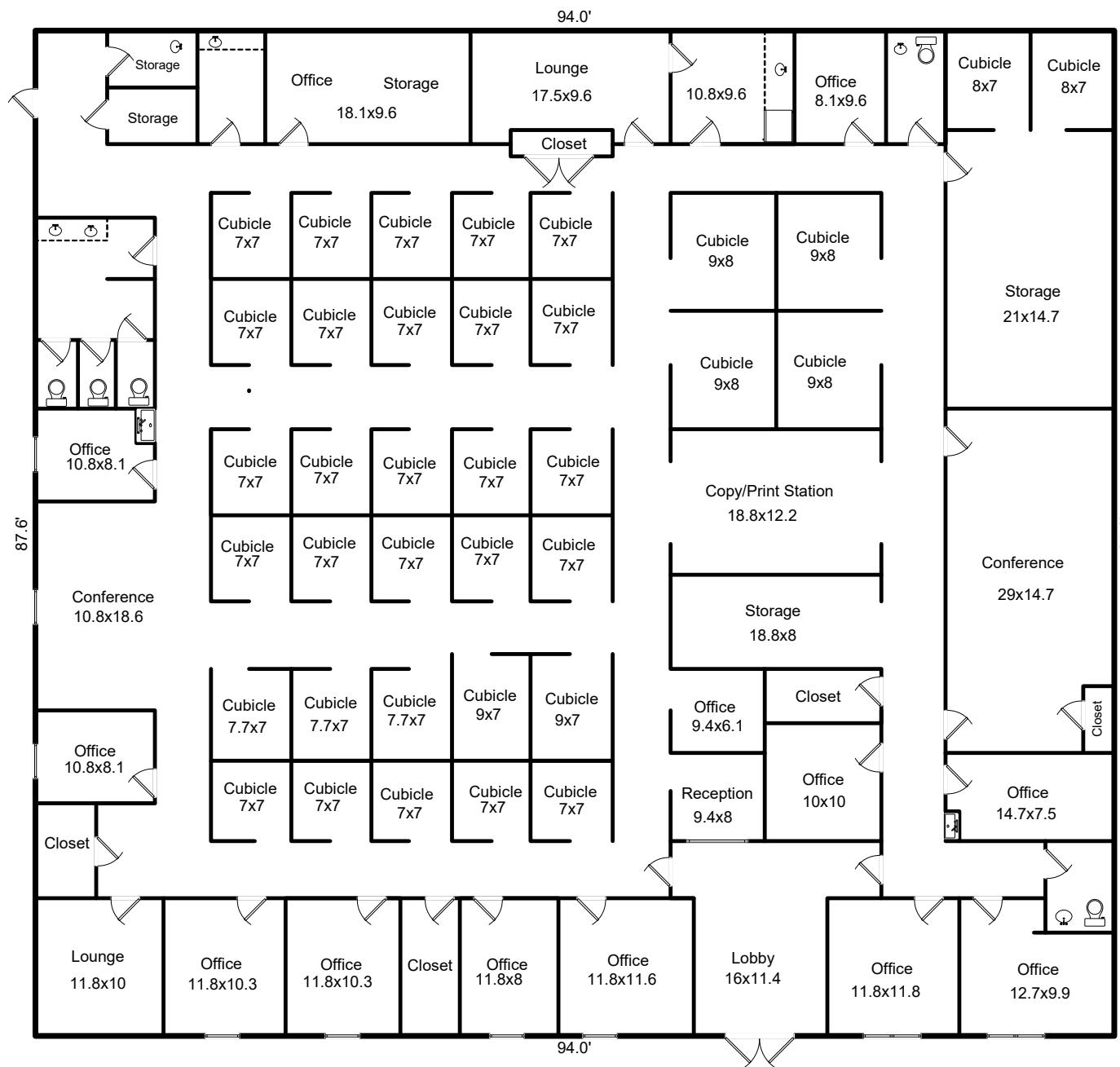
102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000



MECA
COMMERCIAL REAL ESTATE



FLOOR PLAN

SAM KLINE, CCIM

c 704 777 6003

skline@mecacommercial.com

MECA Commercial Real Estate

102 Main Street, Suite 110

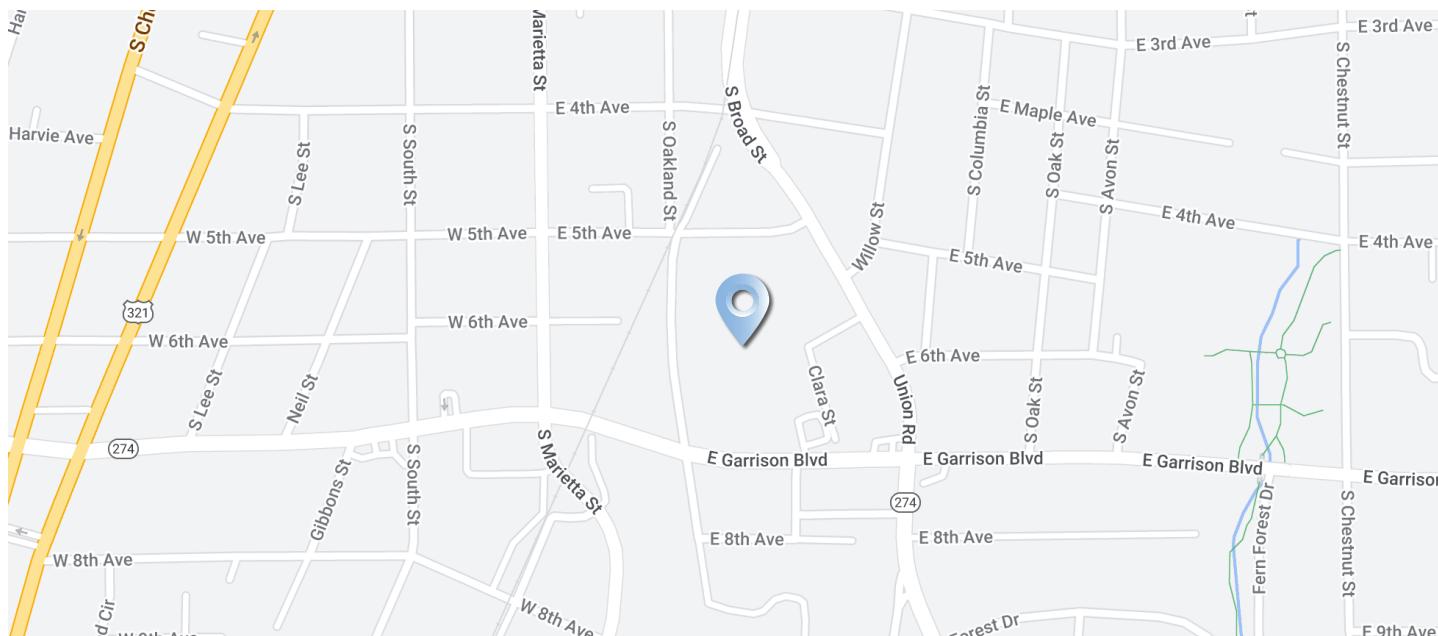
hville, NC 28101



MECA
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2021 Population	8,606	55,607	105,552
2026 Projected Population	8,651	55,797	106,528
Daytime Population	16,497	68,889	112,807
% of Population, Female	51.1%	52.6%	51.9%
% of Population, Male	48.9%	47.4%	48.1%
AGE			
Average Age (2021)	40.2	39.6	39.9
Average Age, Male	38.3	37.6	38.3
Average Age, Female	41.9	41.4	41.4
HOUSING			
Median Home Value	\$196,794	\$215,744	\$233,612
Average Home Value	\$168,113	\$192,578	\$207,277
INCOME			
Per Capita Income	\$21,077	\$24,400	\$26,040
Average Household Income	\$51,727	\$62,014	\$67,273
Median Household Income	\$40,561	\$46,307	\$53,263



SAM KLINE, CCIM

c 704 777 6003

skline@mecacommercial.com

A Commercial Real Estate

102 Main Street, Suite 110
M. A. L. L. I. L. L. N. C. 68181

hville, NC 28101
704.971.2000



MECA

COMMERCIAL REAL ESTATE

mecacommercial.com

© 2023 Metro Realty, LLC. All rights reserved. Metro Realty, LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each franchise is independently owned and operated.

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.