



# 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

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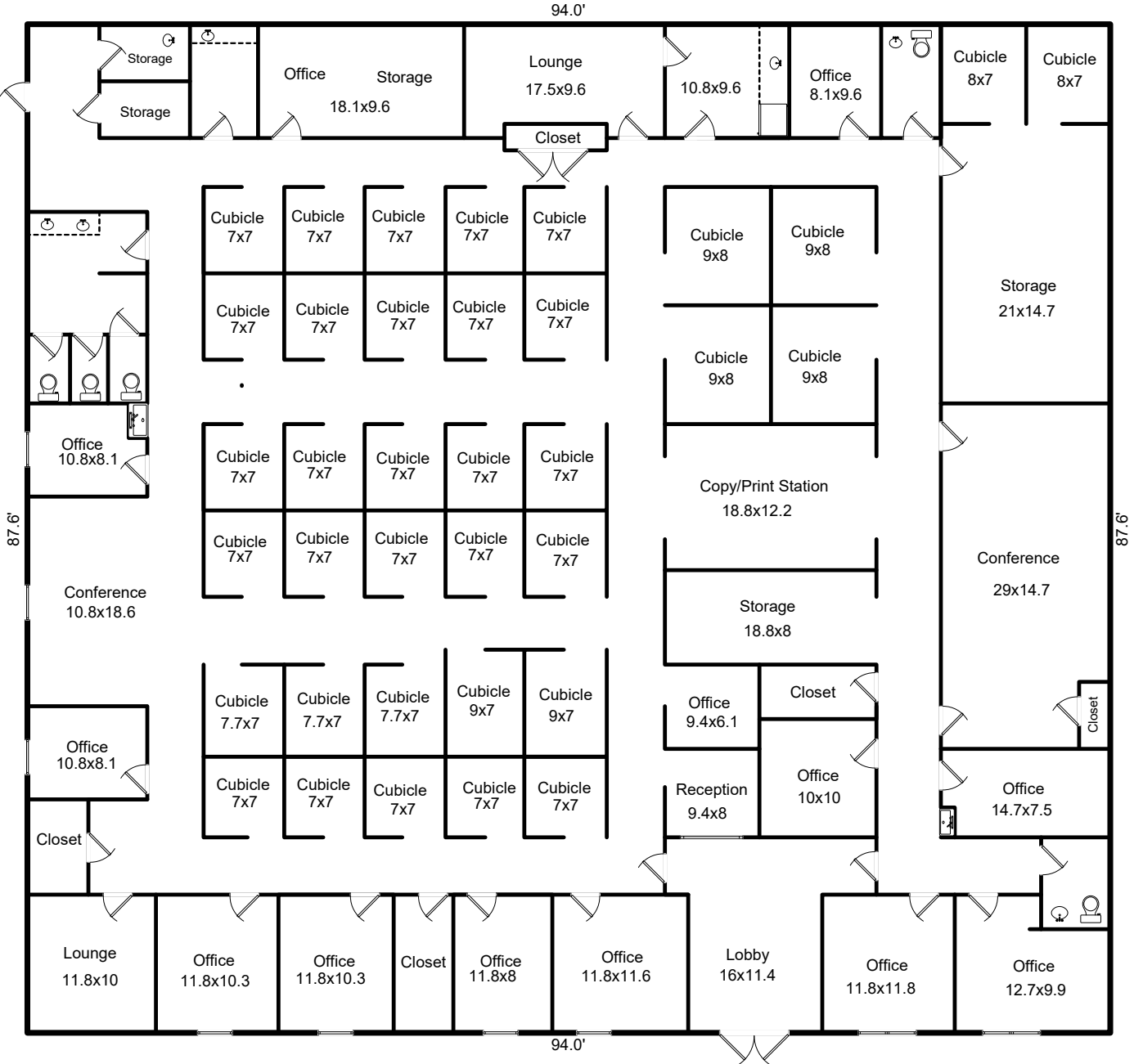
skline@mecacommercial.com

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



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**FLOOR PLAN**



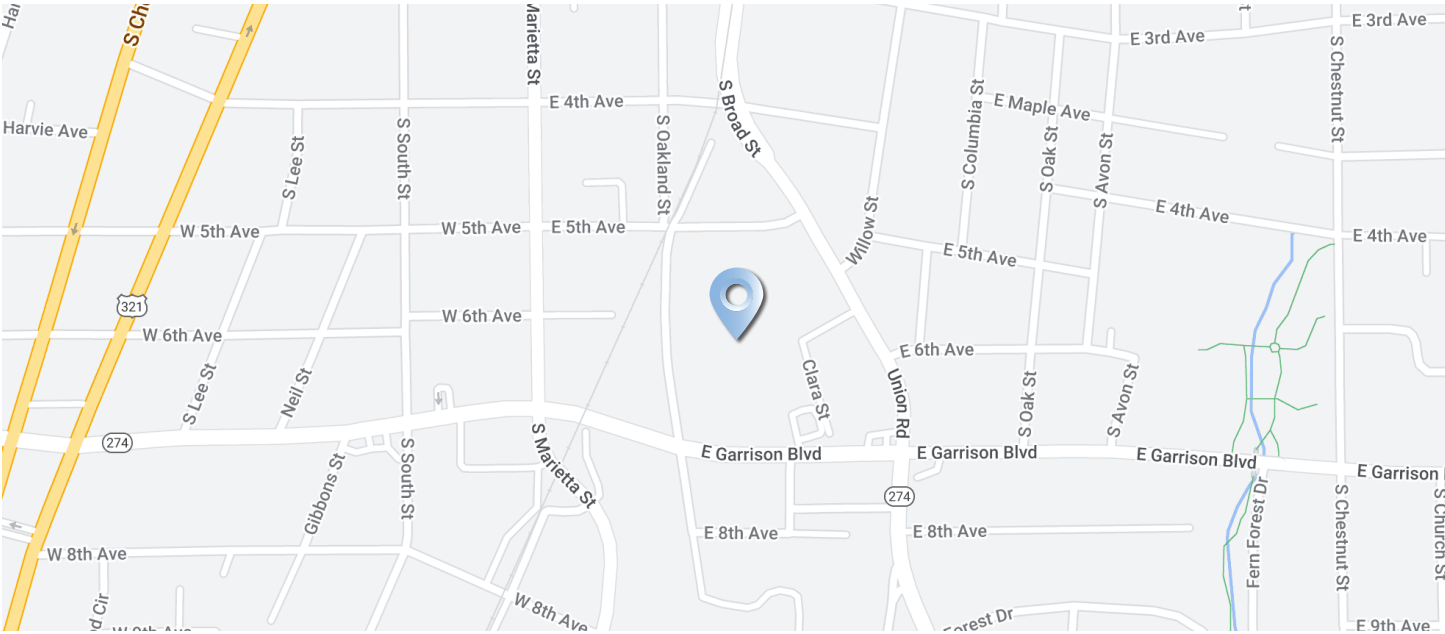
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**DEMOGRAPHICS**

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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%
<b>AGE</b>			
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
<b>HOUSING</b>			
Median Home Value	\$196,794	\$215,744	\$233,612
Average Home Value	\$168,113	\$192,578	\$207,277
<b>INCOME</b>			
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



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