

Gastonia Medical Office

1146 N New Hope Rd, Gastonia NC 28054



Prepared By:

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NEWLEAF

COMMERCIAL REAL ESTATE

THE SPACE

Location 1146 N New Hope Rd, Gastonia, NC, 28054
COUNTY Gaston

HIGHLIGHTS

- +/- 2,500 SF Medical/Office for Lease on lower level
- Lease Rate: \$22/SF Full-Service
- TI Negotiable



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
5,467	38,059	97,247



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$69,690	\$66,266	\$71,560



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,191	14,934	39,287

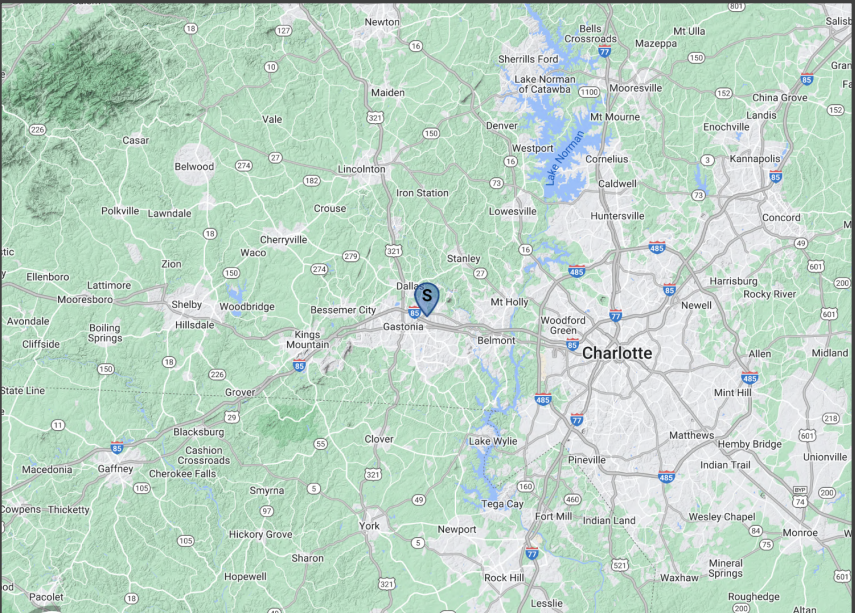
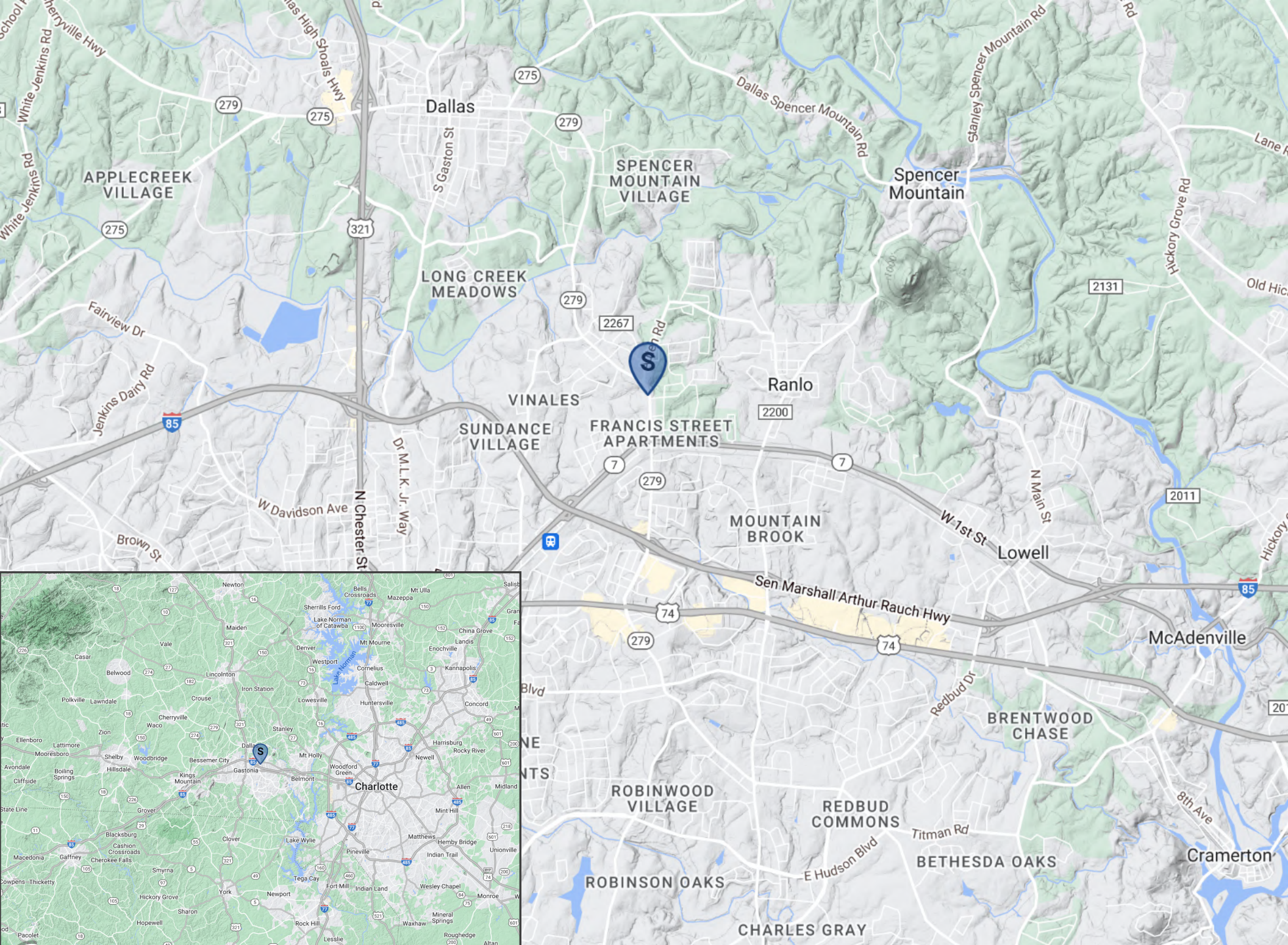
PROPERTY FEATURES

BUILDING SF	18,808
LAND ACRES	±5.5
YEAR BUILT	2003
ZONING TYPE	OFF04
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

CONSTRUCTION

EXTERIOR	Masonry
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279

279

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Branch Cir

Branch Ct

Branch Ct





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,389	31,964	81,977
2010 Population	5,596	33,329	86,583
2022 Population	5,467	38,059	97,247
2027 Population	5,382	38,261	97,791
2022-2027: Population: Growth Rate	-1.55 %	0.55 %	0.55 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	275	2,519	6,012
\$15,000-\$24,999	178	1,722	4,440
\$25,000-\$34,999	180	1,158	2,994
\$35,000-\$49,999	429	2,402	6,044
\$50,000-\$74,999	535	3,014	7,315
\$75,000-\$99,999	226	1,601	4,461
\$100,000-\$149,999	197	1,506	4,802
\$150,000-\$199,999	109	591	1,806
\$200,000 or greater	62	422	1,413
Median HH Income	\$50,960	\$47,270	\$50,343
Average HH Income	\$69,690	\$66,266	\$71,560

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,280	13,687	34,767
2010 Total Households	2,147	13,003	33,945
2022 Total Households	2,191	14,934	39,287
2027 Total Households	2,174	15,116	39,826
2022 Average Household Size	2.36	2.46	2.43
2000 Owner Occupied Housing	1,468	7,276	19,213
2000 Renter Occupied Housing	651	5,486	13,260
2022 Owner Occupied Housing	1,312	8,007	21,848
2022 Renter Occupied Housing	879	6,927	17,439
2022 Vacant Housing	132	1,202	3,192
2022 Total Housing	2,323	16,136	42,479
2027 Owner Occupied Housing	1,328	8,364	22,776
2027 Renter Occupied Housing	846	6,752	17,050
2027 Vacant Housing	149	1,249	3,232
2027 Total Housing	2,323	16,365	43,058
2022-2027: Households: Growth Rate	-0.80 %	1.20 %	1.35 %



Source: esri

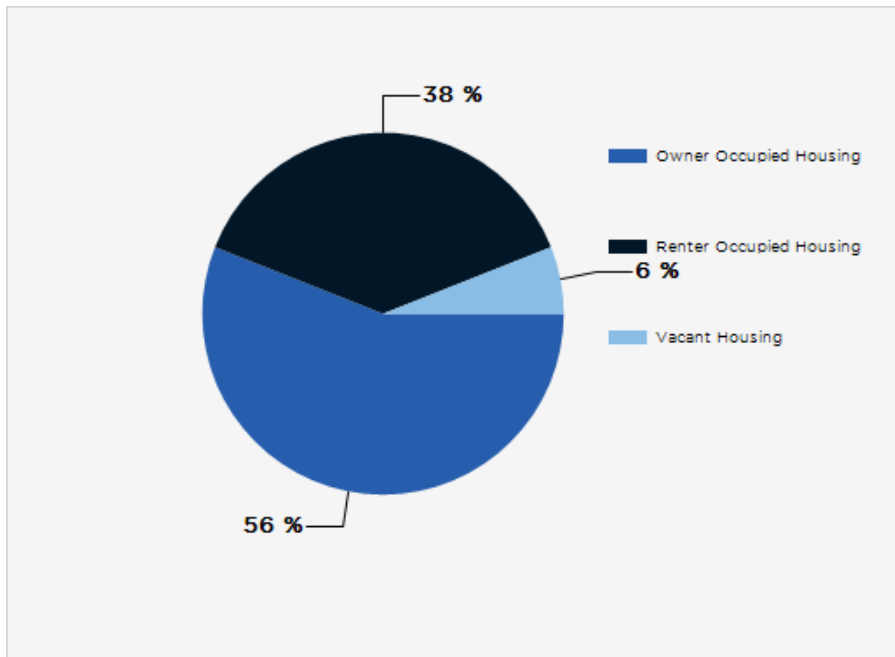
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	373	2,562	6,805
2022 Population Age 35-39	305	2,455	6,296
2022 Population Age 40-44	323	2,478	6,318
2022 Population Age 45-49	306	2,353	5,977
2022 Population Age 50-54	357	2,369	6,151
2022 Population Age 55-59	335	2,282	6,196
2022 Population Age 60-64	307	2,293	6,089
2022 Population Age 65-69	357	2,218	5,751
2022 Population Age 70-74	341	1,890	4,884
2022 Population Age 75-79	254	1,430	3,501
2022 Population Age 80-84	172	963	2,228
2022 Population Age 85+	236	1,128	2,260
2022 Population Age 18+	4,381	29,756	76,470
2022 Median Age	44	41	41

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,375	\$51,497	\$53,346
Average Household Income 25-34	\$67,810	\$65,532	\$69,834
Median Household Income 35-44	\$56,011	\$56,028	\$59,645
Average Household Income 35-44	\$72,627	\$74,849	\$81,257
Median Household Income 45-54	\$61,019	\$55,523	\$60,836
Average Household Income 45-54	\$91,960	\$77,413	\$84,685
Median Household Income 55-64	\$54,551	\$49,551	\$53,375
Average Household Income 55-64	\$75,264	\$69,847	\$78,914
Median Household Income 65-74	\$45,196	\$39,683	\$41,535
Average Household Income 65-74	\$61,151	\$56,868	\$61,798
Average Household Income 75+	\$52,625	\$56,307	\$53,719

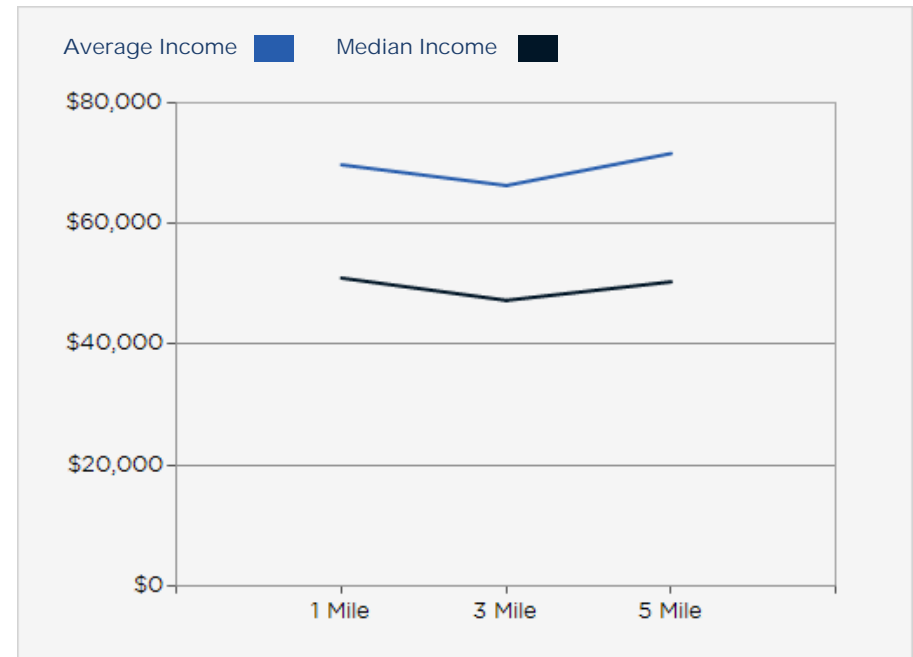
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	317	2,270	6,222
2027 Population Age 35-39	363	2,614	6,930
2027 Population Age 40-44	298	2,436	6,210
2027 Population Age 45-49	313	2,409	6,188
2027 Population Age 50-54	298	2,309	5,844
2027 Population Age 55-59	339	2,290	5,939
2027 Population Age 60-64	320	2,181	5,804
2027 Population Age 65-69	288	2,124	5,598
2027 Population Age 70-74	324	2,018	5,176
2027 Population Age 75-79	300	1,658	4,207
2027 Population Age 80-84	222	1,221	2,822
2027 Population Age 85+	246	1,214	2,518
2027 Population Age 18+	4,286	29,894	76,945
2027 Median Age	44	42	41

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,834	\$56,523	\$59,108
Average Household Income 25-34	\$81,308	\$74,990	\$80,116
Median Household Income 35-44	\$61,685	\$61,923	\$68,548
Average Household Income 35-44	\$83,500	\$85,538	\$94,203
Median Household Income 45-54	\$70,423	\$62,954	\$70,271
Average Household Income 45-54	\$108,854	\$90,623	\$98,296
Median Household Income 55-64	\$60,389	\$55,708	\$61,154
Average Household Income 55-64	\$89,383	\$82,843	\$92,480
Median Household Income 65-74	\$50,675	\$45,565	\$48,135
Average Household Income 65-74	\$73,644	\$67,926	\$74,114
Average Household Income 75+	\$63,665	\$67,938	\$64,647

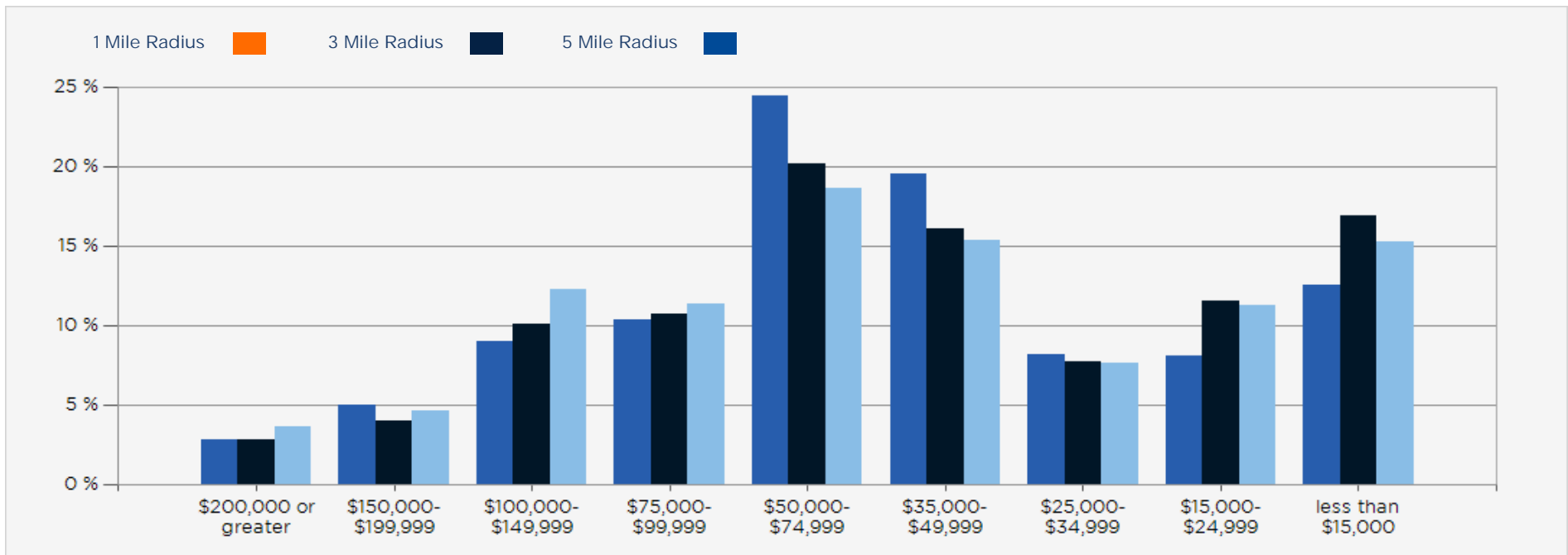
2022 Household Occupancy - 1 Mile Radius

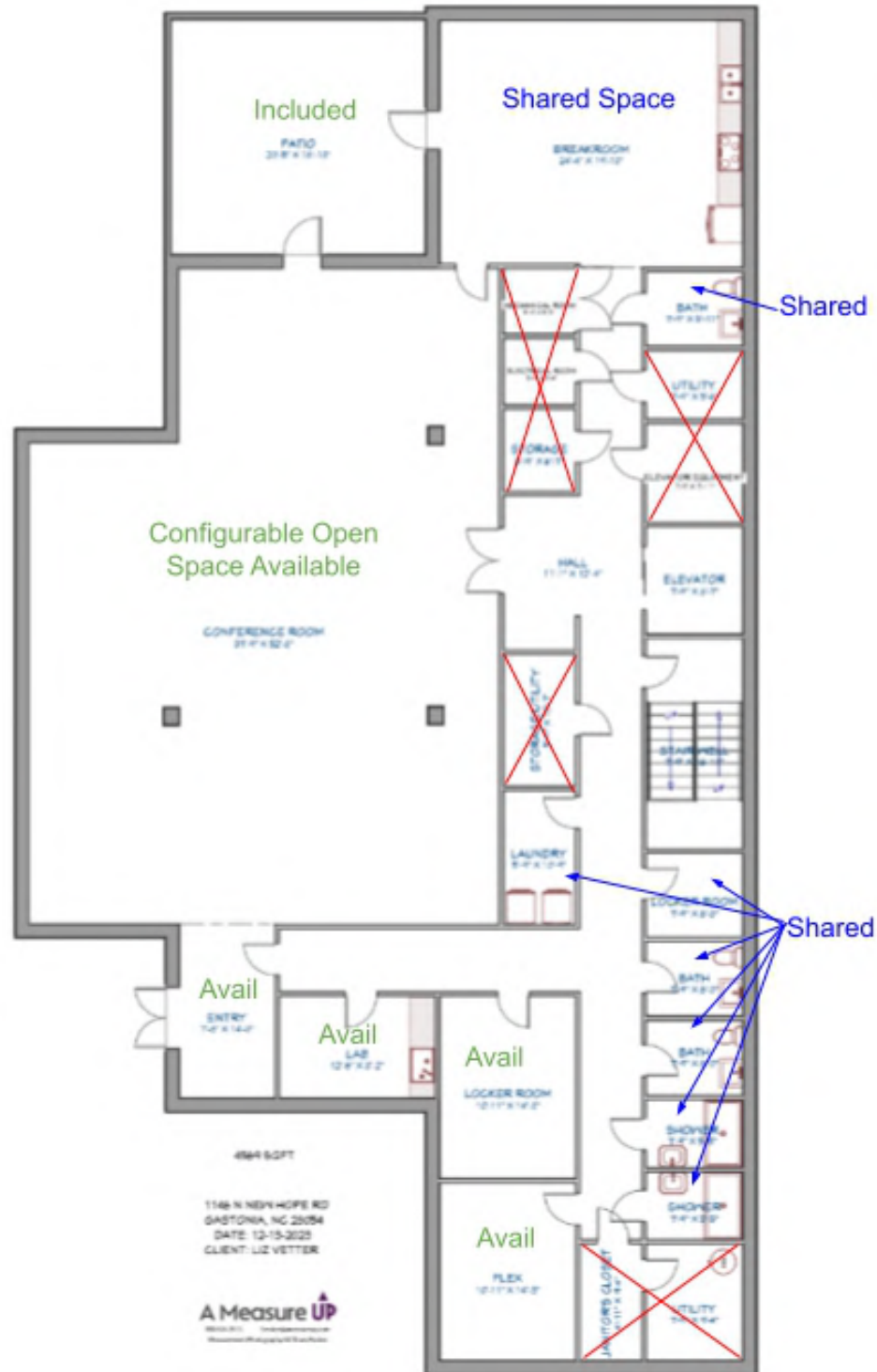


2022 Household Income Average and Median



2022 Household Income





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