



**ASCENT**  
REAL ESTATE PARTNERS



GASTONIA, NC

# 1391 BESSEMER CITY

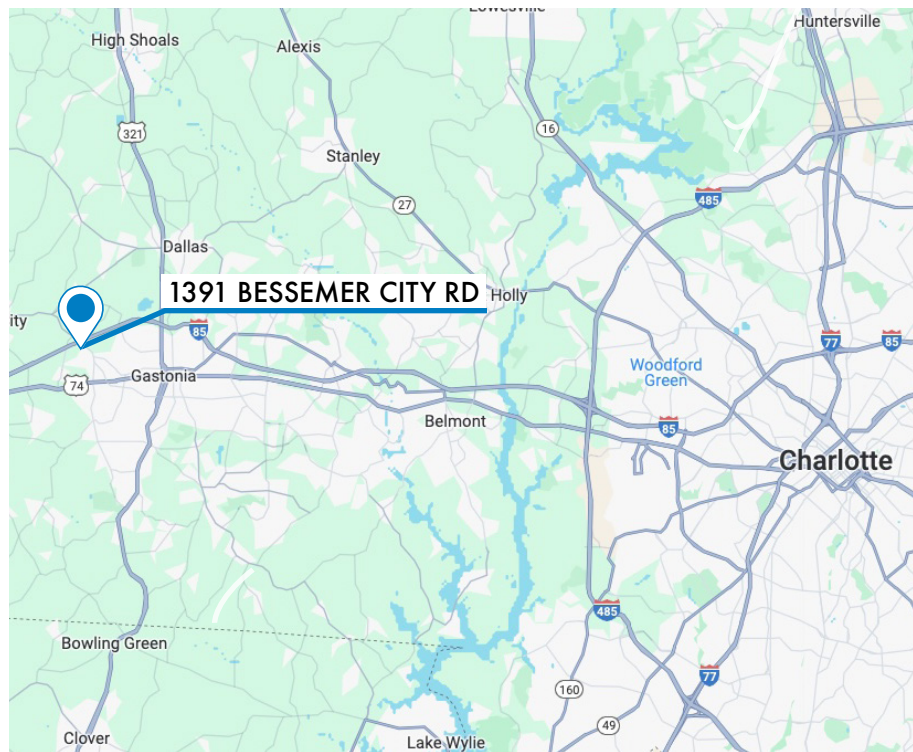
9,764 SF OFFICE AVAILABLE FOR SALE



**9,764 SF FOR SALE**  
**1391 BESSEMER CITY RD**  
GASTONIA, NC

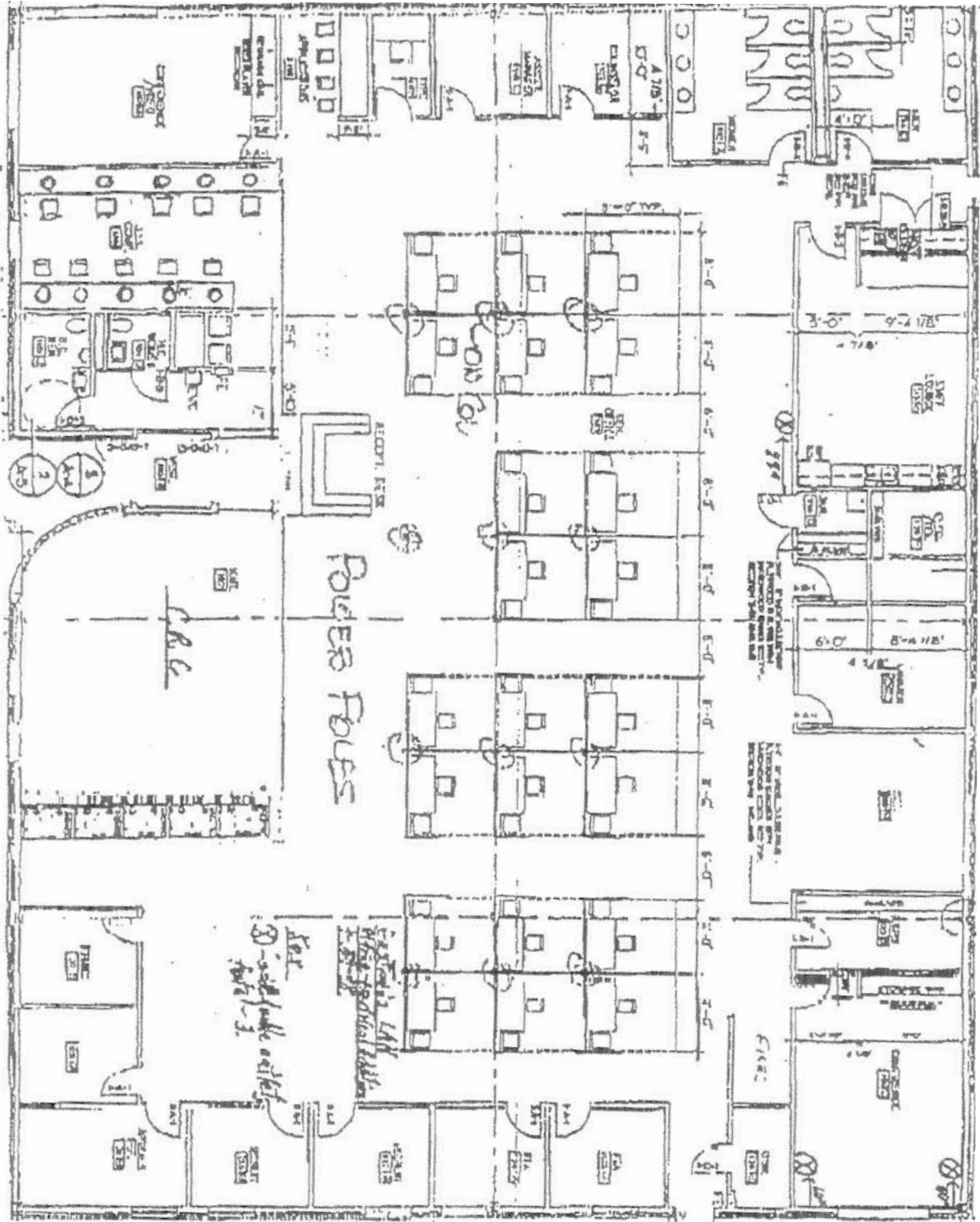
**PROPERTY INFORMATION**

- 9,764 SF (1.92 AC) Office building for sale
- Zoning: C-3 (General Business District)
- Abundance of parking with a ratio of 10.55 per 1,000 SF
- Layout includes 11 private offices, 2 conference rooms, a break room, and 4 restrooms
- Conveniently located just off of I-85 with easy access
- Located less than 10 minutes from Downtown Gastonia and less than 40 minutes from Uptown Charlotte
- Asking Price: \$1,950,000



**MARSHALL RANSON**  
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TRAFFIC COUNTS	VPD
Bessemer City Rd	18,871
Northwest Blvd	15,844
Jenkins Dairy Rd	4,222

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,709	31,599	77,366
Projected Population (2029)	2,926	33,911	82,725
Businesses	131	1,445	4,132
Employees	2,791	16,863	36,570

INTERIOR PHOTOS

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